

Our Ref: J120562

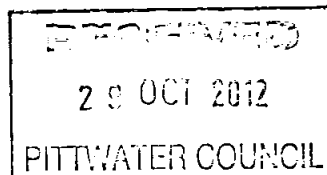
25 October 2012

Pittwater Council
DX 9018
MONA VALE



Attention: Customer Service

Dear Sir/Madam,



Subject: Complying Development Certificate No. J120562
Shop 3, 12 Jacksons Road, Warriewood

Reference is made to the application for a Complying Development Certificate in respect of the above property. In that regard we confirm that a Complying Development Certificate No. J120562 was issued on 25 October 2012 pursuant to Councils approvals policy.

Please find enclosed a copy of the Complying Development Certificate issued including all documentation assessed in the determination of the application.

Also please find enclosed a cheque for \$36.00 being the registration fee for the above.

Should you require any further information please contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to be "AM", written over a horizontal line.

Alex Mullin
For **Vic Lilli & Partners**

cc: NL2 Investments T/A Tropic Cafe
31 Grey Street
CARLTON NSW 2218

Encl.

RN: 331359.

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555
F 02 9715 2333

E info@viclilli.com.au
W www.viclilli.com.au

Locked Bag 3013 Burwood NSW 1805. DX 8505
Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

A division of Mondan Management Pty Ltd ABN 60 119 432 094

12 October 2012

Attention: Environmental Planner
Pittwater Council
PO BOX 882
Mona Vale NSW 1660



Centro Retail Australia
Corporate Offices 3rd Floor
Centro The Glen
235 Springvale Road
Glen Waverley Victoria 3150
Telephone +61 3 8847 0000
Facsimile +61 3 9886 1234
Email crfinvestor@centro.com.au
Website www.crfinvestor.com.au

Dear Sir/Madam

Owner's Consent for DA/CDC/CC – Tropics Cafe - Centro Warriewood, Shop 3

CPT Custodian Pty Ltd is a wholly owned subsidiary of Centro Retail Australia and is the registered proprietor of Centro Warriewood. This is to confirm the consent of CPT Custodian Pty Ltd to lodgment of an application for Development Consent, Complying Development Certificate or Construction Certificate by NL2 Investments Pty Limited Trading as Tropics Cafe for the abovementioned premises.

Should you have any further queries please contact Sharon Mackenzie on 02 9913 4444.

Yours faithfully

A handwritten signature in black ink, appearing to read "E. Hourigan".

Elizabeth Hourigan
Company Secretary
CPT Custodian Pty Limited ACN 077 870 243

Our Ref: J120562

25 October 2012

NL2 Investments T/A Tropic Cafe
31 Grey Street
CARLTON NSW 2218



Attention: Nick Livisianos

Dear Nick,

Subject: Complying Development Certificate No. J120562
Shop 3, 12 Jacksons Road, Warriewood

We refer to our engagement in respect of the above and enclose the Complying Development Certificate for such works.

Mandatory inspection of works

The Environmental Planning and Assessment Act 1979 require that the inspections detailed below, known as Critical Stage Inspections, be carried out by the Principal Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

The provision of certificates in lieu of mandatory inspections (ie Engineer's or waterproofing certificates) is not acceptable at any time.

It is necessary for the following inspections to be carried out in relation to the proposed works.

Class 5-9 buildings or parts of buildings

- After the commencement of the excavation for, and before the placement of the first footing.
- Prior to covering any stormwater drainage connections, and
- In the case of a swimming pool, as soon as practicable after the barrier (if one is required under the Swimming Pools Act 1992) has been erected,
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Builder to Arrange Critical Stage Inspections

The Principal Contractor for the building site is responsible for ensuring that the Principal Certifying Authority is given notice of at least **at least 48 hours** if a Critical Stage Inspection is required.

Should you require any further information please contact the undersigned.

Yours faithfully,


Alex Mullin
for **Vic Lilli & Partners**

Encl.

VIC LILLI & PARTNERS - Accredited Building Certifiers

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E info@viclilli.com.au

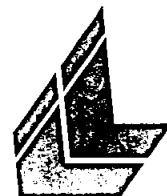
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A division of Mondan Management Pty Ltd ABN 60 119 432 094



VIC LILLI
&PARTNERS

COMPLYING DEVELOPMENT CERTIFICATE
No. J120562

FOR

NL2 INVESTMENTS T/A TROPIC CAFE

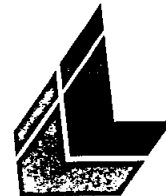
PREMISES

TROPIC CAFÉ
SHOP 3, 12 JACKSONS ROAD, WARRIEWOOD

Date: 25 OCTOBER 2012

Ref: J120562

COMPLYING DEVELOPMENT CERTIFICATE No J120562



VIC LILLI
&PARTNERS

COMPLYING DEVELOPMENT CERTIFICATE

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

Property to which this certificate relates

Address Tropic Cafe
Shop 3, 12 Jacksons Road, WARRIEWOOD NSW 2102
Lot No 220 DP 1159968

Applicant

Name NL2 Investments T/A Tropic Café
Address 31 Grey Street, CARLTON NSW 2218

Description of Development

This Complying Development Certificate relates to the new cafe fitout approved pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Determination

The determination of this Complying Development Certificate has been made on the basis of the documentation contained in the annexures to this certificate.


The determination of this Complying Development Certificate has been made under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and is subject to conditions listed in Annexure 2.

I **Paul Ladogna** certify that the proposed development is a complying development (and if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate

The building works will be Class 6 under the Building Code of Australia when completed in accordance with this certificate

Certificate Number J120562
Date of endorsement 25 October 2012
The date that this Certificate lapses 25 October 2017

Signature
Accredited Certifier
Accreditation Body
Registration No


Paul Ladogna
Building Professionals Board
BPB0219

VIC LILLI & PARTNERS - Accredited Building Certifiers

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A division of Mondan Management Pty Ltd ABN 60 119 432 094

COMPLYING DEVELOPMENT CERTIFICATE No J120562



FIRE SAFETY MEASURES THAT FORM PART OF THIS CERTIFICATE

Issued in accordance with 168 (1) (c) of the Environmental Planning and Assessment Regulation 2000

Existing Fire Safety Measures

Measure	Installation Standard
Automatic fire detection and alarm system	AS 1670.1-2001, AS 1851.8-1987
Automatic fail-safe devices	BCA D2.19, D2.21
Automatic fire suppression system (sprinkler)	AS 2118.1-2005, AS 1851.3-198
Emergency lighting	BCA E4.2 & E4.4, AS 2293.1
Emergency warning and intercommunication system	AS 2220.1/2, AS 4428.1-1998, AS 1851.10
Exit signs	BCA E4.5 & E4.8, AS 2293.1
Fire hydrant systems	AS 2419.1-1996, AS 1851.4-1992
Fire hose reel system	AS 2441-1988, AS 1851.2-1995
Fire doors	AS 1905.1-1997
Fire dampers	AS 1668.1, AS 1682.1 & 2
Fire seals protecting openings in fire resisting components of the building	AS 4072.1-1992, AS 1530.4-1975
Mechanical air handling system/smoke control	AS 1668.1
Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995
Pressurising system	BCA Clause E2.3, AS 1668.1-1999
Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg.2000
Warning and operational signs	LGA 654, BCA D2.22 & D2.23

Proposed Fire Safety Measures

Measure	Installation Standard
Automatic fire detection and alarm system	BCA Spec E2.2a, AS 1670.1-2004,
Automatic fire suppression system (sprinkler)	BCA Spec E1.5, AS 2118.1-1999
Emergency warning and intercommunication system	BCA Clause E4.9 AS 1670.4-2004 & AS 4428.4-2004
Fire seals (protecting openings in fire resisting components of the building)	BCA Clause C3.15

COMPLYING DEVELOPMENT CERTIFICATE No J120562



The following documentation assessed in the determination of Complying Development Certificate Application J120562 forms part of this Certificate

Annexure 1 – Schedule of Plans and Specification that form part of Complying Development Certificate	1 page
Annexure 2 – Supporting Documentation	
Complying Development Certificate Application	9 pages
Owners Consent	1 page
Exempt and Complying Development Conditions	6 pages
Other Supporting Documentation	
Pre-Issue Inspection Report	1 page
Evidence of payment of Council Fees	
Long service levy payment	1 page

ANNEXURE 1

**Plans and Specification that form part of Complying
Development Certificate**

COMPLYING DEVELOPMENT CERTIFICATE No. J120562

Design documentation & specification as prepared by **Hydra Design**

Drawing No.	Revision	Title	Date
DOC.1	B	Cover and Transmittal Record	04.10.12
DOC.2	B	Finishes Schedule	04.10.12
ID-01	B	Existing/Demolition Plan	04.10.12
ID-02	B	Proposed Plan	04.10.12
ID-03	B	Dimension Plan	04.10.12
ID-04	B	Hydraulic Plan	04.10.12
ID-05	B	Electrical Plan	04.10.12
ID-07	B	Reflected Ceiling Plan	04.10.12
ID-20	B	Shopfront Elevation	04.10.12
ID-21	B	Section One	04.10.12
ID-22	B	Section Two	04.10.12
ID-23	B	Section Three	04.10.12
ID-24	B	Pos and Back Bar Elevation	04.10.12

ANNEXURE 2

Supporting Documentation



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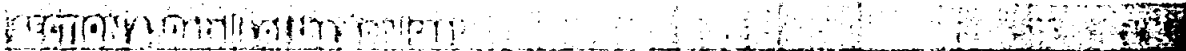
Application for a Complying Development Certificate

Information for the Applicant

BY:

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to a "certifying authority" for determination. Certifying authorities are either a private accredited certifier (which may be either an individual or a company) or the Local Council. A list of private accredited certifiers can be obtained from the Building Professionals Board at http://www.bpb.nsw.gov.au/page/for_consumers/find_a_certifier/
- It is recommended that applicants should obtain a planning certificate issued under s.149 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.
- A single application for a CDC may be made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.



Mr Ms Mrs Dr Other: _____

First name: Nick Family name: Livisianos

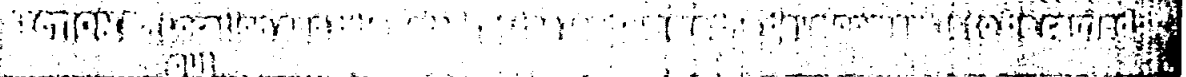
Company (if applicable): NL2 Investments T/A Tropics Cafe ABN (if applicable): 54 039 442 715

Unit/Street no.: 31 Street name: Grey st

Suburb or town: Carlton State: NSW Postcode: 2218

Daytime telephone: 9970 5222 Fax: _____ Mobile: 0432 998400

Email: nicklivi@smail.com



Flat/street no.: Shop 3 Street name: 12 Jacksons rd

Suburb or town: Warriewood State: NSW Postcode: 2102

Lot no.: 220 Section: _____

DP / SP no.: 1159968 Volume/folio: _____

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Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc).

Minor cosmetic facelift to existing cafe, consisting of wall tiles, coffee section bench and painting (excludes kitchen, flooring, lighting etc)

\$ 30K.

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

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 EPI

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.

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material? square metres

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

Does the Application relate ONLY to a fire link conversion? Yes No

If 'Yes' provide a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

A site plan of the land

Provide a site plan indicating:

- (a) the location, boundary dimensions, site area and north point of the land,
- (b) existing vegetation and trees on the land,
- (c) the location and uses of existing buildings on the land,
- (d) existing levels of the land in relation to buildings and roads,
- (e) the location and uses of buildings on sites adjoining the land.

A sketch of the development

Provide a sketch which indicates:

- (a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- (b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- (c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- (d) elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made (using the abbreviations set out in SECTION P),
- (e) proposed finished levels of the land in relation to existing and proposed buildings and roads,
- (f) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- (g) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- (h) proposed methods of draining the land,
- (i) in respect of BASIX affected development, such other matters as any BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- (j) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

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Does the development involve subdivision work?

Yes No

If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:

- (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- (c) detailed engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
- (d) copies of any compliance certificates to be relied on.

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BY:

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure or work that relates only to fire link conversion)?

Yes No

If 'Yes' provide:

- (a) a list of the Category 1 fire safety provisions that currently apply to the existing building,
- (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?

Yes No

If 'Yes' provide:

(1) A detailed description of the development by completing SECTION P.

(2) Appropriate building work plans and specifications, which are to include:

- (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section, and
 - (ii) a plan of each elevation of the building, and
 - (iii) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
- (b) specifications for the development:
 - (i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
 - (ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
- (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979**,
- (e) copies of any compliance certificate to be relied on,
- (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,

- (g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
- (h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

** S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)? Yes No

If 'Yes' provide:

- (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- (b) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary? Yes No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary? Yes No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the development involve the erection of a temporary structure? Yes No

If 'Yes' provide:

- (a) documentation that specifies the live and dead loads the temporary structure is designed to meet,
- (b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- (c) in the case of a temporary structure proposed to be used as a place of public entertainment- a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,
- (e) copies of any compliance certificates to be relied on.

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant? Yes No

If 'Yes' complete the relevant portion(s) of the following statement:

The maximum number of persons proposed to occupy, at any one time, that part of the building used as:

- an entertainment venue is persons.
- a function centre is persons.
- a pub is persons.
- a registered club is persons.
- a restaurant is persons.

Does the development involve building work (see - note below) in respect of which an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement is proposed?
 Yes No

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If 'Yes' provide:

Either or both of the following from a "fire safety engineer" (i.e. a private accredited certifier holding Category C10 accreditation):

- (a) a compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- (b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.

NOTE

The above requirement only applies to building work in respect of:

- (a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- (b) any building (other than a class 9a building) that is proposed to have:
 - (i) a fire compartment with a total floor area of more than 2000 square meters, or
 - (ii) a total floor area of more than 6000 square meters,

that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

Does the proposed development comprise internal alternations to, or changes of use of, an existing building that is subject to an alternative solution relating to a fire safety requirement under the BCA?

Yes No

If 'Yes' provide:

A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? Yes No

If 'Yes' provide:

- (a) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- (b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX NOTES at the end of this Section)

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"—see below):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

SECTION 129 EP&A REGULATION 2000

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Prepare and attach a list of all of the documents provided under SECTION G.

SECTION 129 EP&A REGULATION 2000 BY: _____

Information for the Applicant: Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

SECTION 129 EP&A REGULATION 2000

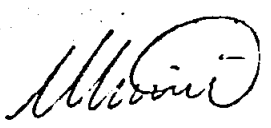
Information for the Applicant: A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

SECTION 129 EP&A REGULATION 2000

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.

Signature of Applicant(s)


Name(s)
N. LIVISIANOS

Date
23.10.12

SECTION 129 EP&A REGULATION 2000

Note: If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

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

Signature of owner(s)
Refer to attached letter.

Name(s)

Date



Information for the Applicant. Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications **MAY NOT** be sent by facsimile transmission.

RECEIVED
23 OCT 2012

BY: _____



To be completed by the certifying authority immediately after receiving this Application.

This Application was received on 23.10.12 (insert date).

NOTE: COMPLETE SECTION P ON FOLLOWING PAGE



12 October 2012

Attention: Environmental Planner
Pittwater Council
PO BOX 882
Mona Vale NSW 1660

Centro Retail Australia
Corporate Offices 3rd Floor
Centro The Glen
235 Springvale Road
Glen Waverley Victoria 3150
Telephone +61 3 8847 0000
Facsimile +61 3 9886 1234
Email crinvestor@centro.com.au
Website www.crinvestor.com.au

Dear Sir/Madam

Owner's Consent for DA/CDC/CC – Tropics Cafe - Centro Warriewood, Shop 3

CPT Custodian Pty Ltd is a wholly owned subsidiary of Centro Retail Australia and is the registered proprietor of Centro Warriewood. This is to confirm the consent of CPT Custodian Pty Ltd to lodgment of an application for Development Consent, Complying Development Certificate or Construction Certificate by NL2 Investments Pty Limited Trading as Tropics Cafe for the abovementioned premises.

Should you have any further queries please contact Sharon Mackenzie on 02 9913 4444.

Yours faithfully

Elizabeth Hourigan
Company Secretary
CPT Custodian Pty Limited ACN 077 870 243



VIC LILLI
& PARTNERS

PRE ISSUE INSPECTION REPORT
CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT CERTIFICATE
(Clause 129B & 143B of the Environmental Planning and Assessment Regulation 2000)

Address: <u>12 JACKSONS RD,</u> <u>WARRIEWOOD</u>	CC No: <u>11</u>
DA No: <u>11</u>	CDC No: <u>520562</u>
	Application date (CDC only): <u>23.10.12</u>

Type of Inspection: Pre Commencement Date of Inspection: 24.10.12

Current Fire Safety Measures in the existing building the subject of the inspection:
AS PER SCHEDULE.

Do the plans and specifications accompanying the application for the Construction Certificate / Complying Development Certificate adequately and accurately depict the condition of the existing building the subject of the inspection? Yes / No (If no, please provide details below)

Are there any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate:- not being complying development, or not complying with the Building Code of Australia: (CDC only)
 No (If yes, please provide details below)

Has any building or subdivision work authorised by the relevant development consent commenced on the site? Yes / No (If yes, please provide details below)

Alex Mullin Position: AL
Inspection No. 1857
24.10.12 Signed: [Signature]

Levy Online Payment Receipt

LONG SERVI
CORPORATION

Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	TROPICS CAFE
Levy Application Reference:	5034979
Application Type:	CDC
Application No.:	J120562
Local Government Area/Government Authority:	PITTWATER COUNCIL
Site Address:	CENTRO WARRIEWOOD
	SHOP 3
	WARRIEWOOD
	NSW
	2102
Value Of Work:	\$30,000
Levy Due:	\$105
Levy Payment:	\$105
Online Payment Ref.:	671753978
Payment Date:	23/10/2012 4:13:27 PM

TROPIC CAFE

- Specifications List**
- * All food tenancies are to be designed with reference to AS 4674-2004, Design, construction and fit-out for food premises.
 - * All substrate to be High Moisture Resistant.
 - * All walls within the tenancy to be solid construction.
 - * All wall cladding, ceiling and flooring material to comply with the AS 4674-2004, Design, construction and fit-out for food premises.
 - * Shopfitter to install coving at all intersection between floor and wall / plinths in accordance with the AS 4674-2004, Design, construction and fit-out for food premises.
 - * Shopfitter to provide waterproof membrane to floor and ensure membrane extends a minimum of 300mm up all wall faces.
 - * Any joints occurring between equipment/benches/walls etc are to be sealed in such a manner as to eliminate any open joint space, crevice or cavity which will allow liquids, food particles, grease or other refuse to collect.
 - * All service hatches and doors to have gloss paint finish for ease of cleaning maintenance.
 - * Wall shelving is to be of solid or sheet construction and clad in fully cleansable material. Shelves to be set 25mm off adjacent walls & wall fixed brackets are to be fully sealed around all edges adjacent to walls.
 - * Ensure compliance of cool rooms/freezer rooms/ custom built refrigeration units with CLAUSE G1.2 BCA 08.
 - * Washhand basins and sinks to be installed in accordance with AS 4674-2004, Design, construction and fitout for food premises.
 - * Shopfitter to liaise with client appointed graphic designer for all signage artwork and graphics.
 - * Benchtop penetrations for all power requirements to be confirmed by client and finished using stainless steel sleeve.
 - * Shopfitter is to confirm all services (electrical, hydraulic, fire etc) are correct and appropriate.
 - * Provide qualified engineers certificate for all structural elements as required.
 - * Certifications required prior to trade - Mechanical ventilation, Commercial kitchen exhaust installation, Fire service installation incl. sprinklers/EWMS, Smoke detention, portable fire extinguishers & fire blankets, above & below slab hydraulic installation, electrical, glazing, gas installation, roof penetrations, emergency lights & exit signs, wet area waterproofing installation, NSW Food Authority registration, Occupation Certificate.
 - * A grease trap has to be installed with the final capacity equivalent to the volume of wastewater discharged in one hour at maximum flow (min. 1000L) or equipment deemed equivalent by Sydney Water. Waste discharged from the outlet of authorized grease traps, measured on the basis of a composite sample taken over a full working day, must comply with a maximum concentration of 900 mg/L for suspended solids and 300 mg/L for grease.
 - * An authorized in sink dry basket arrestor and an authorized dry basket arrestor must be installed in food preparation and handling areas.
 - * Shopfitter to allow enough ventilation and adequate service access as required to all equipment. Confirm with equipment supplier with further specification for equipments.
 - * Confirm all equipment dimensions prior to fabrication.
 - * Any discrepancies are to be directed to Hydra Design.
 - * DO NOT SCALE OFF DRAWINGS.

drawing title:
COVER &
TRANSMITTAL RECORD

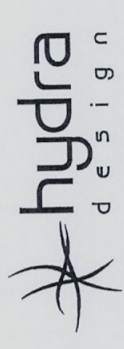
project:
Tropic Cafe
Warriewood NSW

client:
Nick

DRAWING LIST

ISSUED TO:	CLIENT	CONTRACTORS	CENTRE MANAGEMENT	CONSULTANTS	KEY
DOC.1	COVER & TRANSMITTAL RECORD				
DOC.2	FINISHES SCHEDULE				
DOC.3	FIXTURES & FURNITURE SCHEDULE				
ID-00	LOCATION PLAN				
ID-01	EXISTING DEMO PLAN				
ID-02	PROPOSED PLAN				
ID-03	DIMENSION PLAN				
ID-04	HYDRAULICS PLAN				
ID-05	ELECTRICAL PLAN				
ID-07	REFLECTED CEILING PLAN				
ID-20	SHOPFRONT ELEVATION				
ID-21	SECTION 01				
ID-22	SECTION 02				
ID-23	SECTION 03				
ID-24	FOS AND BACK BAR ELEVATIONS				

ISSUE	revision description:	by	chkd	date	issue/revision description:	by	chkd	date	scale:	date:	drawing no:
A	PRELIMINARY			26.09.12					N/A	SEPT 2012	DOC.1
B	FINAL APPROVAL/TENDER			04.10.12					client approval		project #: 1268



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part of the certification for
J1 205621 25 OCT 2012

TROPIC CAFE

true length of wall
through step for dock = 3618
through wall = 3558

CODE	DESCRIPTION	SPEC	COMPANY	CONTACT	PHONE
P1	paint to ceiling and walls. white low sheen.	vivid white	dulux		---
W1	mosaic feature wall. gradient blend.		surface gallery		
W2	bevelled edge black tile. 300mmx75mm. white grout.		surface gallery		---
W3	glass splashback - existing.		---		---
CODE	DESCRIPTION	SPEC	COMPANY	CONTACT	PHONE
J1	black melamine internal carcass. abs edging to match.		by shopfitter		
V1	timber laminate - to match existing.		by shopfitter		
ST1	b grade calcutta marble.		by shopfitter		
M1	aluminium skirting. coving to australian standards.		by shopfitter		
M2	stainless steel to prep bench + divides, 1.2mm thk. 304 commercial grade. allow for seamless finish & all corners to be wrapped.		by shopfitter		
CODE	DESCRIPTION	SPEC	COMPANY	CONTACT	PHONE
G1	acrylic insert into existing lightbox. graphics to be advised by client.	tba			
G2	3 dimensional mdf stepped logo applied to ceiling. 2 pac finish. alternating colours - to be advised.	tba			
CODE	DESCRIPTION	SPEC	COMPANY	CONTACT	PHONE
C1	elephant stool. colours specified by client.		cafe ideas		
H1	ipod docks on wave wall.		by client		

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part of the certification for
J1 205621 25 OCT 2012



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drawing title:
FINISHES SCHEDULE

project:
Tropic Cafe
Warrimoo NSW

client:
Nick

scale:
N/A

date:
SEPT 2012

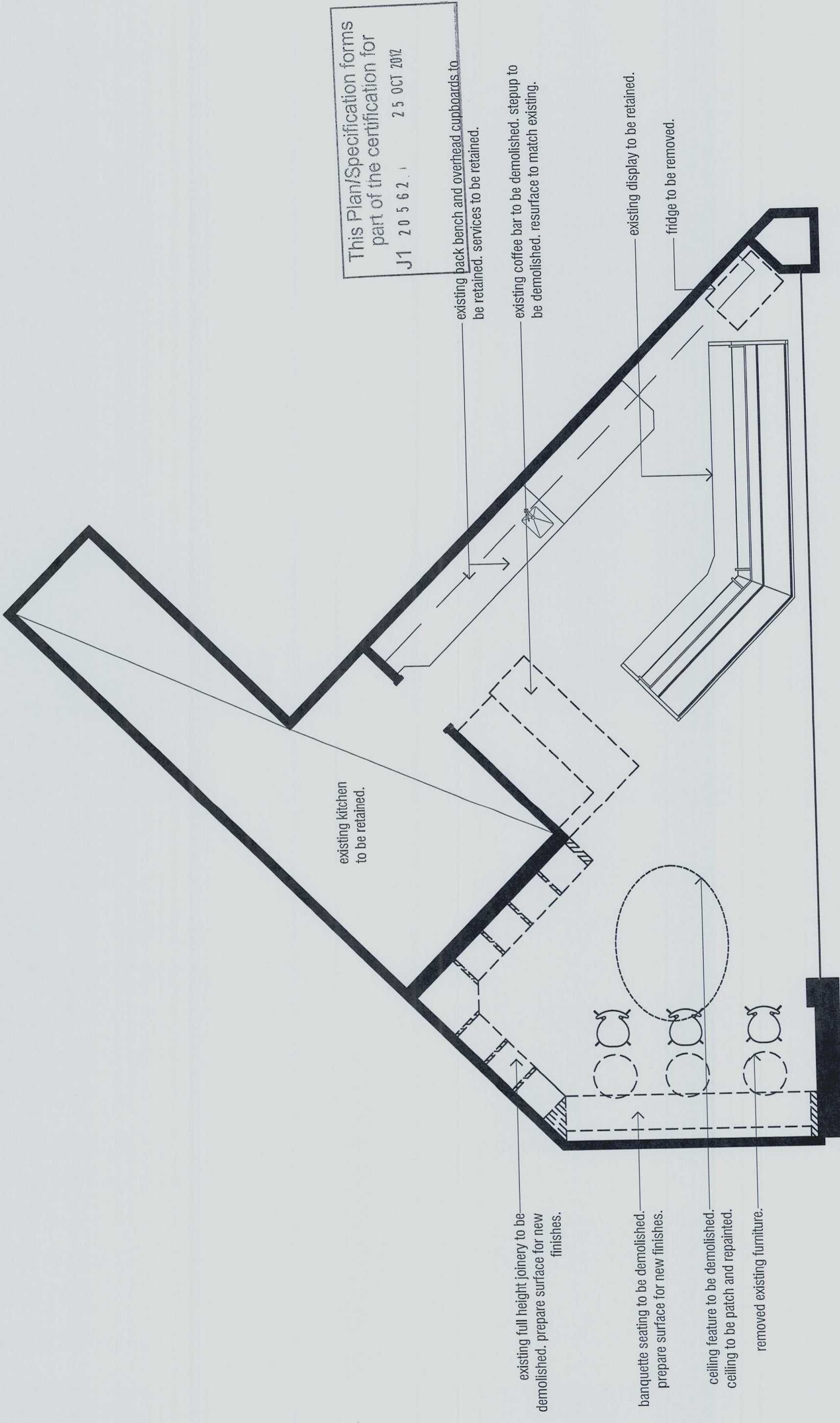
drawing no:
DOC.2

project #:
1268

REV	DESCRIPTION	DATE	BY	CHKD
A	PRELIMINARY	20.09.12	KWDM	
B	FINAL APPROVAL/TENDER	04.10.12	KWDM	

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 J1 20562.1 25 OCT 2012

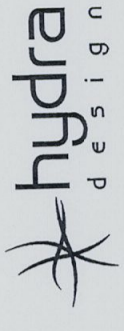
01 existing/demolition plan
 1:50

drawing title:
 EXISTING /
 DEMOLITION PLAN

project:
 Tropic Cafe
 Warriewood NSW

client:
 Nick

A	PRELIMINARY	KWDM	26.09.12	scale:	1:50	date:	SEPT 2012	drawing no:	ID-01
B	FINAL APPROVAL/TENDER	KWDM	04.10.12	client approval				project #:	1268
issue/revision description:		by	date	SIGN		DATE			
issue/revision description:		by	date	SIGN		DATE			

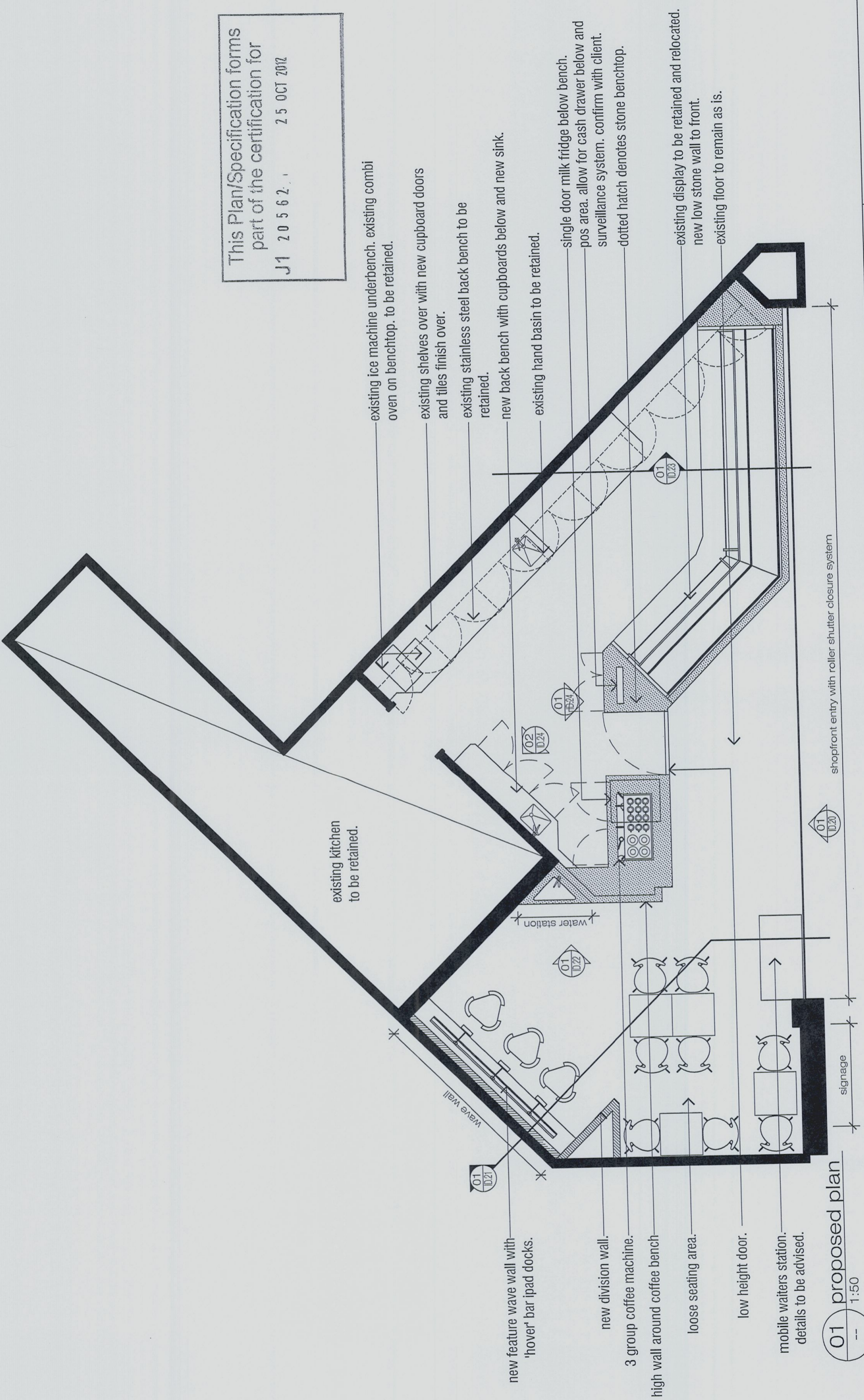


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01 proposed plan
1:50

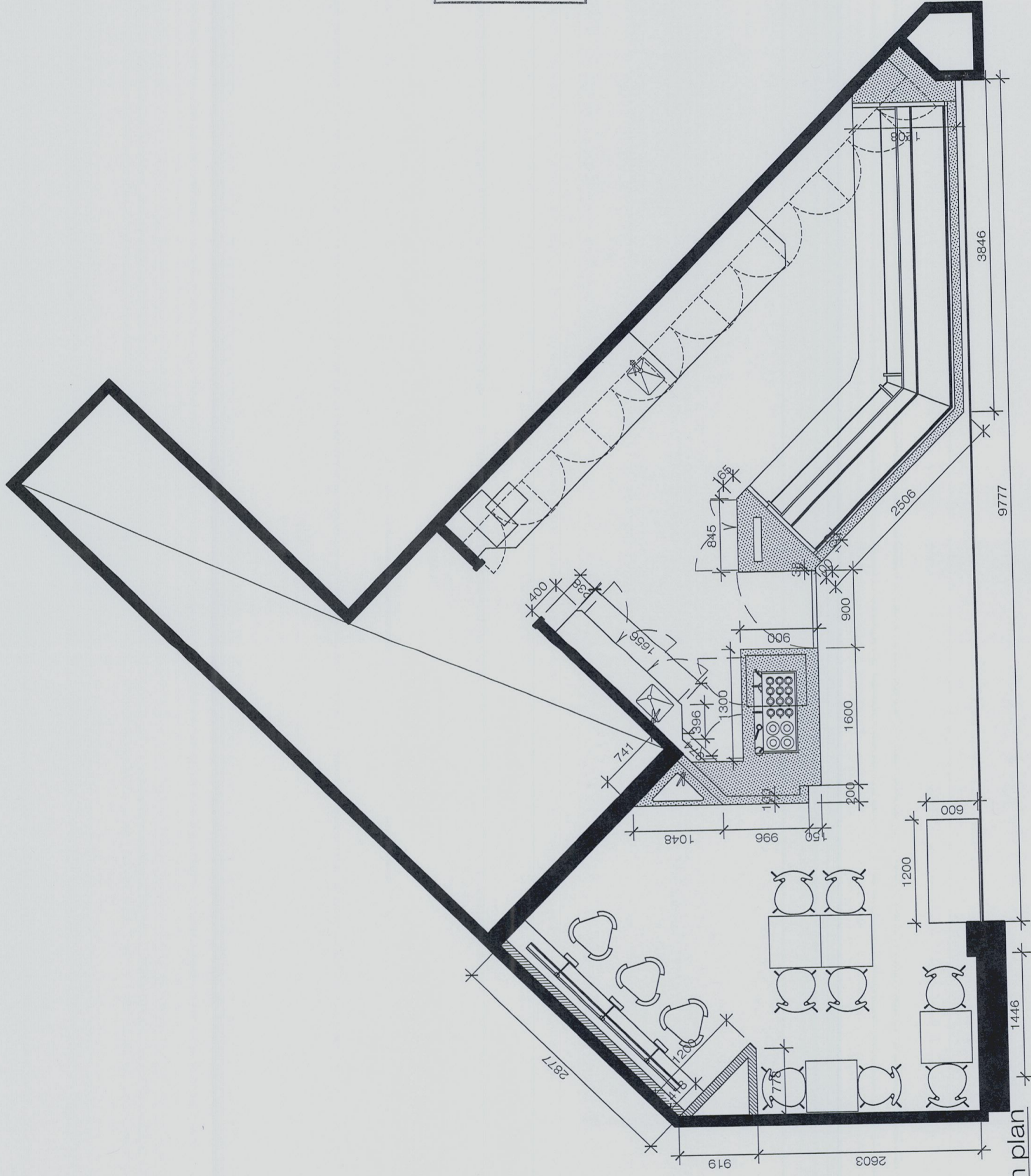
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			client approval		project #: 1268
			SIGN:	DATE:	
			by ptk	date 26.09.12	
			by ptk	date 04.10.12	
			issue/revision description:	issue/revision description:	
			A PRELIMINARY		
			B FINAL APPROVAL/TENDER		



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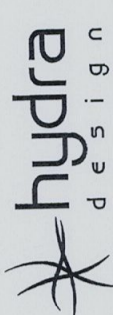
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J1 20562 J 25 OCT 2012



01 dimension plan
1:50

drawing title: DIMENSION PLAN	project: Tropic Cafe Warrivood NSW	client: Nick	A PRELIMINARY	KWDM 26.09.12	scale: 1:50	date: SEPT 2012	drawing no: ID-03
			B FINAL APPROVAL/TENDER	KWDM 04.10.12	client approval	project #: 1268	
					SIGN:		
					DATE:		
					by jhk		
					date		
					issue/revision description:		
					by jhk		
					date		
					issue/revision description:		
					by jhk		
					date		



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LEGEND – HYDRAULIC

- TD ⊙ Tundish
- DP ⊕ Drain point
- PENE ⊕ Penetration -core hole
- FW ⊗ Floor waste - core hole
- ←H/C Hot and cold water
- ←C Cold water

NOTE – HYDRAULIC

All hydraulic points shown are indicative only. re use existing where possible – confirm on site.

Shopfitters responsibility to engage all services that are necessary.

Allow for refrigeration units to have tundish if no evaporative plate provided.

Ensure operation team is notified of any additional services or conduit that will be needed for this store.

All services must be coordinated and approved by operations manager prior to commencement in site.

All chassing and core holes to be submitted for review and approved by operations manager.

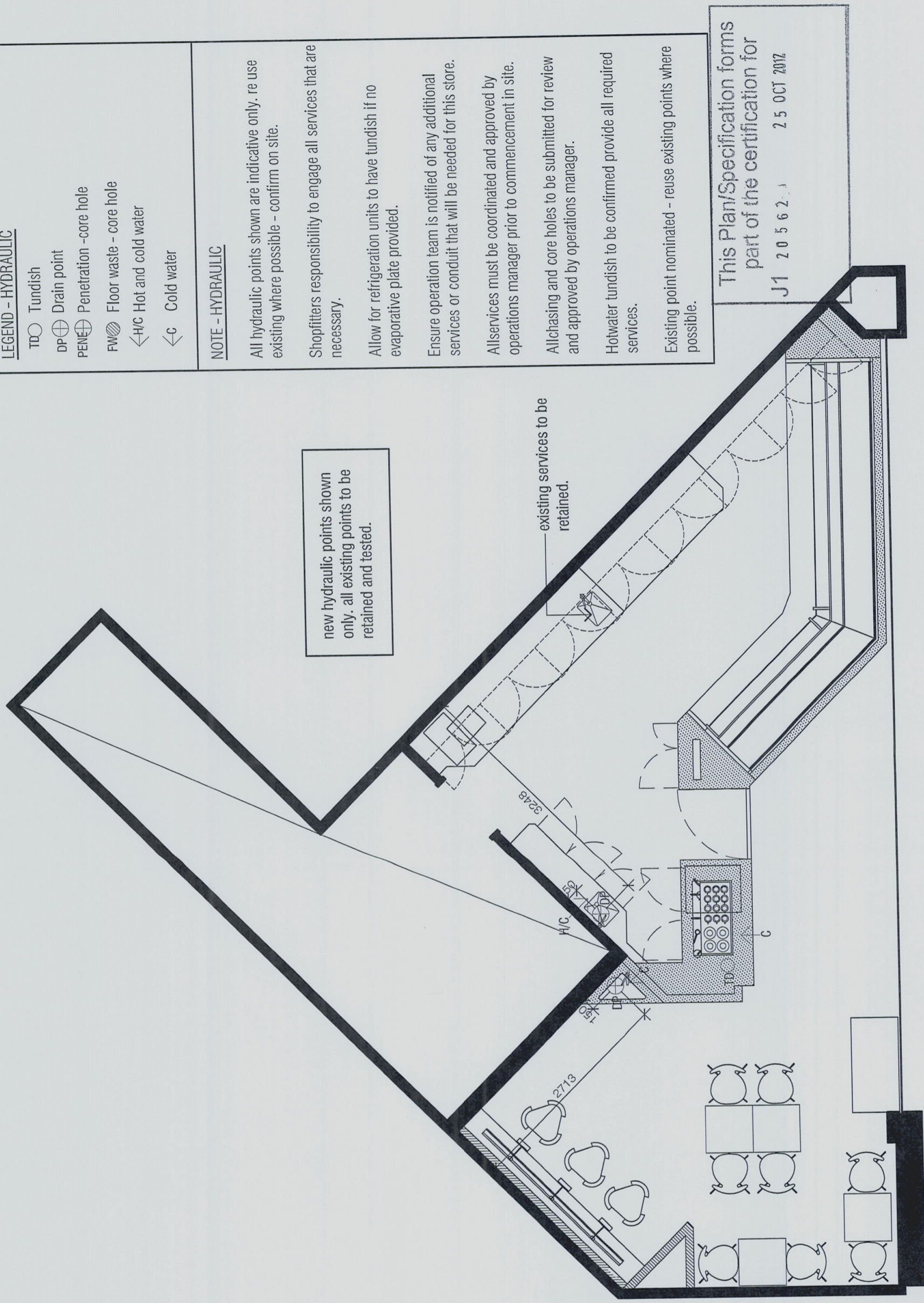
Hotwater tundish to be confirmed provide all required services.

Existing point nominated – reuse existing points where possible.

This Plan/Specification forms part of the certification for
 J1 20562J 25 OCT 2012

new hydraulic points shown only. all existing points to be retained and tested.

existing services to be retained.



01 hydraulic plan
 1:50

drawing title:
 HYDRAULIC PLAN

project:
 Tropic Cafe
 Warriewood NSW

client:
 Nick

issue	revision description:	by	chk	date	issue/revision description:	by	chk	date
A	PRELIMINARY		KWDM	26.09.12				
B	FINAL APPROVAL/TENDER		KWDM	04.10.12				

scale:
 1:50
 client approval
 SIGN: _____ DATE: _____

date:
 SEPT 2012







drawing no:
 ID-04
 project #:
 1268



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LEGEND - ELECTRICAL

-  TYP. double gpo fixed to rear of joinery, under bench
-  TYP. double gpo at skirting height
-  15 AMP power supply - confirm on existing unit.
-  TYP. double gpo above bench height
-  Electrical distribution board
-  Phone/fax/data as required

NOTES - ELECTRICAL

Location of all existing wall mounted & floor mounted outlets to be confirmed on site

All works to be in accordance with the BCA & its regulations, & all Australian Standards/ Provision for final certificate upon completion will be required.

Electrical contractor to allow for all co-ordination with centre managements scope of works as required.

All concealed surface mounted floor GPO's to be the: Hospitality + Commercial standard floor mounted outlet (or similar approved)

Contractor to ensure all data & phone outlets are labeled to suit

Electrician & client to determine cable hole points in joinery on site

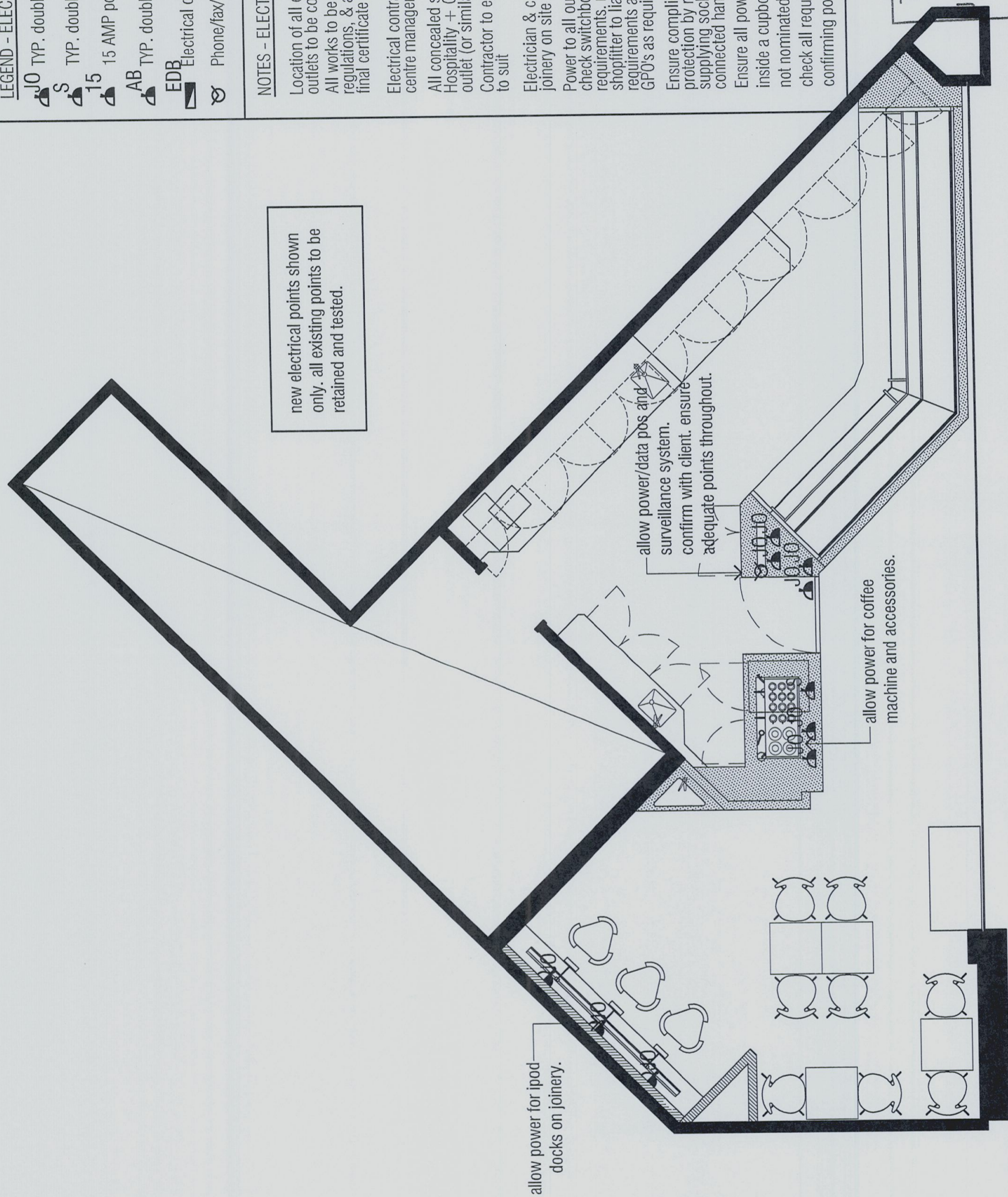
Power to all outlets provided from EDB shopfitting to check switchboard is adequate size for shop requirements, relocate or upgrade EDB if necessary shopfitter to liaise with client to ensure that all power requirements are correct & appropriate. allow for extra GPO's as required.

Ensure compliance to AS/NZS 3000:2000 requiring protection by residual current devices for all circuits supplying socket-outlets, lighting points and directly connected hand held equipment.

Ensure all power points for under counter fridge to be inside a cupboard close to the under counter fridge where not nominated.

check all requirements of existing equipment before confirming power supply.

new electrical points shown only. all existing points to be retained and tested.

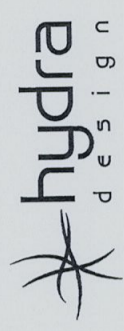


This Plan/Specification forms part of the certification for 11 20 5 6 2 1 25 OCT 2012

01 electrical plan
1:50

drawing title: ELECTRICAL PLAN	project: Tropic Cafe Warriewood NSW	client: Nick	scale: 1:50 client approval	date: SEPT 2012	drawing no: ID-05 project #: 1268
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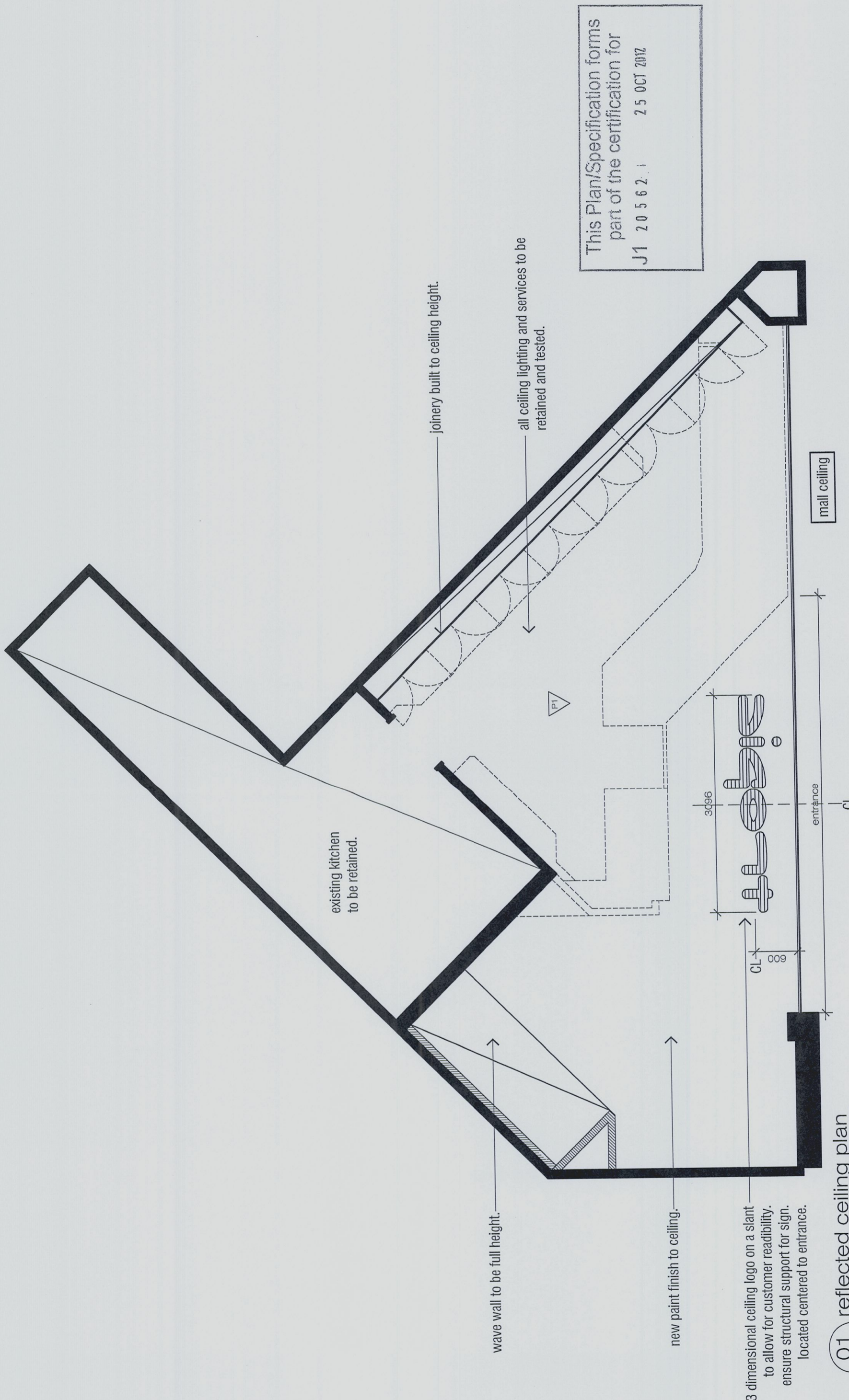
Issue/revision description: by chk date issue/revision description: by chk date



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 J1 20562.1 25 OCT 2012

3 dimensional ceiling logo on a slant to allow for customer readability. ensure structural support for sign. located centered to entrance.

01 REFLECTED CEILING PLAN
 1:50

drawing title: REFLECTED CEILING PLAN
 project: Tropic Cafe Warriewood NSW
 client: Nick

issue	revision description:	by	chk	date	issue/revision description:	by	chk	date
A	PRELIMINARY	KWDM		26.09.12				
B	FINAL APPROVAL/TENDER	KWDM		04.10.12				

scale:	date:	drawing no:
1:50	SEPT 2012	ID-07
client approval		project #:
SIGN:		1268



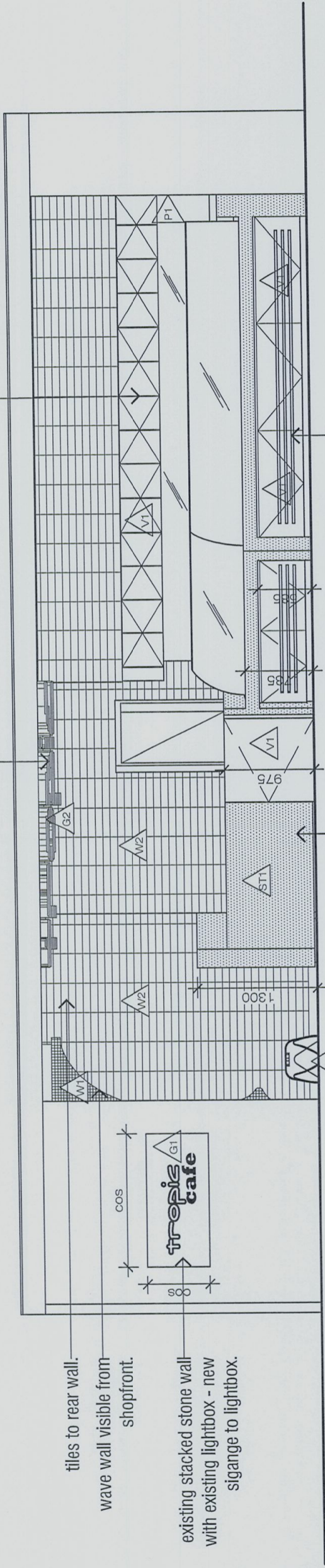
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ceiling logo visible from shopfront.

tiles to rear wall.
wave wall visible from shopfront.
existing stacked stone wall with existing lightbox - new sigange to lightbox.



new cupboard doors on existing joinery. tiles over.
existing display with cladding. ventilation slots for food display. allow for pull up doors for access to unit. 3 panels across long side and 2 panels across shorter side - as shown.

01 shopfront elevation
1:50

This Plan/Specification forms part of the certification for J1 20562 J 25 OCT 2012

drawing title:
SHOPFRONT ELEVATION

project:
Tropic Cafe
Warriewood NSW

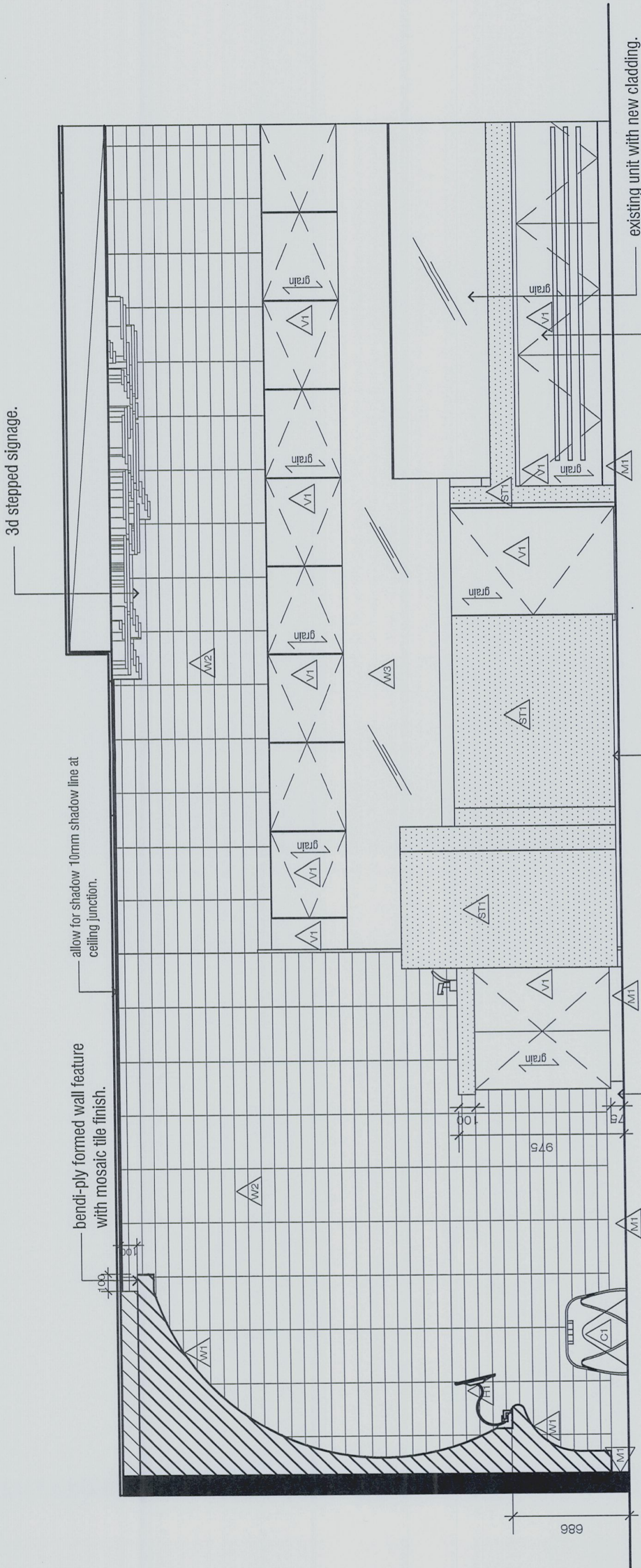
client:
Nick

issue	revision description:	by	chk	date	issue	revision description:	by	chk	date	scale:	date:	drawing no:
A	PRELIMINARY			26.09.12	KW/DM					1:50	SEPT 2012	ID-20
B	FINAL APPROVAL/TENDER			04.10.12	KW/DM					client approval		project #: 1268
										SIGN		



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01 section
1:25

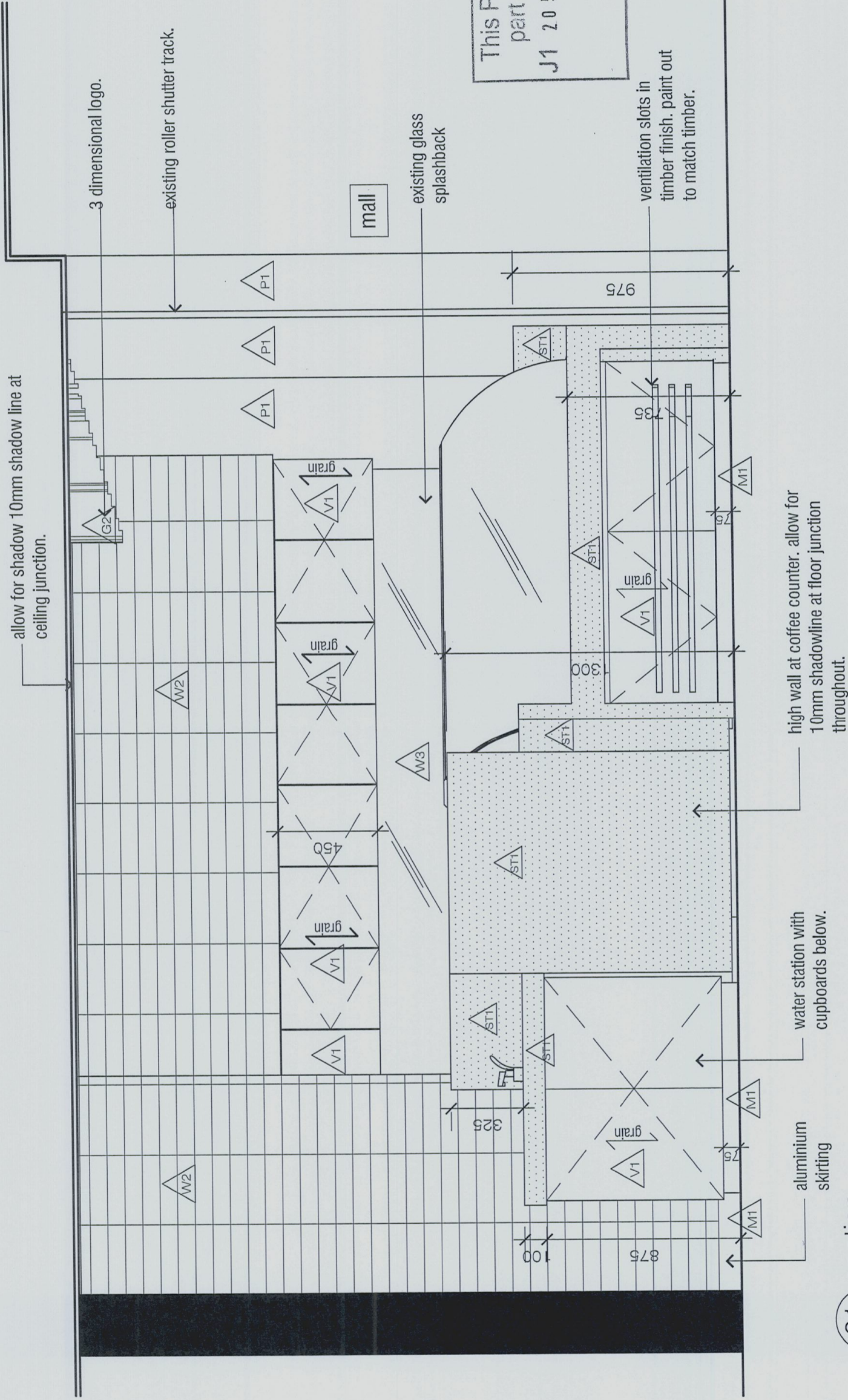
This Plan/Specification forms
part of the certification for
J1 20562 J 25 OCT 2012

drawing title: SECTION ONE	project: Tropic Cafe Warriewood NSW	client: Nick	drawing no: ID-21	
	scale: 1:25		date: SEPT 2012	project #: 1268
issue/revision description:		by/CHK	date	client approval
A	PRELIMINARY	by/CHK	26.09.12	SIGN
B	FINAL APPROVAL/TENDER	by/CHK	04.10.12	DATE



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01 section
1:20

drawing title:
SECTION TWO

project:
Tropic Cafe
Warriewood NSW

client:
Nick

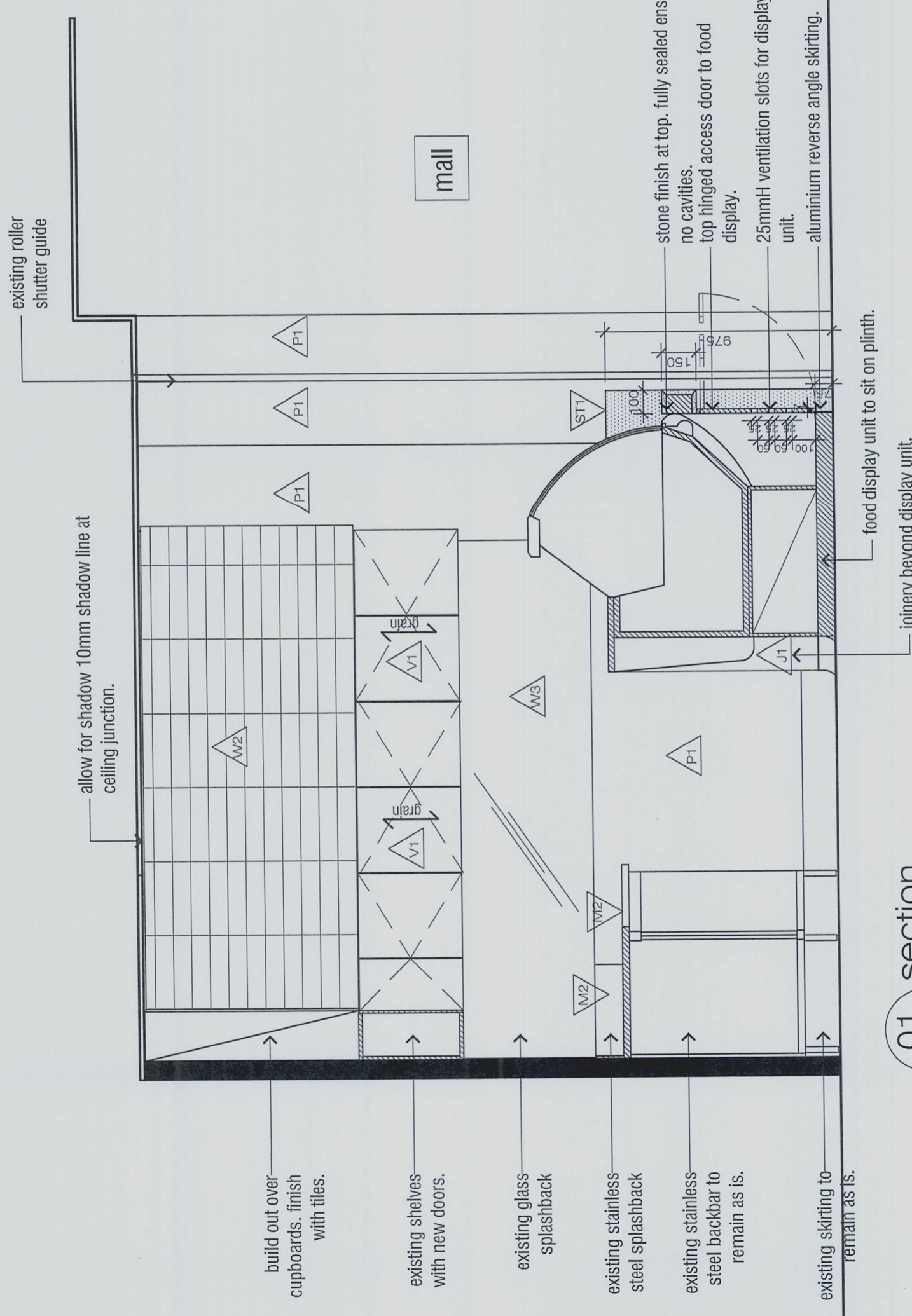
issue/revision description:	by	chk	date	issue/revision description:	by	chk	date
A PRELIMINARY			26.09.12				
B FINAL APPROVAL/TENDER			04.10.12				

scale:	date:	drawing no:
1:20	SEPT 2012	ID-22
client approval		Project #
SIGN		1268



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build out over cupboards. finish with tiles.

existing shelves with new doors.

existing glass splashback

existing stainless steel splashback

existing stainless steel backbar to remain as is.

existing skirting to remain as is.

allow for shadow 10mm shadow line at ceiling junction.

existing roller shutter guide

mall

stone finish at top. fully sealed ensure no cavities.
top hinged access door to food display.
25mmH ventilation slots for display unit.
aluminium reverse angle skirting.

food display unit to sit on plinth.
joinery beyond display unit.

01 section
1:20

This Plan/Specification forms part of the certification for J1 20562, 25 OCT 2012

drawing title:
SECTION THREE

project:
Tropic Cafe
Warriewood NSW

client:
Nick

issue/revision description:	by	chk	date	issue/revision description:	by	chk	date
A PRELIMINARY			26.09.12				
B FINAL APPROVAL/TENDER			04.10.12				

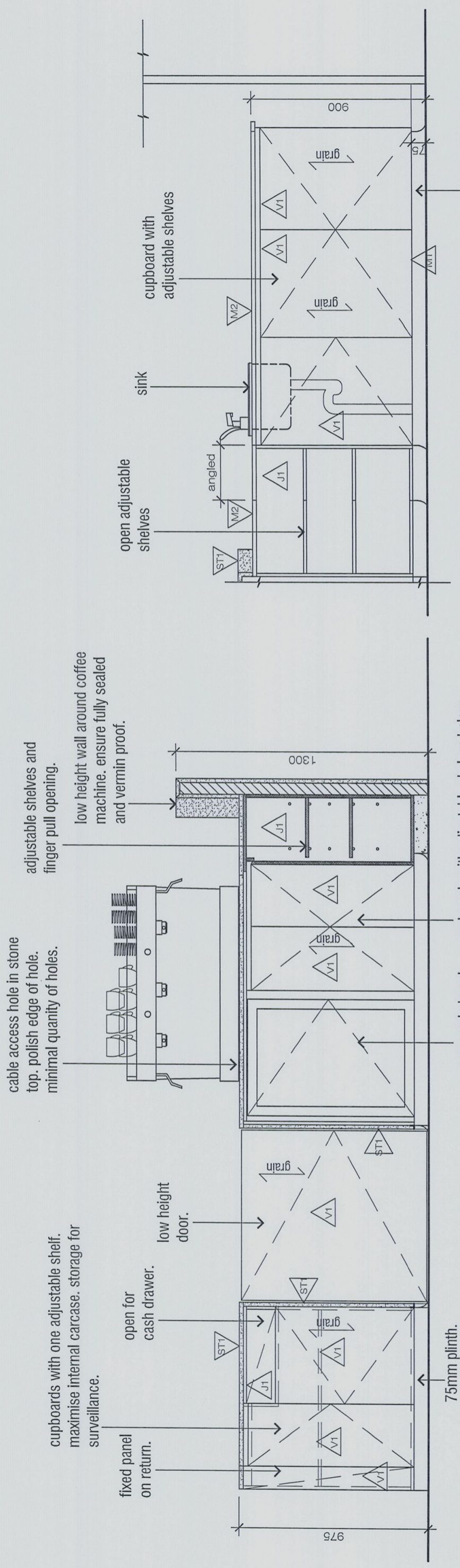
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DATE:.....

drawing no:
ID-23
project #:
1268



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01 rear elevation pos / coffee
1:20

02 elevation back bench
1:20

This Plan/Specification forms part of the certification for J1 20562.1 25 OCT 2012

drawing title:
POS AND BACK BAR
ELEVATIONS

project:
Tropic Cafe
Warrivood NSW

client:
Nick

issue/revision description:	by	chk	date	issue/revision description:	by	chk	date
A PRELIMINARY			26.09.12				
B FINAL APPROVAL/TENDER			04.10.12				

scale:
1:20
client approval

date:
SEPT 2012
drawing no:
ID-24
project #:
1268



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