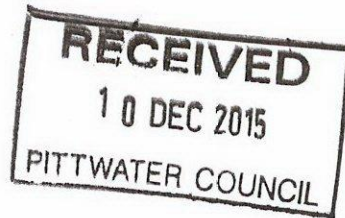


8 December 2015

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



Advance Building Approvals Pty Ltd

ABN 93 096 551 816

Suite 1004, 370 Pitt St Sydney NSW 2000

PO Box A1123, Sydney South NSW 1235

E: aba@advanceba.com.au

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

F: (02) 9283 6252

Attention: Customer Services

Dear Sir/Madam,

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

Please find enclosed the following documents for the above project:

1. Copy of Complying Development Certificate No. CF15394CD01 issued by Advance Building Approvals Pty Ltd in accordance with Part 4A of the Environmental Planning and Assessment Act 1979;
2. Copy of Complying Development Certificate Application and Appointment of PCA form;
3. Copy of Notice To Commence Work form;
4. Copy of supporting documents as listed in Attachment A of the CDC;
5. Cheque for \$36.00 being registration fee for the Complying development Certificate.

Please contact the undersigned for any enquiries.

Yours sincerely,

FOR ADVANCE BUILDING APPROVALS PTY LTD



Harry Cheuk
Director

\$36

Rec: 389476

10.12.15

CF15394-LT-081215-CD-Pittwater-HC

8 December 2015

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

 **advance**
BUILDING APPROVALS
Advance Building Approvals Pty Ltd
ABN 93 096 551 816
Suite 1004, 370 Pitt St Sydney NSW 2000
PO Box A1123, Sydney South NSW 1235
E: aba@advanceba.com.au
T: (02) 9283 6299, (02) 9262 9726
F: (02) 9283 6252

Attention: The Manager, Building Compliance

**EP&A Regulation - Clause 129D/162D - Notification of Significant Fire-safety Issues
SHOP 1, 10 PARK STREET, MONA VALE
PITTWATER PLACE SHOPPING CENTRE
MINOR TILING AND EPOXY APPLICATION TO FLOORING FOR "Pittwater Fine Quality
Meats"**

Dear Sir/Madam

We have undertaken assessment of an application for works at the above premises:

Clauses 129D and 162D of the EP&A Regulation require that an Accredited Certifier notifies Council in the event he/she becomes aware of a "significant" fire safety issue. We note that the subject building is not a new building and hence does not comply with the current version of the Building Code of Australia (BCA), which changes from year to year.

It is our view that Clauses 129D and 162D are not workable and place an onerous obligation on Private and Council certifiers. In the absence of any clear regulatory clause, the legal advice received by the Association of Accredited Certifiers (AAC) is that we should treat any departure from the current version of the BCA as "significant".

Accordingly, please note the following:

Fire-safety Issues identified	The building does not comply with Parts C, D, E and H (as appropriate) of the current version of the BCA.
Part of the building affected	All

This notification is made purely to offset the legal risk imposed on us by Clauses 129D and 162D and does not necessarily mean that the building is less safe than the community accepted standard for levels of fire safety in existing building stock.

The AAC, with the support of many practising accredited certifiers are calling for the repeal of this unworkable and onerous legislative change, and would like your council through the Local Government and Shires Association to also call for the repeal of this legislation, so that a workable solution can be found to this issue.

Please note that this notification is confidential in nature between the council and our company, and should not be disclosed to any third parties or public in any ongoing council correspondence.

Yours sincerely,
FOR ADVANCE BUILDING APPROVALS PTY LTD


Harry Cheuk
Director

CF15394-LT-081215-Notify Sig Fire Safety Issues-HC

Advance Building Approvals Pty Ltd

Suite 1004, 370 Pitt Street Sydney NSW 2000

Tel: (02) 9283 6299

Fax: (02) 9283 6252

This certificate is issued by the undersigned certifying authority and gives the applicant permission to carry out the development in accordance with any conditions set out in the certificate and the plans and specifications that have been approved.

1. Details of the applicant

Mr ☐	Ms ☐	Mrs ☐	Dr ☐	Other ☐	Company
Name of Applicant (company or individual)			Name of contact person (if Applicant is a company)		
Pittwater Fine Quality Meats			Jamie Cook		
Applicant C/o: (Name of company or individual)			Name of contact person (if Applicant C/o is a company)		
Flat/ Level		Street number, name			
Shop 1		10 Park Street			
Suburb or town		State	Postcode		
Mona Vale		NSW	2103		
Daytime telephone		Fax	Mobile		
02 9981 6788		02 9981 3203	0419 604 313		
Email					
plateaumeats@gmail.com					

2. Decision of the certifying authority

The certificate is issued:

- ☐ without any conditions
- ☒ subject to the conditions listed in **Attachments A & B**
- ☐ to erect a temporary building.
- ☒ The issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application.
- ☐ subject to conditions of the kind referred to in clauses 144, 187 or 188 of the Environmental Planning and Assessment Regulation 2000.

This Certificate is for:

Address:	Shop 1, 10 Park Street, Mona Vale
Lot/DP no.	Lot: 10 DP: 818304
Description of work:	<input fine="" meats""="" pittwater="" quality="" type="text" value="Minor tiling and epoxy application to flooring for "/>
Endorsed plans / Specifications	Refer to Attachment A

Date of this decision

Complying development certificate no.

The decision was made under the following planning instrument:

3. Information attached to this decision

- ☒ Attachment A: Schedule of endorsed plans and documents relied upon.
- ☒ Attachment B: Conditions applying to complying development certificate under SEPP (Exempt and Complying Development Codes) 2008: Part 5 - "General Commercial and Industrial Code".
- ☒ Attachment C: Prescribed conditions in accordance with clause 133 of the Environmental Planning and Assessment Regulation 2000.
- ☒ Attachment D: Fire Safety Schedule for new/ modified essential fire safety measures.

4. Certification

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

- ☒ the proposed development is complying development
- ☒ the proposed development will comply with all development standards that apply to the development, and with the requirements of the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate, if it is carried out as set out in this certificate
- ☒ the proposed development will be a class building under the Building Code of Australia when it is completed.

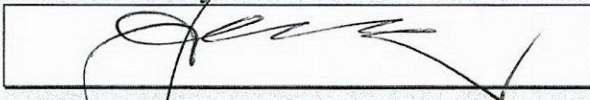
Date of this certificate

Date this certificate will expire

5. Signature

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

Signature



Name

Flat/Level

Street number, street name

Suburb or town

State

Postcode

Telephone

Fax

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Accreditation no. of the certifier

ATTACHMENT A

Schedule of endorsed plans/specifications & documents relied upon

(a) Endorsed plans / Specifications

The following drawings are approved for the purpose of this Complying Development Certificate:

Drawing no.	SK-01
-------------	-------

Note: This CDC approval relates to details highlighted in the above approved plans only.

(b) Supporting documents

Various documents were submitted in support of the CDC application and were relied upon for the assessment and determination of the Complying development Certificate. These documents include but are not limited to the following:

Item	Document Description	Prepared By	Date
1.	Design Statement- Compliance with the BCA	Jamie Cook of Pittwater Fine Quality Meats	03/12/15
2.	Design Certificate- Food Premises Design	Jamie Cook of Pittwater Fine Quality Meats	03/12/15

ATTACHMENT B

Conditions of Complying Development Certificate

A. CODES SEPP CONDITIONS

- Note 1.** Complying development under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) 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.

A1 Conditions applying before works commence

1 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.

2 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*.

3 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.

4 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.

5 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.

6 Payment of Section 94A contribution

Payment of required contributions in accordance with the Section 94A plan implemented by the relevant Council shall be made at the appropriate time as specified in the Plan. Evidence of payment must be submitted to the Principal Certifying Authority upon finalization of payment.

Note: Refer to Section B10 and B11 below

A2 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.

7 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.

8 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.

9 Compliance with plans

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

10 Demolition

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

11 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.

12 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.

13 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.

14 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.

15 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*.

16 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.

A3 Conditions applying before the issue of an occupation certificate

17 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.

18 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.

19 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.

20 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.

21 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.

A4 Operational requirements

22 Hours of operation

The development must not be operated outside the following hours:

- (a) if there are no existing conditions on the development consent applying to hours of operation—from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (b) if the development is a new building to be used for the purposes of industry or a warehouse or distribution centre—from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (c) if the development comprises the alteration of or addition to an existing building that is used for commercial premises where there are no existing conditions on the development consent applying to hours of operation—from 7.00 am to 10.00 pm on Monday to Sunday.

Note: For proposed change of use of premises or proposed first use of premises, refer to Section C1 and C2 below for conditions relating to "Hours of operation" and "Car Parking".

23 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.

24 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*.

25 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.

26 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.

B. OTHER CONDITIONS REQUIRED UNDER PART 7 - DIVISION 2A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

B1 Clause 136A – Compliance with BCA and insurance requirements under the Home Building Act 1989

- (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.

Note: There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

B2 Clause 136AB – Notice to neighbours

- (1) A complying development certificate for development on land that is not in a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,
 must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's 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.
- (2) A complying development certificate for development on land that is in a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,
 must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's 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.
- (3) In this clause:

residential release area means any land within:

 - (a) an urban release area identified within a local environmental plan that has been prepared under the *Standard Instrument (Local Environmental Plans) Order 2006* and made as provided by section 33A (2) of the Act, or
 - (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
 - (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
 - (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

B3 Clause 136B – Erection of signs

- (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.

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

B4 Clause 136C – Notification of Home Building Act 1989 requirements

- (1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.
- (2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being 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 that 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.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) 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.

B5 Clause 136D – Fulfilment of BASIX commitments

- (1) This clause applies to the following development:
 - (a) BASIX affected development,
 - (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

B6 Clause 136E – Development involving bonded asbestos material and friable asbestos material

- (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 Standard AS 2601—2001, *Demolition of structures*.

B7 Clause 136H – Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that 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.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

B8 Clause 136I – Condition relating to traffic generating development

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.

B9 Clause 136J – Condition relating to development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of State Environmental Planning Policy (Port Botany and Port Kembla) 2013 in the Lease Area within the meaning of clause 4 of that Policy.

B10 Clause 136K – When complying development certificates must be subject to section 85A(9) condition

- (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.

B11 Clause 136L – Contributions and levies payable under section 85A (9) must be paid before work commences

- (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.

B12 Clause 136M – Condition relating to payment of security

- (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.

B13 Clause 136N – Principal certifying authority to be satisfied that preconditions met before commencement of work

- (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.

C. CONDITIONS RELATING TO “HOURS OF OPERATION” AND “CAR PARKING”**C1 Change of use of premises - Clause 5.4 of Codes SEPP**

For proposed change of use of premises, the new use must not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to hours of operation, noise, car parking, loading, vehicular movement, traffic generation, waste management or landscaping,

(1) Hours of operation

If there is no existing condition relating to hours of operation in that development consent, the premises may be operated only during the following periods:

- (i) if the new use is 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 public holiday,
- (ii) for a new use (other than a use as bulky goods premises or another commercial premises) carried out on premises that adjoin or are opposite a residential lot-7.00 am to 7.00 pm Monday to Saturday and not at any time on a public holiday,
- (iii) in any other case not referred to in subparagraph (i) or (ii)-7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or public holiday,

(2) Car parking

If there is no existing condition relating to car parking, or the existing conditions are specific to a use other than the new use, car parking must be provided in accordance with any relevant requirements contained in an environmental planning instrument or a development control plan applying to the land.

C2 First use of premises - Clause 5.6 of Codes SEPP

For proposed first use of premises, the new use must not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to hours of operation, noise, car parking, loading, vehicular movement, traffic generation, waste management or landscaping.

(1) Hours of operation

if there is no existing condition relating to hours of operation in that development consent, must be operated only during the following periods:

- (i) if the new use is 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,
- (ii) for a new use (other than a use referred to in subparagraph (i)) carried out on premises that adjoin or are opposite a residential lot-7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday and not at any time on a public holiday,
- (iii) in any other case not referred to in subparagraph (i) or (ii)-7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or public holiday.

D. CONDITIONS RELATING TO TECHNICAL COMPLIANCE ISSUES

- (a) All building work must be carried out in accordance with the provisions of the BCA.
- (b) Unobstructed path of travel with a minimum clear width of 1000 mm must be maintained to all exits at all times throughout the floor
- (c) The public way must not be obstructed by any; materials, vehicles, refuse skips, or the like, under any circumstances. Non-compliance with this requirement will result in the issue of Notice by Council to stop **all** work on site.
- (d) All materials used in the building must comply with specification C1.10 of the Building Code of Australia.
- (e) The efficient coverage and operation of the fire hose and access to the fire hydrant service must not be impaired by the partitioning layout.
- (f) All glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288-2006 - "Glass in buildings – Selection and Installation". Certification for design and installation is to be submitted to the Principal Certifying Authority (PCA) prior to issue of Occupation Certificate.
- (g) All fully enclosed office/work areas not provided with natural ventilation must be mechanically ventilated or air-conditioned in accordance with F4.5 of the Building Code of Australia. Design and installation are to be certified to Clause F4.5 of the BCA, prior to the issue of Occupation Certificate.
- (h) Access and facilities for peoples with disabilities must be provided in accordance with Part D3 of the BCA, the Premises Standards and the relevant provisions of AS 1428.1-2009 & AS 1428.4-2009.
- (i) Any door, shutter, grille or the like which is installed in a required exit or in a path of travel to a required exit must be provided in accordance with D2.19 and/or D2.21 of the Building Code of Australia. Where it is proposed to fit a lockset, failsafe device or any security equipment to a door, the design and installation must be in accordance with Clause D2.21 of the BCA. Design and installation are to be certified to Clause D2.19 and/or D2.21 of the BCA prior to the issue of Occupation Certificate.
- (j) All new works shall comply with the relevant provisions of Section J (Energy Efficiency) of the BCA.
- (k) An **Occupation Certificate** must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council, in accordance with the Environmental Planning and Assessment Regulation 2000, prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
- (l) A **Fire Safety Certificate** (Formerly known as Form 15 under the Environmental Planning and Assessment Amendment Regulation 1998) must be furnished to the Principal Certifying Authority (PCA) (Council or a private accredited certifier) for all of the items listed in the Fire Safety Schedule forming part of this approval prior to any consent for occupancy/partial occupancy being granted. A copy of the Certificate must be submitted to Council if it was not the PCA.
- (m) An **Annual Fire Safety Statement** (Formerly known as Form 15A under the Environmental Planning and Assessment Amendment Regulation 1998) must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which Council receives the initial Fire Safety Certificate.

ATTACHMENT C

Prescribed Conditions

In accordance with Clause 133 of the Environmental Planning and Assessment Regulation 2000, a complying development certificate for development that involves any building work must be issued subject to the following conditions:

1. The building work must be carried out in accordance with the requirements of the *Building Code of Australia* (as in force on the date the application for the relevant construction certificate is made).

Note: This condition does not apply:

- (i) 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) of the *Environmental Planning and Assessment Regulation 2000*; or
 - (ii) to the erection of a temporary building.
2. In the case of residential building work for which the *Home Building Act 1989* requires that there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force.

ATTACHMENT D

Fire Safety Schedule

Item No	Existing Fire Safety Measures in Base Building	Proposed New/Modified Measures	Typical Standard of Performance
1.	Access Panels, doors and hoppers to fire resisting shafts		BCA C3.13 & AS 1905.1-1997
2.	Automatic fail safe devices	✓	BCA part C3 & D2.21
3.	Automatic fire detection and alarm system	✓	BCA E2.2 & Spec E2.2a & AS1670.1-1995, AS 3786-1993
4.	Automatic Fire Sprinkler System	✓	BCA E1.5, Spec E1.5 & AS 2118.1-1999
5.	Wall Wetting Sprinkler and Drencher System		C3.4
6.	Emergency Lighting	✓	BCA E4.2, E4.4 & AS 2293.1-1998
7.	Exit Signs	✓	BCA E4.2, E4.4 & AS 2293.1-1998
8.	Fire Doors		AS 1905.1-1997, BCA Spec C3.4
9.	Fire Hydrant Systems		BCA E1.3, AS 2419.1-1994
10.	Fire Seals	✓	BCA Part C3.12, C3.15, Spec C3.15
11.	Hose Reel System		BCA E1.4 & AS 2441.1-1998
12.	Portable Fire Extinguishers	✓	BCA E1.6 & AS 2444-1995
13.	Warning & Operational Signs		EPA Regulation (80GG) – Form 15B; BCA E3.3 (lifts) D2.23
14.	Smoke Control System		BCA E2.2, Spec E2.2b & AS1668.1
15.	Fire Control Centres and Rooms		BCA E1.8 & Spec E1.8
16.	Fire Dampers		BCA C3.12 & C3.15, AS 1668.1-1998; AS 1668.2-1991, AS 1682.1-1990; AS1682.2-1990
17.	Mechanical Air Handling System	✓	BCA E2.2, Spec E2.2b & AS1668.1-1998
18.	Alarm Monitoring Signal	✓	Fire Safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003
19.	Glazing to Escalator voids		Fire Safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003

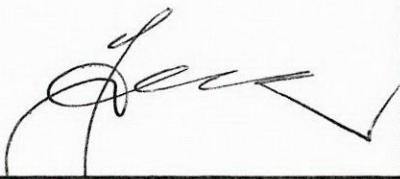
Note:

This Fire Safety Schedule includes essential fire safety measures that are proposed to be installed / modified under this application.

The list of existing essential fire safety measures installed in the building (as provided by the Applicant with the Application Form) is attached herewith.

Record of Pre-CDC Inspection

(Clause 129C of EP&A Regulation 2000)

Site Details			
Address:	Shop 1, 10 Park Street, Mona Vale.		
Description of work:	Minor Shop Fitout for use as food premises.		
CDC No:	CF15394-CDO1		
Date CDC lodged:	07/12/15		
Record of Inspection			
Date of Inspection:	07/12/15		
Type of Inspection:	Pre-CDC inspection		
Details of Certifying Authority:	Name of Certifying Authority:	Harry Cheuk	
	Accreditation No:	BPB0060 (Building Professionals Board)	
Inspection by Accredited Certifier:	Was inspection carried out by Certifying Authority?		Yes ☒ No ☐
	If yes	Refer to details of Certifying Authority above	
	If no	Name of Accredited Certifier:	
		Accreditation No:	
Signature of Accredited Certifier:			Date: 07/12/15
Other Details required under Clause 129C of EP&A Regulation 2000			
129C(3)(h)	Provide details of Current Fire Safety Measures in the existing building Refer to attached Fire Safety Schedule which include a list of new and/or modified essential fire safety measures for the proposed development		
129C(3)(i)	Do the plans and specifications accompanying the CDC application adequately and accurately depict the existing site conditions? Yes ☒ (in general) No ☐ (in general) Provide further details (where appropriate):		
129C(3)(j)(i)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT BEING COMPLYING DEVELOPMENT? No ☒ (in general) Yes ☐ (in general) Provide further details (where appropriate):		
129C(3)(j)(ii)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT COMPLYING WITH THE BUILDING CODE OF AUSTRALIA? No ☒ (in general) Yes ☐ (in general) Provide further details (where appropriate):		

8 December 2015

Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street
Sydney NSW 2000

 **advance**
BUILDING APPROVALS
Advance Building Approvals Pty Ltd
ABN 93 096 551 816
Suite 1004, 370 Pitt St Sydney NSW 2000
PO Box A1123, Sydney South NSW 1235
E: aba@advanceba.com.au
T: (02) 9283 6299, (02) 9262 9726
F: (02) 9283 6252

Attention: Mr Harry Cheuk

Dear Harry Cheuk,

**SHOP 1, 10 PARK STREET, MONA VALE
PITTWATER PLACE SHOPPING CENTRE
MINOR TILING AND EPOXY APPLICATION TO FLOORING FOR "Pittwater Fine Quality
Meats"
INDEPENDENT REVIEW OF BASE BUILDING ALTERNATIVE SOLUTION**

I refer to the application for a Complying Development Certificate for the proposed works at the above premises. The design of the base building at the above address is subject to alternative solutions relating to fire safety requirements under the Building Code of Australia.

As requested, I provide comments in accordance with Clause 130(2E) of the Environmental Planning and Assessment Regulations 2000. I have reviewed the submitted drawings (as listed below) for the proposed works and checked against the relevant sections of the Fire Engineering Report (see Report no. listed below). I advise that the proposed works are consistent with the base building alternative solutions.

Drawings submitted:

- SK-01

Fire Engineering Report:

- Fire Modelling & Computing "Fire Safety Engineering Brief", Report FB-FER-61b, dated December 2002
- Fire Modelling & Computing "Fire Safety Study", Report FER-61, dated January 2003
- Fire Modelling & Computing "Fire Safety Study", Report FER-61F, dated March 2004
- Fire Modelling and Computing "Addendum to Fire Engineering Report FER-61F", Report FER-61H, dated July 2011

Yours sincerely,
ADVANCE BUILDING APPROVALS PTY LTD



Saeid Askarian
Director



Advance Building Approvals Pty Ltd
Suite 1004, 210 Pitt Street Sydney NSW 2000
Tel: (02) 6262 8296 Fax: (02) 6262 8292

Application and Appointment of PCA Form for a Complying Development Certificate

Date received: 07/12/15

Information for the Applicant:

- a. You can use this form to apply for approval to carry out a proposal that is classed as complying development. The planning instrument made under the *Environmental Planning and Assessment Act 1979* applying to your property will identify whether your proposal is complying development. To complete this form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.
- b. It is recommended that applicants should obtain a planning certificate issued under s.149 of the *Environmental Planning and Assessment Act 1979* from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

Applicant's name (company or individual)

Name of contact person (if applicant is a company)

PITNATER FINE QUALITY MEATS

JAMIE COOK

Unit no. / Level

Street number, street name

1

10 PARK ST

Suburb or town

State

Postcode

MONA VALE

NSW

2103

Daytime telephone

Fax

Mobile

9481 6788

9481 3203

049604313

Email

plateau@meats.com.au

2. Identify the land

Unit no. / Level

Street number, street name

1

10 PARK ST

Street number, street name

State

Postcode

10 PARK ST

NSW

2103

Lot no.

Section

DP/MPS no.

Volume/folio

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

3. Estimated cost of the development

\$ 24000.00 Including GST

4. Describe the development

Type of work proposed:

Building work ☒

Subdivision work ☐

Describe the work

TILING, EPOXY FLOOR

Does the proposal involve any **change of use**? (Yes/No) ☒ No

Yes: ☐

No: ☒

Existing use

Food Premises

New use changed

(if BUTCHER)

Existing BCA classification

6

New BCA classification (if changed)

6

Is the building listed as a **heritage item** in any local environmental planning instrument or in the State Heritage Register under the Heritage Act 1977?

Yes: ☐

No: ☒

5. Environmental Planning Instruments

Provide the name of the "environmental planning instrument" (*see - definition below) under which the development is complying development.

If the development is specified as complying development by a "development control plan" (*see - definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

☒ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

OR

☐ Other environmental planning instrument (EPI)

Name of Environmental Planning Instrument

Name of Development Control Plan (if applicable)

***Environmental planning instruments (EPI)** are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or a Local Environmental Plan of the Council for the area where the development is to be carried out.

***Development Control Plan.** An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.

6. Asbestos

Will any bonded asbestos material or friable asbestos material be disturbed, repaired or removed in carrying out the development?

Yes: ☐ What is the estimated area of the material?

No: ☒

7. Applicant's Signature

The applicant, whose details are provided in Section 1 of this Form, must sign the application.

Signature

Jamie Cook

I confirm that I have obtained the land owner's consent for this application. In the event that the owner(s) issues a separate letter of consent in lieu of signing Section 10 (Owner's Consent) of this Application Form, I confirm that the owner(s) has been informed of and agreed with all the terms as set out in Section 10 of this Application Form.

Name:

JAMIE COOK

Date:

3/12/15

8. Long Service Payments

Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s 34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

9. Payment of Section 94A, S61 or other contributions/levies

Information for the Applicant: Payment of required contributions in accordance with the Section 94A plan implemented by the relevant Council, or Section 61 contribution levied by the City of Sydney or other contributions levied by other local councils shall be made at the appropriate time as specified in the relevant Contribution Plans or Council policy documents. Evidence of payment must be submitted to the Certifying Authority upon finalisation of payment and prior to the issue of the CDC.

10. Signatures (Owner's Consent)

arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

9. Payment of Section 94A, S61 or other contributions/levies

Information for the Applicant: Payment of required contributions in accordance with the Section 94A plan implemented by the relevant Council, or Section 61 contribution levied by the City of Sydney or other contributions levied by other local councils shall be made at the appropriate time as specified in the relevant Contribution Plans or Council policy documents. Evidence of payment must be submitted to the Certifying Authority upon finalisation of payment and prior to the issue of the CDC.

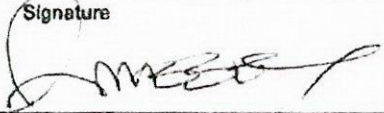
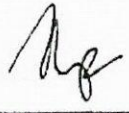
10. Signatures (Owner's Consent)

Owners' Consent

- Every owner of the land must sign this application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, or a lot in a community title, this form must be signed by the chairman or the secretary of the Body Corporate or the appointed managing agent.
- If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director, etc.)

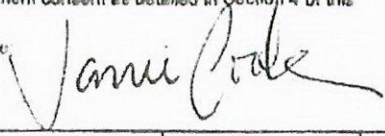
I/We confirm that I am / we are the owner(s) of the above Property (as detailed in Section 2 of this Form). I/We:

- Consent to this application and any future amendments in relation to this application;
- Authorise the Applicant with details provided in Section 1 of this form to submit all relevant applications to the certifying authority/PCA for the issue of complying development certificate, construction certificate and occupation certificate for this development.
- Consent to the certifying authority granting staged approvals (if necessary) to this application.
- Consent to permit Advance Building Approvals staff to enter the land to carry out inspection relating to this application and any future amendments in relation to this application;
- Consent to appoint the Tenant, the contractors and consultants who are employed/contracted or commissioned to carry out the proposed building work, as the Owner's agent to issue Fire Safety Certificates (as required under the Environmental Planning and Assessment Regulations 2000).

Signature		Signature	
			
Name:	RICHARD WEBB	Name:	Meng Fong Chan
Company Name & Address:	BURK 140 SWEET ST LIMITED	Company Name & Address:	BURK 140 SWEET ST LIMITED
126 PHILLIP ST, SYDNEY, NSW		126 PHILLIP ST, SYDNEY, NSW	
Tel: 0400814444	Date: 3/12/15	Tel: 90063040	Date: 3/12/15

11. Signatures (By Owner or Tenant) - Appointment of PCA

Please complete ONE of the following columns only:

Appointment of Harry Cheuk as PCA:		Appointment of Saied Askarian as PCA:	
Name:	Harry Cheuk	Name:	Saied Askarian
Accreditation Body:	Building Professionals Board	Accreditation Body:	Building Professionals Board
Accreditation No:	BPB0060	Accreditation No:	BPB0014
I appoint Harry Cheuk of Advance Building Approvals as the PCA for the proposed work under this application and any future amendments in relation to this application. I am the owner or person having the benefit of the development consent as detailed in Section 4 of this Form. Signature: 		I appoint Saied Askarian of Advance Building Approvals as the PCA for the proposed work under this application and any future amendments in relation to this application. I am the owner or person having the benefit of the development consent as detailed in Section 4 of this Form. Signature:	

Company Name & Address		THANE COOK PITWATER FINE QUALITY MEAT SUPPLY		Company Name & Address			
Tel: 99816788		Date: 2/12/15		Tel:		Date:	
I am signing in the capacity of:		☒ Director		I am signing in the capacity of:		☐ Owner	
(tick appropriate box)				(tick appropriate box)			
		☐ Tenant				☐ Tenant	

12. Plans and specifications of the land and development

You need to provide the plans and specifications of your proposal to help the certifying authority determine whether it complies with set standards and requirements. Please confirm that you have attached this material by placing a cross in the appropriate boxes:

A site plan of the land, drawn to scale (3 copies) that indicates:

- * the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north
- * existing vegetation and trees on the land
- * the location and uses of buildings that are already on the land
- * the existing levels of the land in relation to buildings and roads
- * the location and uses of buildings on sites that adjoin the land.

Plans or drawings of the proposal, drawn to scale (4 copies) that indicate, where relevant:

- * the location of any buildings or structures on the land, any proposed extensions or additions, the boundaries of the land, and any development on adjoining land
- * the floor plans of each proposed building
- * each elevation of the proposed building(s)
- * how high the proposed development will be in relation to the land
- * the level of the lowest floor, the level of any yard or unbuild area and the level of the ground
- * any changes that will be made to the level of the land by excavation, filling or otherwise
- * the arrangements you have made for parking, where vehicles will enter and leave the site, and how vehicles will move about the site
- * the fire safety and fire resistance measures (if any) and their height, design and construction
- * how the land will be landscaped or otherwise treated and what types of vegetation will be used (including their height and maturity)
- * how you intend to drain the land

Where you propose to alter, add to or rebuild a building that is already on the land, please mark the plans (by colour or otherwise) to show the proposed alteration, addition or rebuilding work.

The specifications for the development (4 copies) that:

- * describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
 - * state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.
- Where you propose to modify plans and specifications that have already been approved, you need to mark the approved plans and specifications (by colour or otherwise) to show the modification.

13. Other attachments

You need to provide other material that is relevant to the type of work you propose to do. Please indicate the material you have attached by placing a cross in the appropriate boxes:

1. If you are going to carry out building work:

attached this material by placing a cross in the appropriate boxes

A site plan of the land, drawn to scale (3 copies) that indicates:

- the location of the land, the measurements of the boundaries of the land, the size of the land and which direction is north
- existing vegetation and trees on the land
- the location and uses of buildings that are already on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites that adjoin the land

☐ **Plans or drawings of the proposal, drawn to scale (4 copies) that indicate, where relevant:**

- the location of any buildings or structures on the land, any proposed extensions or additions, the boundaries of the land, and any development on adjoining land
- the floor plans of each proposed building
- each elevation of the proposed building(s)
- how high the proposed development will be in relation to the land
- the level of the lowest floor, the level of any yard or unbuilt area and the level of the ground
- any changes that will be made to the level of the land by excavation, filling or otherwise
- the arrangements you have made for parking, where vehicles will enter and leave the site, and how vehicles will move about the site
- the fire safety and fire resistance measures (if any) and their height, design and construction
- how the land will be landscaped or otherwise treated and what types of vegetation will be used (including their height and maturity)
- how you intend to drain the land

Where you propose to alter, add to or rebuild a building that is already on the land, please mark the plans (by colour or otherwise) to show the proposed alteration, addition or rebuilding work.

☐ **The specifications for the development (4 copies) that:**

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify plans and specifications that have already been approved, you need to mark the approved plans and specifications (by colour or otherwise) to show the modification.

13. Other attachments

You need to provide other material that is relevant to the type of work you propose to do.

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

1. If you are going to **carry out building work:**

- ☐ a copy of any compliance certificates on which you rely
- ☐ where you propose to meet the performance requirements of the Building Code of Australia (BCA) by using an alternative solution to the deemed-to-satisfy provisions of the BCA:
 - a list of the performance requirements you will meet by using the alternative solution
 - the details of the assessment methods you will use to meet those performance requirements
 - a copy of any compliance certificates on which you reply

13. continued

- ☐ evidence of any accredited component, process or design on which you seek to rely.
Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.
- ☐ details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details must include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

- ☐ a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building.

This plan will assist the certifying authority to assess whether the work will reduce the fire protection capacity of the building.

the attached schedule, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

a long service levy, to construct a building, unless:

- a long service levy has already been paid for the building
- the cost of construction is less than \$25,000
- the building will be constructed for a public authority and those who will do the work are employed by that public authority
- the building will be constructed by or for a church or non-profit organisation and will be built wholly or partly by volunteers, or
- the building will be constructed by an owner-builder.

2. If you are going to **carry out work to do a subdivision** (such as building a road or a stormwater drainage system):

details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)

details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (eg water, road, electricity, sewerage)

existing ground levels and the proposed ground levels when the subdivision is completed

copies of any compliance certificates on which you rely

- ☐ detailed engineering plans (4 copies). The detailed plans might include the following:

- earthworks, roadworks, road pavement, road furnishings, stormwater drainage
- water supply works, sewerage works, landscaping works, erosion control works

If you are modifying plans that have already been approved, please mark the plans (by colour or otherwise) to show the modification.

3. If you are going to **change the use of a building** or the classification of a building under the Building Code of Australia (unless the building will now be used as a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool)):

- ☐ a list of any fire safety measures you propose to include in the building or on the land
- ☐ if you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land
- ☐ details as to how the building will comply with the Category One fire safety provisions of the Building Code of Australia

The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.

14. Schedule to application for a complying development certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

Residential buildings only

Please complete the following details on residential structures.

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes ☐ No ☐
Yes ☐ No ☐
Yes ☐ No ☐

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☐ 20	Timber	☐ 40
Brick (veneer)	☐ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 60
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☐ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

15. Privacy policy

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

Schedule to Application for Complying Development Certificate

Schedule 1 - Existing Fire Safety Schedule

(for the whole building and the land on which it is situated)

Important note
You can submit a copy of the latest Annual Fire Safety Statement (AFSS) in lieu of completing the schedule below. Typically, you can obtain the AFSS from the Building Manager or Body Corporate.

Item No.	Existing Measure	Is this measure installed in the building? Yes/No	If yes, enter the current standard of performance (eg: AS 2118)
1	Access panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others - specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrants systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Path of travel for stairways, passageways and ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) Exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and heat vents		
27	Smoke control system		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-core doors		
32	Stand-by power systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

PLEASE REFER
TO ATTACHED
A-F-S-S

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

Signed: Name:
(owner/agent) Date:



INFINITY FIRE PROTECTION

ANNUAL FIRE SAFETY STATEMENT

Under Part 9 of the Environmental Planning and Assessment Regulation 2000

SITE DETAILS:

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

LIST OF ESSENTIAL / CRITICAL FIRE SAFETY MEASURES:

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

I, Marcus Muccino of INFINITY FIRE PROTECTION

Certify that:

- each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
 - in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for prosecution under Division 7 and
- the information contained in this Certificate is, to the best of my knowledge and belief, true and accurate.

Signed:

M Muccino

Date: 13th August 2015

4. Details of the development approvals granted

Details of the development consent:

Development application no.

Date the consent was granted

OR

Complying development certificate no.

Date the certificate was issued

CF15394CDO1

8/12/15

Where a construction certificate has been issued for the building:

Construction certificate no.

Date the certificate was issued

5. Steps taken by the applicant

Indicate the steps you have taken by placing a cross in the appropriate boxes ☐.

- ☒ I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work
- ☒ The owner or the person with the benefit of the development consent has appointed the following principal certifying authority for the whole project as described in items 2 & 3 above. (Refer to CC/CDC Application and Appointment of PCA Form or separate appointment letter)

Name of the principal certifying authority

Harry Cheuk (For Advance Building Approvals Pty Ltd)

Address of the principal certifying authority

Suite 1004, Level 10
370 Pitt Street, Sydney NSW 2000

Telephone no. of the principal certifying authority

02-9283 6299

Where the principal certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0060

6. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☒ Please go directly to Section 7

Yes ☐ Please complete part 2 and 3 below

2. Are you an owner-builder?

Yes ☐ What is your owner-builder permit no.?

No ☐ The work must be carried out by a principal contractor who is the holder of a valid contractor licence?

What is the name of the principal contractor? (Please print names of company and contact person)

What is the telephone no. of the principal contractor?

What is the contractor licence no. of the principal contractor?

Please complete part 3. below

6. continued

3. Does Clause 57BC (Exemptions from Insurance for multi-storey buildings) of the Home Building Regulation 1997 applies to this development?

Yes ☐ ➤ Please go directly to Section 7.

No ☐ ➤ Please go to item 4. of this Section.

4. Is the reasonable market cost of the labour and materials to be used less than \$12,000?

Yes ☐ ➤ Attach to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12,000

No ☐ ➤ Attach to this notice evidence (a certificate of insurance pursuant to Part 6 of the Home Building Act) that the licensed person is insured to carry out this type of work.

Note: Where an owner-builder engages any sub-contractor for any work component exceeding \$12,000 in cost, a contract of insurance pursuant to Part 6 of the Home Building Act must be in force for each component.

7. Date the work will commence

The building/subdivision work described above is intended to commence on*: (*Note: Not less than 2 days from the date of the notice)

☐ 10/12/15

8. Acknowledgement by Principal Certifying Authority

The principal certifying authority must sign this notice.

I acknowledge that in the case of residential building work, I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.

I acknowledge that I have been appointed as the Principal Certifying Authority for this development.

Signature



Name of Principal Certifying Authority

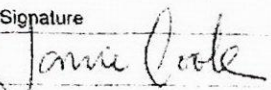
Harry Cheuk

Date

☐ 8/12/15

The applicant, or the person giving notice must sign the notice.

Signature



Name

JAMIE COOK

Date

☐ 3/12/15

10. Privacy policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.

DESIGN CERTIFICATE - Food Premises Design

Site Details:			
Level/Unit no. / Flat no.		Street no. / Street name:	10 PARK ST
Suburb:	MONA VALE	State:	NSW Postcode: 2103
Description of Work:			
Details of development / building approval:			
DA / CDC:	DA / CDC no. (incl. all subsequent S96 approvals)	Consent authority	Date original DA granted:
CC:	All CC's issued under ABA file no:	Certifying authority	Date 1 st CC issued

Certification:

I, the undersigned, certify that:

- The design of the following new / alterations to the existing (delete as appropriate) food premises at the above development:

has been designed in accordance with normal food premises design practice and has been checked to comply with the requirements of:

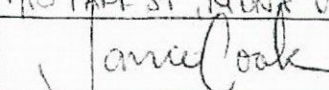
- The relevant provisions of the Building Code of Australia relating to:
 - mechanical ventilation, and
 - the position of all proposed air intakes and discharge points relative to the amenity of the neighbourhood, and
 - toilet and other sanitary facilities for patrons and staff,
- AS 4674-2004 Design, Construction and Fitout of Food Premises;
- FSANZ Food Standards Code;
- The Food Act 2003;
- The Food Regulation 2010;
- The minimisation of likely contamination of food and the provision of temperature control as required by the Food Regulations;
- Council's Code for Waste Handling in Buildings;
- All relevant DA Consent Conditions;

List of Certified Food Premises Design Drawings: (Attach separate certified drawing schedule if necessary)

Drawing No.	Rev.	Drawing Title	Date

- I am an appropriately qualified and competent person practising in the relevant area of food premises design and I have:
 - Appropriate current professional indemnity insurance (taken up by me or my employer as appropriate) to the satisfaction of the building owner or the principal authorising the design work; and
 - Relevant experiences in the area of food premises design work being certified.

The following details must be provided in full:

Name:	JAMIE COOK	Qualification:	BUTCHER
Company Name:	PITWATER FINE QUALITY MEATS	ABN No:	16607790223
Company Address:	110 PARK ST, MONA VALE	Tel:	0419604313
Signature:		Position Title:	DIRECTOR
		Date:	3/12/15

DESIGN STATEMENT

Compliance with the Building Code of Australia

Site Details: PITWATER PLACE SHOPPING CENTRE			
Level/Unit/Shop no.	1	Street no. / Street name:	10 PARK ST
Suburb:	MONA VALE	State:	NSW
		Postcode:	2103
Description of Work: TILING 1 ST FLOOR			

	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 BCA Specification C1.10	Specification C1.10 of the BCA requires floor, walls and ceilings to comply with Group number, CRF values and smoke development indices requirements as nominated in that part of the BCA.
2	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 500mm and 1,100mm from the floor, except if it is fitted with a fail-safe device"
3	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. Clause D2.19(c) 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.
4	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.
5	Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170	Clauses D2.16 to D2.18 of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.
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 1288-2006, 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	Disable access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4-2009.	Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1-2009 and AS 1428.4-2009.
9	Artificial lighting 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(c) of the BCA	Clause J6.3(c) 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 , or
11	All required essential fire safety measures will be provided and /or adjusted (where appropriate) to comply with the base building fire safety schedule and alternative solution requirements, unless otherwise altered in the fire safety schedule issued with the CC/CDC approval for the proposed works. Refer to Fire Safety Schedule (or Annual Fire Safety Statements) issued for the base building and the CC/CDC issued for the proposed works.	

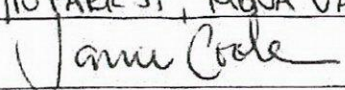
I, the undersigned, confirm that:

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 Advance Building Approvals prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

Name	JAMIE COOK	Qualifications:	BUTCHER
Company Name	PITWATER FINE QUALITY MEATS	ABN No:	166 077 90 223
Company Address:	1/10 PARK ST, MONA VALE	Tel:	0419 604 313
Signature:		Position Title:	DIRECTOR
		Date:	3/12/15

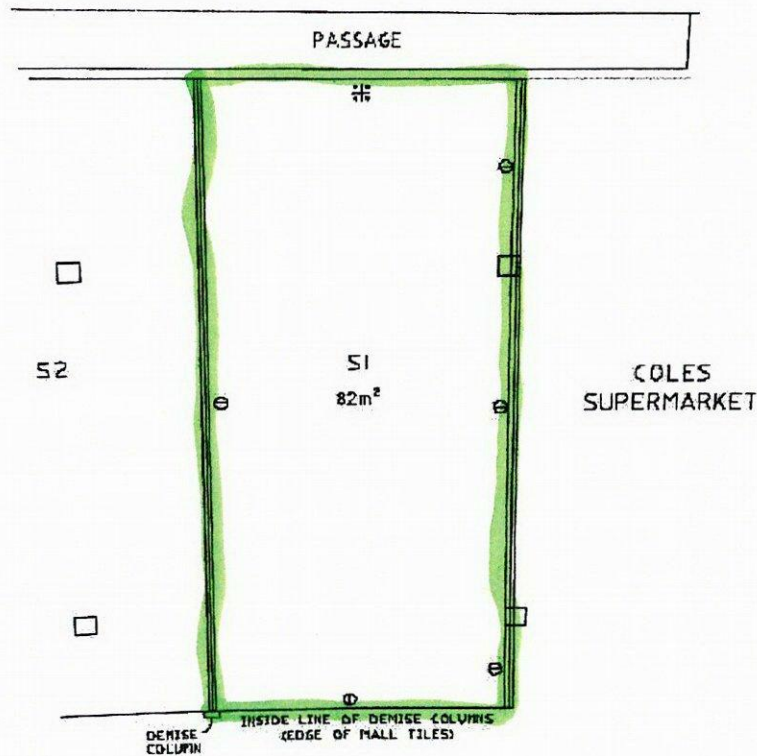
Advance Building Approvals Pty Ltd
 This document is referred to in
☐ Construction Certificate
☒ Complying Development Certificate
 No. CF15394CDO1
 Accredited Certifier: Harry Cheuk
 Registration No. BPB0060
 Signed: [Signature] Date: 8/12/15

Disclosure Statement

OUR REF: 333
 DATE: July 2004
 SCALE 1:100 (Do Not Scale)

SKETCH

PAGE: 2 OF 2
 THIS IS THE SKETCH REFERRED
 TO IN OUR SURVEY REPORT



SI-GROUND FLOOR

"PITWATER PLACE"
 10 PARK STREET,
 MONA VALE, NSW.

C.M.S. Surveyors Pty. Ltd.
 A.C.N. 096 240 201
 Land & Engineering Surveyors
 PO Box 463, DEE WHY, N.S.W. 2099.
 10/32 Campbell Avenue, DEE WHY N.S.W. 2099
 TEL: (02) 9971 4802 FAX: (02) 9971 4822
 Email: cmsurveyors@bigpond.com

- ⊙ DENOTES MALL LINE
- ⊗ DENOTES CENTRELINE OF BLOCK WALL
- ⊕ DENOTES INTERNAL FACE OF BLOCK OR CONCRETE WALL

Drawing: SK-01

30872063v1

CDC APPROVAL RELATES
 TO MINOR TILING & EPOXY APPLICATION
 ONLY