

18 JAN 2006

RECEIVED 19 JAN 2006

General Store file

**NOTICE TO APPLICANT OF DETERMINATION OF A
DEVELOPMENT APPLICATION**

*Environmental Planning and Assessment Act, 1979,
as amended*



Shellharbour City Council
C/- Australand Holdings
PO Box A148
SHELLHARBOUR NSW 2529

Under Section 96 of the Act, notice is hereby given of the determination by the consent authority of the application to amend Development Consent No. 581/2000 relating to the land described as follows:

LOT 1083, DP 866483, 2 BRINDABELLA DRIVE, SHELL COVE

and being development described as follows:

**ERECTION OF TEMPORARY STRUCTURE FOR USE AS A
GENERAL STORE**

as shown on the plans endorsed with Council's stamp and attached to AMENDED DEVELOPMENT CONSENT NO. 581/2000 (Part 3).

Being amendment to condition no 32 to allow for the general store to trade until 2010.

The Application for Amendment has been determined by the GRANTING OF AMENDMENT OF CONSENT SUBJECT TO THE CONDITIONS SPECIFIED IN THIS NOTICE.

The conditions of consent are set out as follows:

CONSTRUCTION CERTIFICATE & PCA NOTIFICATION

1. Before any site works, building, demolition or use is commenced, the person having the benefit of the development consent must:
 - i. Obtain a construction certificate from Shellharbour City Council or an accredited certifier (S81A); and
 - ii. Appoint a principal certifying authority (S81A).

All communications

addressed to:

GENERAL MANAGER

PO Box 155

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour City Centre

Email: records@shellharbour.nsw.gov.au

Web: www.shellharbour.nsw.gov.au

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla

LEGISLATION

2. The building must be erected in strict conformity with the plans, specifications and conditions approved by Council (see note 3).

OCCUPATION CERTIFICATE

3. The building must not be occupied or used until the Principal Certifying Authority issues an Occupation Certificate.

COMPLIANCE CERTIFICATES

4. The following compliance certificates (Part 4A), or other suitable documentation as prescribed in Council's policies and DCP's must be submitted to the Principal Certifying Authority prior to occupation of the building.
 - i. Plumbing and drainage (AS 3500)
 - ii. Wet area flashing (AS 3740)
 - iii. Physical or chemical termite barriers (AS 3660)
 - iv. Fire safety measures (BCA)
 - vi. Trade Waste with Sydney Water

EASEMENTS

5. No part of any structure shall encroach onto any easement.

UTILITIES

6. Contact should be made with SYDNEY WATER for their approval.

ENVIRONMENTAL

7. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
 - divert uncontaminated run-off around cleared or disturbed areas;
 - erect a silt fence to prevent debris escaping into drainage systems or waterways;
 - prevent tracking of sediment by vehicles on roads;
 - stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
8. During construction a suitable waste container for the disposal of all papers, plastics and other lightweight rubbish must be provided.

HOURS OF WORK

9. Any building work must be carried out between 7.00am and 5.00pm, Monday to Friday and 8.00am to 1.00pm Saturdays. (No work on Sundays or public holidays.)

HEALTH AND BUILDING REQUIREMENTS

Construction Details

10. Full engineering details on concrete footings and structural steel by a practising structural engineer complying with the relevant Ordinance and SAA Code requirements must be submitted to the Principal Certifying Authority prior to any work.
11. A. All **pad footings** must comply with AS2870.1 "Residential Slabs and Footings". The **size and depth of the footing** is determined by the **site classification** and the effective supported area in m².

Minimum Size and Depth of Pad Footings.

Loadbearing

Pad footings – square pad 600mm x 250mm thick concrete

Non-loadbearing

Pad footings – square pad 450mm x 250mm thick concrete

Depth of Pad Footing from Ground Level in mm by Foundation Material

S-400 M-500 H-1000

Notes:

1. The width can be reduced to one half the above for footings on rock.
2. The pad footings must be constructed in concrete except that masonry footings can be used under masonry piers.
3. S: silt and some clay; M: moderately reactive clay; H: highly reactive clay.
4. Clean filling (eg sand, clean soil) must be provided to level any depressions beneath the building.
5. The underside of the floor bearers must be at least **400mm** above the surface of the land. (AS 3660).

6. Sub-floor and cross ventilation must be provided by means of evenly distributed openings in the internal and external walls having an unobstructed area of not less than 7300mm² per lineal metre of wall. (NSW *Building Code of Australia*, Part 3.4.1).
7. **If platform flooring is to be used a bearers and joists inspection must be carried out prior to fixing of the flooring.**
8. A durable notice must be permanently fixed in the meter box or adjacent to the subfloor access door indicating:
 - a. The method of termite protection.
 - b. The date of installation.
 - c. The life expectancy of any chemical used.
 - d. The need to maintain and inspect the system on a regular basis.

Fire Resistance

12. In accordance with the provisions of Specification C1.10 of the *Building Code of Australia* any material used in the building must in the case of a sarking type material, have a flammability index not greater than 5 or otherwise, a smoke developed index not greater than 8, if the spread-of-flame index is greater than 5, and in any case a spread-of-flame index not greater than 9.

Fire Services and Equipment

13. Portable fire extinguishers suitable for the risk being protected must be installed in the building in accordance with AS 2444 and E1.6 of the *Building Code of Australia*.

Access and Facilities for People with Disabilities

14. Access for people with disabilities must be provided **to and within** buildings as set out in Table D3.2 **from** areas specified by Part D3.2 of the *Building Code of Australia*, **by means of a continuous path of travel** in accordance with AS 1428.1
15. Submit full details and identify the location of any walkways, ramps, landings and/or circulation space providing access for people with disabilities (and complying with AS 1428.1), as required by part D3 of the *Building Code of Australia*. These details (including a long section view/s) must be submitted prior to the release of the Construction Certificate.
16. Car parking spaces for disabled persons must be provided at the rate of one car parking space for each 100 spaces, or part thereof. (*Building Code of Australia* D3.5). The minimum width for the car parking space is 3.2m (AS 2890.1).

17. A sign incorporating the international symbol for people with disabilities shall identify the parking space and sanitary compartment required for the use of people with disabilities.

Health and Amenity

17. The floor being finished with a welded vinyl material coved at the junction of wall and floor surfaces.
18. The junction of walls must be sealed with a fibreglass bandage treated with a waterproof membrane system and be tiled over adjacent food preparation areas.
19. Cavities, false bottoms and similar hollow spaces which provide hiding places for cockroaches, mice or rats are not permitted in the premises or in the fittings and equipment, unless access is provided to these areas or they are completely sealed.
20. A double bowl sink with a supply of cold and hot water (or not less than 45⁰ Celsius) must be provided for cleaning of all utensils, receptacles, tools of trade, benches, fittings, machinery and other appliances.
21. Hand wash basins must be provided near food preparation areas with a supply of soap and each hand basin must have hot and cold water and hand drying facilities.
22. Hand drying facilities includes clean towels (preferably disposable) and air dryers.

Note: The basin and double bowl sink shown in the room adjoining the counter area satisfies the requirement of conditions 4 and 5 regarding provision of basins.

23. Materials and equipment for cleaning must be stored in a place physically separated from any food storage, display or preparation area.
24. Counter and bar tops are to be free of cracks, crevices or cavities and the finished surface of the top and exposed edges are to be smooth, durable and non-absorbent.
25. The walls of the premises must be sealed to prevent entry of dirt, dust and pests and must be smooth-faced, impervious and easy to clean.
26. The floor must be sealed, impervious to water and easy to clean and must not contain crevices where dirt and food particles may accumulate.

27. All shelving, counter areas and cabinets must be constructed:
 - i. without inaccessible void areas where food particles and vermin may accumulate
 - ii. of materials impervious to water; and
 - iii. so that they can be easily cleaned.
28. All service pipes and conduits are to be concealed in floors, walls or ceilings. Where concealment is not possible, pipes are to be fixed on brackets to provide at least 25mm clearance between the wall and pipe and 100mm between the floor and pipe.
29. All equipment used for display or storage of cold foods must be capable of maintaining the food at a temperature of not more than 5° Celsius.
30. Any appliance used for the storage of cold food must be provided with a thermometer accurate to the nearest degree Celsius. The thermometer is to be located in a position that will measure the temperature in the warmest part of the appliance and must be easy to read from outside the appliance.
31. All shelving must be constructed 300mm clear of the floor and no goods are to be placed on the floor, alternatively the bottom shelves must be placed on 75mm high solid concrete plinths.

TOWN PLANNING REQUIREMENTS

General

32. Modified – DA No. 581/2000 (Pt 3)

This consent is valid until 31 December 2010. The building must be removed from the site prior to the expiration of this consent. If it is intended that the general store continue its use after this period, written application on the appropriate form, together with payment of the appropriate fee, must be lodged with Council prior to the expiration of this consent. Council shall be mindful of any problems encountered or complaints received during this initial consent period when determining this request.

Hours of Operation

33. The hours of operation for the general store shall be restricted to 7.30am to 8.30pm.

Design and Visual Impact

- 34. No advertisement sign or sign must be erected or displayed without first gaining development consent from Council, unless the sign is in accordance with the requirements of *Shellharbour Development Control Plan No. 9/98 – Exempt Development*. Regard shall be given to the *Development Control Plan No. 5/97 – Advertising Structures and Advertisements* when preparing such an application.

ENGINEERING REQUIREMENTS

Drainage

- 35. Roof water shall be piped to the interallotment drainage easement in Lot 1092. In this regard, a stub outlet has been provided for connection to the interallotment drainage pipeline in the north-eastern corner of Lot 1083.

REASONS FOR THE IMPOSITION OF CONDITIONS

- 1. To minimise any possible adverse environmental impacts of the proposed development.
- 2. To ensure that the amenity and character of the surrounding area is protected.
- 3. To ensure that the design and siting of the development complies with the provisions of Environmental Planning Instruments and Council’s Codes and Policies.
- 4. To ensure that the development does not conflict with the public interest.

Endorsement of date of consent.....

NOTES:

- 1. This amended Development Consent replaces the consent originally given to you and any other amendment.
- 2. Failure to comply with any of the conditions of consent may result in a Penalty Infringement Notice of \$600 being issued against the owner/applicant/builder.
- 3. If you are unsure of the date, which this consent becomes valid, refer to Section 83 of the Act.
- 4. To find out the date this consent will lapse, refer to Section 95 of the Act.
- 5. If you are dissatisfied with any decision of this consent, then you have the right to appeal to the Land & Environment Court.

Development Application No. 581/2000 (Pt 3)
Lot 1083, DP 866483, 2 Brindabella Drive, Shell Cove

You must do this within 60 days after the receipt of this notice.

1. Even though this consent is issued under the *Environmental Planning and Assessment Act, 1979*, the provisions of a restrictive covenant, agreement, instrument or other statutory provision may prevent the development which is the subject of this consent. You may wish to seek independent legal advice in this regard prior to acting on the consent.
2. You are advised that the plans and conditions of this consent must be complied with and you may only vary them if you make a written application, pay the correct fee and we give you written approval to amend the application.


for Graham H Mitchell
Manager Development Services

on behalf of Brian A Weir, General Manager

The Council of the
City of Shellharbour
ABN 78 392 627 134
Lamerton House, Lamerton Cres
Shellharbour City Centre NSW 2529
Telephone: (02)4221 6111
Fax: (02)4221 6016
Email: records@shellharbour.nsw.gov.au

TAX INVOICE

Australand Corporation (NSW) Pty Ltd
PO Box A148

SHELLHARBOUR 2529

Receipt No.:

091093

Date:

28/11/2005

Cheque No.:

185046

Item

Amount

044

DA Fees (F)

55.00

20

2810260102 DA 581/00 - 2 Brindab

Items marked with * include GST

Receipt Totals	
Total excluding GST	\$55.00
GST	\$0.00
Total including GST	\$55.00

Batch: 027409



Australand Holdings Limited
1C Homebush Bay Drive
RHODES
Sydney NSW 2138

Shellharbour City Council
P O Box 155
Shellharbour Square
SHELLHARBOUR, NSW 2529

*General Office
(1st floor)
Council Approvals.*

Remittance Advice

Cheque No.: **185046**
Currency: AUD
Date: 23/11/05

Pay-To Account: **SHEL207**

Date	Reference	Gross	Discount	Withheld	Net Payable
22/11/05	S96 - STG 8A	55.00	.00	.00	55.00
Payment Total					55.00

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

28 November 2005

Mr Graham Mitchell
Planning Manager
Shellharbour City Council
PO Box 155
Shellharbour Square
Shellharbour City Centre NSW 2529

Dear Graham

**Shell Cove General Store – Modification of Development Consent under Section 96/1
Council Reference: DA 581/2000**

Please find enclosed herewith application for the modification of development consent 581/2000 under section 96/1.

The following items are enclosed in support of this application:

- Application form;
- Cheque in the sum of \$55.00;

The following amendment is sought:

1. Amend Condition 32

The original application and consent provided for the temporary use of the structure as a General Store until such times as the final proposed retail centre is developed within the boatharbour precinct. The consent provided for this use for an 8 year term commencing from the date of the consent. Since the determination of the consent, the program for development of the boatharbour and adjoining retail precinct has been delayed and accordingly the period of operation is sought to be amended to reflect the current boatharbour completion timeframe and delivery of final retail facilities for the Shell Cove community.

The following amendment is proposed:

AUSTRALAND HOLDINGS LIMITED ABN 12 008 443 696

Sydney (Head Office)
Level 3
1C Homebush Bay Dr
Rhodes NSW 2138
Locked Bag 2106
North Ryde NSW 1670
DX 8419 Ryde
Tel: 02 9767 2000

Melbourne
Commercial & Industrial
Building 1
Level 5, 658 Church St
Richmond VIC 3121
PO Box 4555
Richmond VIC 3121
Tel: 03 9426 1000

Melbourne
Land & Housing
Level 2
352 Wellington Rd
Mulgrave VIC 3170
DX 16630 Oakleigh
Tel: 03 8562 2000
Fax: 03 8562 2077

Melbourne
Apartments
17-23 Queensbridge St
Southbank VIC 3006
Tel: 03 8695 6400
Fax: 03 9690 1280

Perth
Level 2
47 Colin St
West Perth WA 6005
Tel: 08 9486 4500
Fax: 08 9486 4200

Brisbane
Level 1
109 Logan Rd
Woolloongabba
QLD 4102
PO Box 1365
Coorparoo QLD 4151
Tel: 07 3391 7466

delete:

"The consent is valid for a period of eight (8) years from the date of issue"

replace deleted section with:

"The consent is valid for a period terminating on 31 December 2010"

Please do not hesitate to call me if you have any queries in relation the foregoing.

Yours faithfully

A handwritten signature in black ink, appearing to be 'G. Colquhoun', written over the typed name. The signature is fluid and extends to the right.

Glenn Colquhoun
Shell Cove Development Manager
gc3254.doc



Remittance Advice

Australand Holdings Limited
1C Homebush Bay Drive
RHODES
Sydney NSW 2138

Cheque No.: 185046

Currency: AUD

Date: 23/11/05

Shellharbour City Council
P O Box 155
Shellharbour Square
SHELLHARBOUR, NSW 2529

Pay-To Account: SHEL207

Table with 6 columns: Date, Reference, Gross, Discount, Withheld, Net Payable. Row 1: 22/11/05, S96 - STG 8A, 55.00, .00, .00, 55.00. Row 2: Payment Total, 55.00

FAC (74) 0764 5071 163 422 FEB 10 15 SEP 20 11 0905 28 23 06 185046 051



Commonwealth Bank
Commonwealth Bank of Australia
48 Martin Place Sydney NSW



DATE 23/11/2005

PAY THE SUM OF Dollars 10 Millions | Millions | 100 Thousands | 10 Thousands | Thousands | Hundreds | Tens | Units | Cents 185046
* ZERO *** ZERO *** ZERO *** ZERO *** ZERO *** ZERO *** FIVE *** FIVE *** 00

TO THE ORDER OF Shellharbour City Council

NOT NEGOTIABLE
A/C PAYEE ONLY

\$ *****55.00

Handwritten signatures and AUSTRALAND HOLDINGS LIMITED OVERHEAD ACCOUNT A.B.N. 12 008 445 006

SECURITY FEATURE INCLUDED IN THIS CHEQUE IS A MICROPRINTED SIGNATURE LINE. THE ABSENCE OF WHICH COULD INDICATE A FRAUDULENT CHEQUE

185046 06 200001 11264497



THE COUNCIL OF THE CITY OF SHELLHARBOUR

APPLICATION TO MODIFY DEVELOPMENT CONSENT

(UNDER SECTION 96(1) OR 96(1A) OR 96(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979)

APPLICANT DETAILS NAME: <u>AUSTRALAND CORPORATION (NOW) PL</u> ADDRESS: <u>PO BOX A148</u> <u>SHELLHARBOUR NSW 2529</u> SIGNATURE: <u>[Signature]</u>	OFFICE USE ONLY APPLICATION NO: _____ DATE RECEIVED: _____ FEE: _____ RECEIPT NO: _____
--	--

ADDRESS OF SUBJECT LAND: 2 BRINDABELLA DRIVE, SHELL COVE
2529

LOT: 1083 DP: 866483

DEVELOPMENT CONSENT APPLICATION NO: 581/2000
DESCRIPTION OF APPROVED DEVELOPMENT: TEMPORARY GENERAL STORE
ENDORSEMENT DATE: 3 DECEMBER 2001

TYPE OF MODIFICATION: minor (s96(1)) or minimal environmental impact (s96(1A)) or other (s96(2))

DETAILS OF MODIFICATION(S) SOUGHT (attach additional sheets if necessary):
Amend condition 32 to extend operation from an 8 year term to complete 31 December 2010.

PROVIDE EVIDENCE THAT THE MODIFICATION(S) DO NOT SUBSTANTIALLY ALTER DEVELOPMENT.

PROVIDE THREE (3) SETS OF PLANS INDICATING PROPOSED MODIFICATION(S) TO ACCOMPANY APPLICATION

OWNER OF THE LAND DETAILS **THE COUNCIL OF SHELLHARBOUR**

SIGNATURE(S): _____ [Signature]

NAME(S): _____ **(MR) B.A. WEIR**
GENERAL MANAGER

ADDRESS: _____

A fee and three sets of plans must accompany this application. Applications under section 96 will only be accepted where the changes are minor or operational; where the changes will not require recalculation of floor space; carparking or landscaping etc; and where the form and content of the amendment is substantially similar to the original application. All other amendments are to be resubmitted and processed as a new development application.

30 July 2002

RECEIVED 31 JUL 2002



Mr G Colquhoun
C/- Walker Corporation
PO Box A148
SHELLHARBOUR 2529

**Final Inspection - Development Application No 581/2000
Erection of Temporary Structure for use as a General Store
Lot 1083, Hse 2, Brindabella Drive, Shell Cove**

Dear Mr Colquhoun

A pre final inspection was carried out by a Council Officer on 16 July 2002 at the above address.

As a result of the inspection, the following items must be addressed to obtain a satisfactory final inspection to obtain an Occupation Certificate.

1. Supply Council with a copy of the manufacturer's certificate of building compliance for the structure.
2. A form 15A for the installation of all fire safety measures required, refer condition no 12 of Development Application.
3. Supply disabled parking space, refer condition no 15 of Development Application.
4. Supply disabled signage, refer condition no 16 of Development Application.
5. Supply disabled signage for unisex w.c.
6. Submit a stormwater drainage certificate (AS 3500).

On completion of these requirements a final re-inspection is required. Please contact Council's Customer Service Department for bookings.

If you request any further information, please contact Alan Hardie between 9.30am and 10.30am weekdays.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alan Hardie", written over a light blue background.

Alan Hardie
Environmental Health & Building Surveyor

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Squa

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla

RECEIVED - 4 DEC 2001

**Environmental Planning and Assessment Act, 1979,
As amended
NOTICE TO APPLICANT OF DETERMINATION OF A
DEVELOPMENT APPLICATION**



Shellharbour City Council
C/- Australand Holdings
PO Box A148
SHELLHARBOUR 2529

- 3 DEC 2001

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LOT 1083, DP 866483, HSE 2 BRINDABELLA DRIVE, SHELL COVE

and being development described as follows:

ERECTION OF TEMPORARY STRUCTURE FOR USE AS A GENERAL STORE

as shown on the plans endorsed with Council's stamp and attached to AMENDED DEVELOPMENT CONSENT NO. 581/2000 (Part 2) being:-

delete original conditions 17 and 18 and replace with additional conditions relating to food preparation.

The Application for Amendment has been determined by the GRANTING OF AMENDMENT OF CONSENT SUBJECT TO THE CONDITIONS SPECIFIED IN THIS NOTICE.

The conditions of consent are set out as follows:

CONSTRUCTION CERTIFICATE & PCA NOTIFICATION

1. **Before any site works, building, demolition or use is commenced**, the person having the benefit of the development consent must:
 - a. Obtain a construction certificate from Shellharbour City Council or an Accredited Certifier (S81A); and
 - b. Appoint a Principal Certifying Authority (S81A).

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COUNCIL MEETING CHAMBER

Cnr Shellharbour &

Lake Entrance Roads Warilla

Development Application No. 581/2000 (Part 2)
Lot 1083, Hse 2 Brindabella Drive, Shell Cove

LEGISLATION

2. The building must be erected in strict conformity with the plans, specifications and conditions approved by Council (see note 3).

OCCUPATION CERTIFICATE

3. The building must not be occupied or used until the Principal Certifying Authority issues an Occupation Certificate.

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Development Application No. 581/2000 (Part 2)
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22. Hand drying facilities includes clean towels (preferably disposable) and air dryers.

NOTE: The basin and double bowl sink shown in the room adjoining the counter area satisfies the requirement of conditions 4 and 5 regarding provision of basins.

23. Materials and equipment for cleaning must be stored in a place physically separated from any food storage, display or preparation area.
24. Counter and bar tops are to be free of cracks, crevices or cavities and the finished surface of the top and exposed edges are to be smooth, durable and non-absorbent.
25. The walls of the premises must be sealed to prevent entry of dirt, dust and pests and must be smooth-faced, impervious and easy to clean.
26. The floor must be sealed, impervious to water and easy to clean and must not contain crevices where dirt and food particles may accumulate.
27. All shelving, counter areas and cabinets must be constructed:
 - (i) without inaccessible void areas where food particles and vermin may accumulate;
 - (ii) of materials impervious to water; and
 - (iii) so that they can be easily cleaned.
28. All service pipes and conduits are to be concealed in floors, walls or ceilings. Where concealment is not possible, pipes are to be fixed on brackets to provide at least 25mm clearance between the wall and pipe and 100mm between the floor and pipe.
29. All equipment used for display or storage of cold foods must be capable of maintaining the food at a temperature of not more than 5^o Celsius.

Development Application No. 581/2000 (Part 2)
Lot 1083, Hse 2 Brindabella Drive, Shell Cove

30. Any appliance used for the storage of cold food must be provided with a thermometer accurate to the nearest degree Celsius. The thermometer is to be located in a position that will measure the temperature in the warmest part of the appliance and must be easy to read from outside the appliance.
31. All shelving must be constructed 300mm clear of the floor and no goods are to be placed on the floor, alternatively the bottom shelves must be placed on 75mm high solid concrete plinths.

TOWN PLANNING REQUIREMENTS

General

32. This consent is valid for a period of eight (8) years from the date of issue. The building must be removed from the site prior to the expiration of this consent. If it is intended that the general store continue its use after the eight year period, written application on the appropriate form, together with payment of the appropriate fee, must be lodged with Council prior to the expiration of this consent. Council shall be mindful of any problems encountered or complaints received during this initial consent period when determining this request.

Hours of Operation

33. The hours of operation for the general store shall be restricted to 7.30am to 8.30pm.

Design and Visual Impact

34. No advertisement sign or sign must be erected or displayed without first gaining development consent from Council, unless the sign is in accordance with the requirements of Shellharbour Development Control Plan No. 9/98 – Exempt Development. Regard shall be given to the Development Control Plan No. 5/97 – Advertising Structures and Advertisements when preparing such an application.

ENGINEERING REQUIREMENTS

Drainage

35. Roof water shall be piped to the interallotment drainage easement in Lot 1092. In this regard, a stub outlet has been provided for connection to the interallotment drainage pipeline in the north-eastern corner of Lot 1083.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To minimise any possible adverse environmental impacts of the proposed development.
2. To ensure that the amenity and character of the surrounding area is protected.

Development Application No. 581/2000 (Part 2)
Lot 1083, Hse 2 Brindabella Drive, Shell Cove

3. To ensure that the design and siting of the development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure that the development does not conflict with the public interest.

- 7 DEC 2000

Endorsement of date of consent

NOTES:

1. This amended Development Consent replaces the consent originally given to you and any other amendment.
2. Failure to comply with any of the conditions of consent may result in a Penalty Infringement Notice of \$600 being issued against the owner/applicant/builder.
3. If you are unsure of the date which this consent becomes valid, refer to Section 83 of the Act.
4. To find out the date this consent will lapse, refer to Section 95 of the Act.
5. If you are dissatisfied with any decision of this consent, then you have the right to appeal to the Land & Environment Court.

You must do this within 60 days after the receipt of this notice.

1. Even though this consent is issued under the *Environmental Planning and Assessment Act, 1979*, the provisions of a restrictive covenant, agreement, instrument or other statutory provision may prevent the development which is the subject of this consent. You may wish to seek independent legal advice in this regard prior to acting on the consent.
2. You are advised that the plans and conditions of this consent must be complied with and you may only vary them if you make a written application, pay the correct fee and we give you written approval to amend the application.



Ian Rankine
Senior Development Assessment Officer

on behalf of Brian A Weir, General Manager

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

2 November 2001

Mr Geoff Hall
Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt NSW 2529

Dear Geoff

Shell Cove General Store – Modification of Development Consent 581/2000 under section 96(1) of the Environmental Planning and Assessment Act, 1979

I refer to our recent discussions and subsequent to which I request the modification of development consent 581/2000 as follows:


Deletion of clauses 17. And 18.

The deletion is warranted on the basis that:

1. the juncture of walls and floors of food preparation areas are sealed with the following methods adopted for food preparation areas:
 - The floors will be finished with a welded vinyl coved at floor junctures; and
 - The juncture of walls will be sealed with a fibreglass bandage treated with a waterproof membrane system and be tiled over adjacent food preparation areas; and
2. the General Store will be a temporary facility operable until such times as the district shopping centre proposed adjacent the Shell Cove boatharbour is constructed. This is expected to constitute a term of approximately 7 years.

Please do not hesitate to call me if you have any queries in relation the foregoing.

Yours faithfully,



Glenn Colquhoun
Shell Cove Development Manager
gc1547.doc

AUSTRALAND HOLDINGS LIMITED ABN 12 008 443 696

Sydney (Head Office)
Level 3
1C Homebush Bay Road
Rhodes NSW 2138
Locked Bag 2106
North Ryde NSW 1670
DX 8419 Ryde
Telephone: 02 9767 2000

Melbourne
Level 5
658 Church Street
Richmond VIC 3121
Telephone: 03 9426 1000
Facsimile: 03 9426 1050

Brisbane
32 Logan Road
Woolloongabba QLD 4102
PO Box 1365
Coorparoo QLD 4151
Telephone: 07 3391 7466
Facsimile: 07 3891 1389

Perth
Level 2
47 Colin Street
West Perth WA 6005
Telephone: 08 9486 4500
Facsimile: 08 9486 4200

THE COUNCIL OF THE CITY OF SHELLHARBOUR



APPLICATION TO MODIFY DEVELOPMENT CONSENT

(UNDER SECTION 96(1) OR 96(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979)

OWNER OF LAND DETAILS
 NAME: SHELLHARBOUR CITY COUNCIL
 ADDRESS: 40 AUSTRALAND HOLDINGS
70 BOX A 148
SHELLHARBOUR NSW 2520

OFFICE USE ONLY
 APPLICATION NO: _____
 DATE RECEIVED: _____
 FEE: \$175.00
 RECEIPT NO: _____

ADDRESS OF SUBJECT LAND: 2 BRINDABELLA DRIVE
SHELL COVE NSW 2520
 LOT: 1083 DP: 866483

DEVELOPMENT CONSENT APPLICATION NO: 581/2000
 DESCRIPTION OF APPROVED DEVELOPMENT: Erection of temporary structure for use as a general store
 ENDORSEMENT DATE: 7/12/2000

TYPE OF MODIFICATION: minor (s96(1)) or other (s96(2))

DETAILS OF MODIFICATION(S) SOUGHT (attach additional sheets if necessary):
see covering letter
 PROVIDE EVIDENCE THAT THE MODIFICATION(S) DO NOT SUBSTANTIALLY ALTER DEVELOPMENT.
see covering letter

PROVIDE THREE (3) SETS OF PLANS INDICATING PROPOSED MODIFICATION(S) TO ACCOMPANY APPLICATION

SIGNATURE OF APPLICANT(S)
 SIGNATURE(S): [Signature]
 NAME(S): GLENN COLQUHOUN
 DATE: 3/10/01

A fee and three sets of plans must accompany this application. Applications under section 96 will only be accepted where the changes are minor or operational; where the changes will not require recalculation of floor space, carparking or landscaping etc; and where the form and content of the amendment is substantially similar to the original application. All other amendments are to be resubmitted and processed as a new development application.



Walker Group

Westpac Banking Corporation

260 QUEEN STREET, BRISBANE QLD 229031

DATE
31 OCT 01

PAY THE SUM OF

*** ONE HUNDRED SEVENTY FIVE DOLLARS
*** AND NO CENTS ***

PAY TO THE
ORDER OF

Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt 2529

NOT NEGOTIABLE
ACCOUNT
PAYEE ONLY

\$ ***175.00

For and on behalf of
Walker Corporation Limited
ACN 001 022 117

⑈ 229031 ⑈ 034 ⑈ 0021: 37 ⑈ 2348 ⑈



Walker Group

Walker Corporation Limited
ACN 001 022 117
PO Box 835
Broadway NSW 2007
Level 3
Broadway Shopping Centre
1 Bay Street
Broadway NSW 2007
Telephone (02) 8218 1500
Facsimile (02) 8218 1690

Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt

2529

Date: 31/10/01

Cheque No.: 229031

A/C No.: SHE529

Page No.: 1

INVOICE DATE	TYPE	INVOICE No.	DESCRIPTION	AMOUNT	AMOUNT PAID
31OCT01	CI	MCS.175	Shellharbour City	175.00	175.00
SHELLCOVE PAYMENT ACC'S RE STUBBINGS					
				Total Before Tax	175.00
				Less Withholding Tax	0.00
CI - INVOICE CC - CREDIT					175.00



Transaction Summary

 Sydney
WATER
Date Requested Fri October 19 2001**A.B.N** 49 776 225 038
Agent Sydney Water, Wollongong, 120 Smith St, Wollongong
Applicant australand holdings, po box A148 shellharbour 2529

This document will be a tax invoice when you make payment.

Transaction Details

	Charge	GST	Total
<i>Lot 1083 Cove Blvd, Shellharbour 2529</i>			
03 238518 Building Plan Approval Application Fee	\$20.00	\$0.00	\$20.00
04 238527 Inspection Charge	\$90.00	\$9.00	\$99.00
97 238527 Plumbing and Drainage Inspection Application Fee	\$30.00	\$0.00	\$30.00
Transaction Total	\$140.00	\$9.00	\$149.00

Petty Cash

 TAX INVOICE ABN: 49 776 225 038
 19-10-2001 10:07AM MLNG 001 CD
 Receipt for: Build Plan Approval

 \$20.00
 GST: \$0.00
 Rec No: 00037500 \$20.00

 Customer Name and Address Attached
 australand holdings

 TAX INVOICE ABN: 49 776 225 038
 19-10-2001 10:07AM MLNG 001 CD
 Receipt for: P and D APP fee

 \$30.00
 GST: \$0.00
 Rec No: 00037501 \$30.00

Customer Name and Address Attached

 TAX INVOICE ABN: 49 776 225 038
 19-10-2001 10:07AM MLNG 001 CD
 Receipt for: P&D Inspections Fees

 \$90.00
 GST: \$9.00
 Rec No: 00037502 \$99.00

Customer Name and Address Attached



Application Lodgement Summary

 Sydney
WATER

Reference Number 238527 **Date Requested:** Fri October 19 2001
Agent Sydney Water, Wollongong, 120 Smith St, Wollongong
Applicant australand holdings, po box A148 shellharbour 2529
Property/Asset Lot 1083 Cove Blvd, Shellharbour 2529 (Shellharbour Municipal Council)
 PNum: 4954526
 150 mm PVC Sewer Main Reticulation - (3079868)
Product Plumbing and Drainage Inspection

Charge	Product Cost	GST	Total
Plumbing and Drainage Inspection Application Fee	\$30.00	\$0.00	\$30.00
2 x Inspection Charge	\$90.00	\$9.00	\$99.00

Your application has been sent to **PDI Services, Cooper Road, Birrong** for action.
 Enquiries can be directed to **Refer Contact List** or DX : **DX2554W**.
 The anticipated turnaround time is **365 days**.

Conditions

- All fees are NON REFUNDABLE and NON TRANSFERABLE
- Any Plumbing or Drainage work MUST BE carried out by or under the immediate Supervision of Authorised Licensees who MUST lodge a separate Application to commence the work.
- This Application will lapse if the relevant work shown heron has not commenced within 12 months of the date shown on the receipt.
- Where the Sewer is not available Sydney Water cannot accept any responsibility for the locations, lines and levels of the Supervised work for connection to the Sewer when it becomes available
- Owner's please note: You should obtain a 'Certificate of Compliance' from your Plumber or Drainer. This is your warranty for work done.

EXTRACT FROM THE WATER BOARD (CORPORATION) ACT 1994 - Clause 21 (5) Water (Finance) Regulation

1. An owner or occupier of land shall not refuse to give, wilfully omit to disclose, or wilfully misstate to an Officer of Sydney Water:-
 - a. any information required for, or likely to affect, a valuation or determination to be made for the purpose of this clause;
 - b. in the case of an occupier, the name of the owner of the land or the person who receives, or is Authorised to receive, the rent for the land. MAXIMUM PENALTY:\$5,000 IN THE CASE OF A CORPORATION, OR IN OTHER CASES, \$2,000.

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

29 June 2001

Mr Geoff Hall
Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt NSW 2529

Dear Geoff

Shell Cove General Store – Council Reference: DA 581/2000

I refer to our recent telephone discussion in relation to food preparation associated with the proposed Shell Cove General Store.

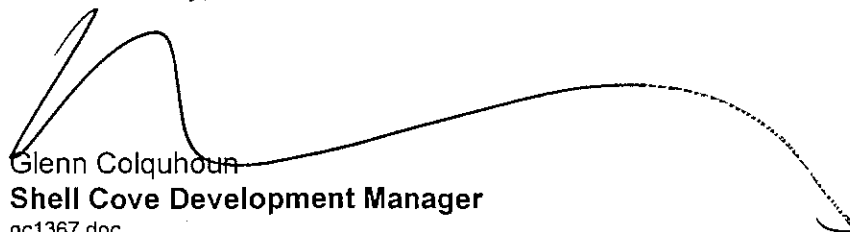
I note your agreement that conditions 17 and 18 of development consent will not apply provided the juncture of walls and floors of food preparation areas are sealed. I note that the following methods of ensuring a sealed juncture will be adopted for food preparation areas:

1. The floors will be finished with a welded vinyl covered at floor junctures; and
2. The juncture of walls will be sealed with a fibreglass bandage treated with a waterproof membrane system and be tiled over adjacent food preparation areas.

I would appreciate your written advice confirming the agreement to provide for food preparation at the Shell Cove General Store based on the above method of wall and floor juncture sealing.

Please do not hesitate to call me if you have any queries in relation the foregoing.

Yours faithfully,



Glenn Colquhoun
Shell Cove Development Manager
gc1367.doc

AUSTRALAND HOLDINGS LIMITED ABN 12 008 443 696

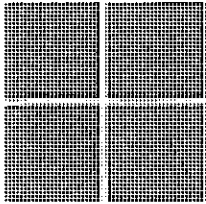
Sydney (Head Office)
Australand House
242 Beecroft Road
Epping NSW 2121
Postal Bag 22
Epping NSW 1710
DX 4432 Epping
Telephone 02 9395 5999
Facsimile 02 9868 4796

Sydney Facsimile
02 9868 4796 IT/Prop. Mgt.
02 9868 2741 Land
02 9876 5829 Construction
02 9877 0513 Sales Marketing
02 9868 1278 Drafting
02 9868 2205 Corporate
02 9395 5818 Accounts
02 9868 7583 Conveyancing

Melbourne
Monash Business Park
15 Business Park Drive
Notting Hill VIC 3168
DX 16630 Oakleigh
Telephone: 03 9558 9277
Facsimile: 03 9558 8733

Brisbane
32 Logan Road
Woolloongabba QLD 4102
PO Box 1365
Coorparoo QLD 4151
Telephone: 07 3391 7466
Facsimile: 07 3891 1389

Perth
Level 2
47 Colin Street
West Perth WA 6005
Telephone: 08 9486 4
Facsimile: 08 9486 4



**B I S H O P
H I T C H C O C K
+ I R W I N**

architects

abn 40 239 046 864

n o w r a
9 moss street
ph: 02 4421 2588
fax 02 4421 2179
nowra@bandh.com.au

k i a m a
4/125 terralong street
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fax 02 4232 2515
kiama@bandh.com.au

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3/2 coombe street
ph: 02 4229 5777
fax 02 4225 2330
wgong@bandh.com.au

s h e l l c o v e
brindabella drive
ph: 02 4297 2587
fax 02 4232 2515
scove@bandh.com.au

b a t e m a n s b a y
beach road
ph: 02 4472 9927
fax 02 4472 4533
btbay@bandh.com.au

p e n s h u r s t
19 the strand
ph: 02 9570 2480
fax 02 9580 7968
sdney@bandh.com.au

d i r e c t o r s

P a u l B i s h o p
b.sc (arch), b.arch, aaca

M a r k H i t c h c o c k
b.sc (arch), b.arch (hons)

C o l i n I r w i n
b.arch (hons), aara

a s s o c i a t e

R o s s H i l l
b.sc (arch)

p o r t h a v e n p t y l i m i t e d
a c n 0 0 3 3 2 3 2 9 7

Shellharbour City Council
PO Box 155
SHELLHARBOUR NSW 2529

ATTENTION: Ms Nicole Ashton

Dear Nicole,

**RE: WALKER CORPORATION - GENERAL STORE
LOT 1083
SHELL COVE**

Further to your letter of 12th October I have discussed this issue of the use of the building as a General Store with Geoff Hall of Council.

The building is a temporary use as a General Store for sale of packaged goods, drinks newspapers etc with no food processing on site. The building will be removed once the commercial sector of Shell Cove is constructed.

Attached are amended plans showing an indicative layout only for the shop use.

Yours faithfully
BISHOP HITCHCOCK + IRWIN

MARK HITCHCOCK
mh/so
file/issue

c.c. Walker Corporation + copy of plan
encl. Amended plan

General Store PH file

31 October 2000
Week 45
Ref: 2881

DRAWING REGISTER + TRANSMITTAL FORM

Project: Shellcove General Store No: 2881

PLEASE FIND ENCLOSED COPIES OF DRAWINGS LISTED BELOW

* PRELIMINARY USE	DAY	17	28	25	27	3	6																			
A FIRST ISSUE	MTH	04	6	7	7	8	11																			
B, C, D, etc REVISIONS	YEAR	00	00	00	00	00	00																			

BISHOP HITCHCOCK + IRWIN

architects

nowra
9 moss street
ph: 02 4421 2588
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wollongong
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ph: 02 4229 5777
fax 02 4225 2330
wgong@bandh.com.au

shellcove
brindabella drive
ph: 02 4297 2587
fax 02 4232 2515
scove@bandh.com.au

batemans bay
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ph: 02 4472 9927
fax 02 4472 4533
bthay@bandh.com.au

penshurst
19 the strand
ph: 02 9570 2480
fax 02 9580 7968
sdney@bandh.com.au

directors
Paul Bishop
b.sc (arch), b.arch, aaca

Mark Hitchcock
b.sc (arch), b.arch (hons)

Colin Irwin
b.arch (hons), aara

associate
Ross Hill
b.sc (arch)
porthaven pty limited
ach 003 323 297

Drawing Title	Dwg No	Number of Copies																								
		1	2	3	4	5	6	7	8	9	10	11	12													
Shellcove - Glen C.	A1																									
Smc																										

Drawing Title	Dwg No	Revision																								
Concept 1	SP1																									
DA	SPA01																									

Despatch Method:																											
Mall (M), Courier (C), Hand (H), Bus (B), Express Post (EP), Pick Up (PU)																											

Despatched By Sally
Received By _____

Note: * INDICATES PRELIMINARY ISSUE AND MAY BE SUBJECT TO CHANGE. TO BE STAMPED "ISSUED", "PRELIMINARY" AND "NOT FOR CONSTRUCTION"

General Store PA JV
RECEIVED 13 DEC 2000

12 DEC 2000



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Issued under the Environmental Planning and Assessment Act 1979 Section 81 (1)(a)

TO: Walker Corporation Pty Ltd
PO Box A148
SHELLHARBOUR NSW 2529

Being the applicant of Development Application No. 581/2000 for consent to the following development:

ERECTION OF TEMPORARY STRUCTURE FOR USE AS A GENERAL STORE

LOT: 1083 DP: 866483

2 BRINDABELLA DRIVE SHELL COVE

BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION: Class 6

Determination date of consent 7 DEC 2000

In accordance with Section 80 of the Act the Development Application has been determined by the GRANTING OF CONSENT SUBJECT TO THE CONDITIONS DESCRIBED BELOW.

CONSTRUCTION CERTIFICATE & PCA NOTIFICATION

1. Before any site works, building, demolition or use is commenced, the person having the benefit of the development consent must:
 - a. Obtain a construction certificate from Shellharbour City Council or an Accredited Certifier (S81A); and
 - b. Appoint a Principal Certifying Authority (S81A).

LEGISLATION

2. The building must be erected in strict conformity with the plans, specifications and conditions approved by Council. (see note 3)

OCCUPATION CERTIFICATE

3. The building must not be occupied or used until the Principal Certifying Authority issues an Occupation Certificate.

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER

Cnr Shellharbour &

Lake Entrance Roads Warilla

**Walker Corporation Pty Ltd
Development Application 581/2000**

COMPLIANCE CERTIFICATES

4. The following compliance certificates (Part 4A), or other suitable documentation as prescribed in Council's policies and DCP's must be submitted to the Principal Certifying Authority prior to occupation of the building.
- i Plumbing and drainage (AS 3500)
 - ii Wet area flashing (AS 3740)
 - iii Physical or chemical termite barriers (AS 3660)
 - iv Fire safety measures (BCA)
 - v Trade Waste with Sydney Water

EASEMENTS

5. No part of any structure shall encroach onto any easement.

UTILITIES

6. Contact should be made with SYDNEY WATER for their approval.

ENVIRONMENTAL

7. Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert uncontaminated run-off around cleared or disturbed areas;
 - erect a silt fence to prevent debris escaping into drainage systems or waterways;
 - prevent tracking of sediment by vehicles on roads;
 - stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

During construction a suitable waste container for the disposal of all papers, plastics and other lightweight rubbish must be provided.

HOURS OF WORK

8. Any building work must be carried out between 7.00am and 5.00pm, Monday to Friday and 8.00am to 1.00pm Saturdays. (No work on Sundays or public holidays).

HEALTH AND BUILDING REQUIREMENTS

Construction Details

9. Full engineering details on concrete footings and structural steel by a practising Structural Engineer complying with the relevant Ordinance and SAA Code

Walker Corporation Pty Ltd
Development Application 581/2000

requirements must be submitted to the Principal Certifying Authority prior to any work.

10. A. All **pad footings** must comply with AS2870.1 "Residential Slabs and Footings". The **size and depth of the footing** is determined by the **site classification** and the effective supported area in m².

Minimum Size and Depth of Pad Footings.

Loadbearing

Pad footings – square pad 600mm x 250mm thick concrete

Non-loadbearing

Pad footings – square pad 450mm x 250mm thick concrete

Depth of Pad Footing from

Ground Level in mm by

Foundation Material

S-400 M-500 H-1000

Notes:

1. The width can be reduced to one half the above for footings on rock.
2. The pad footings must be constructed in concrete except that masonry footings can be used under masonry piers.
3. S: silt and some clay; M: moderately reactive clay; H: highly reactive clay.
4. Clean filling (eg sand, clean soil) must be provided to level any depressions beneath the building.

B. The underside of the floor bearers must be at least 400mm above the surface of the land. (AS 3660).

C. Sub-floor and cross ventilation must be provided by means of evenly distributed openings in the internal and external walls having an unobstructed area of not less than 7300mm² per lineal metre of wall. (NSW Building Code of Australia, Part 3.4.1).

D. **If platform flooring is to be used a bearers and joists inspection must be carried out prior to fixing of the flooring.**

E. A durable notice must be permanently fixed in the meter box or adjacent to the subfloor access door indicating:

- a. The method of termite protection.
- b. The date of installation.
- c. The life expectancy of any chemical used.
- d. The need to maintain and inspect the system on a regular basis.

Walker Corporation Pty Ltd
Development Application 581/2000

Fire Resistance

11. In accordance with the provisions of Specification C1.10 of the Building Code of Australia any material used in the building must in the case of a sarking type material, have a flammability index not greater than 5 or otherwise, a smoke developed index not greater than 8, if the spread-of-flame index is greater than 5, and in any case a spread-of-flame index not greater than 9.

Fire Services and Equipment

12. Portable fire extinguishers suitable for the risk being protected must be installed in the building in accordance with AS2444 and E1.6 of the Building Code of Australia.

Access and Facilities for People with Disabilities

13. Access for people with disabilities must be provided **to and within** buildings as set out in Table D3.2 **from** areas specified by Part D3.2 of the Building Code of Australia, **by means of a continuous path of travel** in accordance with AS 1428.1
14. Submit full details and identify the location of any walkways, ramps, landings and/or circulation space providing access for people with disabilities (and complying with AS 1428.1), as required by part D3 of the Building Code of Australia. These details (including a long section view/s) must be submitted prior to the release of the Construction Certificate.
15. Car parking spaces for disabled persons must be provided at the rate of one (1) car parking space for each one hundred (100) spaces, or part thereof. (Building Code of Australia D3.5). The minimum width for the car parking space is 3.2 metres (AS 2890.1).
16. A sign incorporating the international symbol for people with disabilities shall identify the parking space and sanitary compartment required for the use of people with disabilities.

Health and Amenity

17. The premises must not be used for the sale of foods other than pre-packaged foods.
18. Food preparation or processing (including heating) must not be carried out on the premises.

Note: These conditions are imposed as the premises is designed and constructed for the sale of pre-packaged foods only and is not suitable for food preparation or processing.

Walker Corporation Pty Ltd
Development Application 581/2000

19. The walls of the premises must be sealed to prevent entry of dirt, dust and pests and must be smooth-faced, impervious and easy to clean.
20. The floor must be sealed, impervious to water and easy to clean and must not contain crevices where dirt and food particles may accumulate.
21. All shelving, counter areas and cabinets must be constructed:
 - (i) without inaccessible void areas where food particles and vermin may accumulate;
 - (ii) of materials impervious to water; and
 - (iii) so that they can be easily cleaned.
22. All service pipes and conduits are to be concealed in floors, walls or ceilings. Where concealment is not possible, pipes are to be fixed on brackets to provide at least 25mm clearance between the wall and pipe and 100mm between the floor and pipe.
23. All equipment used for display or storage of cold foods must be capable of maintaining the food at a temperature of not more than 5° Celsius.
24. Any appliance used for the storage of cold food must be provided with a thermometer accurate to the nearest degree Celsius. The thermometer is to be located in a position that will measure the temperature in the warmest part of the appliance and must be easy to read from outside the appliance.
25. All shelving must be constructed 300mm clear of the floor and no goods are to be placed on the floor, alternatively the bottom shelves must be placed on 75mm high solid concrete plinths.

TOWN PLANNING REQUIREMENTS

General

26. This consent is valid for a period of eight (8) years from the date of issue. The building must be removed from the site prior to the expiration of this consent. If it is intended that the general store continue its use after the eight year period, written application on the appropriate form, together with payment of the appropriate fee, must be lodged with Council prior to the expiration of this consent. Council shall be mindful of any problems encountered or complaints received during this initial consent period when determining this request.

Hours of Operation

27. The hours of operation for the general store shall be restricted to 7.30am to 8.30pm.

**Walker Corporation Pty Ltd
Development Application 581/2000**

Design and Visual Impact

28. No advertisement sign or sign must be erected or displayed without first gaining development consent from Council, unless the sign is in accordance with the requirements of Shellharbour Development Control Plan No. 9/98 – Exempt Development. Regard shall be given to the Development Control Plan No. 5/97 – Advertising Structures and Advertisements when preparing such an application.

ENGINEERING REQUIREMENTS

Drainage

29. Roof water shall be piped to the interallotment drainage easement in Lot 1092. In this regard, a stub outlet has been provided for connection to the interallotment drainage pipeline in the north-eastern corner of Lot 1083.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To minimise any possible adverse environmental impacts of the proposed development.
2. To ensure that the amenity and character of the surrounding area is protected.
3. To ensure that the design and siting of the development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure that the development does not conflict with the public interest.

SUPPLEMENTARY ADVICE

1. This development consent is subject to the prescribed conditions under Part 7 of the Environmental Planning & Assessment Regulation 1998.

2. INSPECTIONS DURING CONSTRUCTION

Notify the Principal Certifying Authority in advance – 48 hours in writing or 24 hours by phone, to inspect the following where applicable:

- i placement of piers or foundation before placing footings;
- ii steel reinforcing before pouring concrete;
- iii the dampcourse level, antcapping and floor timbers before the floor is laid.
- iv framework of structure before flooring, lining or cladding is fixed.
- v the completed building prior to use or occupation.

NOTES:

1. In accordance with Section 95 of the *Environmental Planning & Assessment Act 1979*, the Development Approval lapses five years after the approval date unless building, engineering or construction work relating to the building has substantially physically commenced.

Walker Corporation Pty Ltd
Development Application 581/2000

The building must be completed, in accordance with the approved plans and specifications, within five years from the date when the building was substantially physically commenced.

2. **Right of Appeal**

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning & Assessment Act 1979*, gives you the right to appeal to the Land & Environment Court within twelve months after the date on which you receive this notice

Section 97 of the *Environmental Planning & Assessment Act 1979* does not apply to the determination of a Development Application for State significant development or local designated development that has been the subject of a Commission of Inquiry.

3. The plans and/or conditions of this consent are binding and may only be varied upon **application** to Council under Section 96 of the *Environmental Planning & Assessment Act 1979*. The appropriate fee shall accompany the application and no action shall be taken on the requested variation **unless and until** the **written** authorisation of Council is received by way of an amended consent.

4. **Prescribed Payment System Tax Obligations**

You may have a taxation obligation under the Prescribed Payment System. For more information, contact the Australian Taxation Office on telephone 132866.



Graham H Mitchell
Manager, Development Services

On behalf of Brian A Weir, General Manager

general store file

16 FEB 2001

RECEIVED 19 FEB 2001

CONSTRUCTION CERTIFICATE

Approved under the *Environmental Planning and Assessment Act 1979*, as amended, Section 109C (1) (b), 81A(2) and 81A(4)



To: Mr Glenn Colquioun
c/- Walker Corporation
PO Box A148
SHELLHARBOUR 2529

Being the applicant of Construction Certificate No: 581/2000 for consent to the following development.

**ERECTION OF TEMPORARY STRUCTURE FOR USE AS A
GENERAL STORE**

VALUE: \$60,000

LOT: 1083 DP: 866483

2 BRINDABELLA DRIVE, SHELL COVE

OWNER: SHELLHARBOUR CITY COUNCIL

BUILDER: TBA

Building Code of Australia Building Classification: Class 6

Development Consent No: 581/2000 Determination Date: 7 December 2000

I certify that the work if completed in accordance with the approved stamped plans and specifications will comply with the requirements of s81A (5) of the *Environmental Planning and Assessment Act 1979*.

Brian A Weir
General Manager

Frank Boon
Per Principal Building Surveyor

Note: Building inspections can be arranged by contacting one of our Customer Service staff on (02)4221 6144.

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla

FIRE SAFETY SCHEDULE

Issued under the Environmental Planning and Assessment Regulation, 1998, Clause 80C.



**ERECTION OF TEMPORARY STRUCTURE FOR USE AS A
GENERAL STORE**

DEVELOPMENT APPLICATION NO. 581/2000

LOT: 1083 DP: 866483

2 BRINDABELLA DRIVE, SHELL COVE

FIRE SAFETY SCHEDULE

ESSENTIAL FIRE SAFETY MEASURE	
Current Fire Safety Measures	Nil
Required Fire Safety Measures & Minimum Standard Of Performance	i. Portable fire extinguishers, as required by the Building Code of Australia, in accordance with AS 2444, <i>Portable Fire Extinguishers – Selection and Location</i> and AS 1851 – <i>Maintenance of Fire Protection Equipment – Portable Fire Extinguishers.</i>
Fire Safety Statement Reporting *(see notes)	i. The owner of the building is responsible for organising an Annual Fire Safety Statement. ii. A copy of this Statement must be given to Council, the Commissioner of the NSW Fire Brigades and displayed in the building.

All communications addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square
Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.
Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &
Lake Entrance Roads Warilla

Fire Safety Schedule
Lot 1083, Hse 2 Brindabella Drive, Shell Cove

*** Notes**

1. An annual fire safety statement for a building:
 - a. must deal with **essential** fire safety measure in the building premises, and
 - b. must be given:
 - i. within twelve (12) months after the last such statement was given, or
 - ii. if no such statement has previously been given, within twelve (12) months after a final fire safety certificate was first issued for the building.
2. A supplementary fire safety statement for a **critical** fire safety measure:
 - a. must be given at such intervals as is specified in respect of that measure in the current fire safety schedule for the building.
3. The owner of a building to which an essential and/or critical fire safety measure is applicable must cause the Council to be given an annual and/or supplementary statement for the building.
4. As soon as practicable after an annual and/or supplementary fire safety statement is issued, the owner of the building to which it relates:
 - a. must cause a copy of the statement (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
 - b. must cause a further copy of the statement (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Brian A Weir
General Manager

per: Frank Hoorn
Principal Building Surveyor



BUILDER'S STATEMENT

Building Address

Lot	Hse No.	Street	Suburb

Application No.

This statement must be completed by the **builder** and returned to Council's Building Services section prior to a final inspection and prior to the issue of an Occupation Certificate.

Qualified Person Details		Building Component Details	Standard met
(Name)	(Licence No.)	Stormwater, Plumbing & Drainage	<ul style="list-style-type: none"> • Australian Standard 3500 • Building Code of Australia
(Name)	(Licence No.)	Wet Area Flashing	<ul style="list-style-type: none"> • Australian Standard 3740 • Building Code of Australia
(Name)	(Licence No.)	Physical or chemical Termite Barriers	<ul style="list-style-type: none"> • Australian Standard 3660 • Building Code of Australia
(Name)	(Licence No.)	Roof tile fixing	<ul style="list-style-type: none"> • Australian Standard 2050 • Building Code of Australia
(Name)	(Licence No.)	Smoke Alarms	<ul style="list-style-type: none"> • Australian Standard 3786 • Building Code of Australia
(Name)	(Licence No.)	3.5 Star Energy Rating	<ul style="list-style-type: none"> • National House Energy Rating Scheme (NatHERS)

Statement

I of
(builder's name) (address)

Certify

1. That each building component specified in the above table has been installed by a properly qualified person and was found to be capable of performing to a standard not less than that indicated in this statement.
2. The information contained in this statement is, to the best of my knowledge and belief, true and accurate.

Signature **X** Date.....

8 February 2001

RECEIVED 09 FEB 2001



Mr Glenn Colquioun
C/- Walker Corporation
PO Box A148
SHELLHARBOUR 2529

**Construction certificate no. 581/2000
Lot 1083, Hse 2, Brindabella Drive, Shell Cove**

Dear Sir

We have assessed your application and need the following additional information.

1. Provide details 1:20 of the disabled WC plan circulation spaces and elevations, as per Condition No. 14 of the development consent. (Council has returned the plan, which was previously submitted as the circulation spaces do not comply with AS1428.1)

Please send the information as soon as possible to make sure your application is not delayed.

Yours sincerely


Greg Herbert
Environmental Health & Building Surveyor

Document2

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla

11 December 2000

RECEIVED 13 DEC 2000



Mr Glenn Colquioun
C/- Walker Corporation
PO Box A148
SHELLHARBOUR 2529

**Construction certificate no. 581/2000
Lot 1083, Hse 2, Brindabella Drive, Shell Cove**

Dear Sir

We are assessing your application and need the following additional information.

1. Provide details 1:20 of the disabled WC plan circulation spaces and elevations, as per Condition No. 14 of development consent.
2. Provide details 1:20 of the disabled path of travel from the car space to shop entrance door and WC door (including long section views), as per Condition No's 13 & 14 of development consent.

Please send the information as soon as possible to make sure your application is not delayed.

Yours sincerely

A handwritten signature in black ink that reads "A. Webster".

Arthur Webster
Director of Technical Services

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla

12 October 2000

RECEIVED 16 OCT 2000



Walker Corporation
PO Box A148
SHELLHARBOUR NSW 2529

Development Application No. 581/00
Proposal: Erection of Temporary General Store
Location: 2 Brindabella Drive Shell Cove

Dear Sir/Madam

Before assessment can continue on this application we require the following information:

1. Insufficient information has been provided to determine whether this premises is suitable for use as a commercial food premises. The store is small and difficulties may be encountered in providing the necessary facilities. As such a plan view of the shop layout is required. The plans must include:

- (i) an airlock to the WC
- (ii) the location of the counter and food preparation area
- (iii) double bowl sinks
- (iv) wash-hand basin
- (v) other kitchen fittings, if appropriate,
- (vi) storerooms (if any)
- (vii) coolroom (if any); and details of wall construction. Please note that Council's Food Premises Code requires that walls of any food premises be of solid construction.

We have deferred assessment of your application until we receive plans and information that rectify these problems. You are requested to provide all the plans and information within fourteen (14) days of the date of this letter or the application may be determined on the basis of the information that has already been provided to us.

Should you have any enquiries regarding the application, please contact Nicole Ashton on telephone number 4221 6144.

Yours sincerely

Nicole Ashton

Nicole Ashton
Development Assessment Officer

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla



Walker Corporation Limited
ACN 001 022 117
Incorporated in New South Wales
Developers, Builders and Civil Contractors

All correspondence to:
PO Box A148, Shellharbour NSW 2529

Telephone: (02) 42 977 364
Facsimile: (02) 42 977 366

FACSIMILE TO: Mark Hitchcock; BH&I
Fax: 4232 2515

FROM: Glenn Colquhoun

DATE: 16 October, 2000

PAGES: 2

SUBJECT: Shell Cove General Store

FAXED

Mark,

Please find attached Council's request for additional information in respect of the General Store application.

Please review and call me to discuss

regards
Glenn Colquhoun
gc1030.doc

Mark Hitchcock advised on 16/10/2000 that he discussed with Council options - items relevant to final fit out - indicative layout to be provided - food preparator not envisaged.

RECEIVED 24 AUG 2000

22 August 2000



Walker Corporation
PO Box A148
SHELLHARBOUR 2529

**Development Application No.581/00
Lot 1083, DP 866483, 2 Brindabella Drive, Shell Cove**

Dear Sir/Madam

Thank you for your development application received by us on 10 August 2000.

We are currently assessing your proposal.

In the meantime, we have officers available to answer your enquires between 8.45am and 4.30pm on 4221 6144.

Yours sincerely

A handwritten signature in black ink that reads "Graham Mitchell".

Graham Mitchell
Manager, Development Services

All communications

addressed to:

GENERAL MANAGER

P.O. Box 155 Shellharbour Square

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour Square

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER

Cnr Shellharbour &

Lake Entrance Roads Warilla





Walker Corporation

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

Walker Corporation Limited
ACN 001 022 117

Developers, Builders and Civil Contractors

All correspondence to:
PO Box 835 Broadway
New South Wales 2007 Australia

28 July 2000

Mr Graeme Mitchell
Planning Manager
Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt NSW 2529

Level 3
Broadway Shopping Centre
1 Bay Street, Broadway
New South Wales 2007 Australia
Telephone: (02) 8218 1500
Facsimile: (02) 8218 1690

Dear Graeme

Combined Development and Construction Certificate Application for the Shell Cove General Store at Lot 1083 DP 866483

Please find attached our application for the construction and use of a general store on lot 1083. The general store is intended to provide for a much needed community facility and assist in creating a community focus in the interim period prior to development of the Shell Cove boatharbour and district shopping centre.

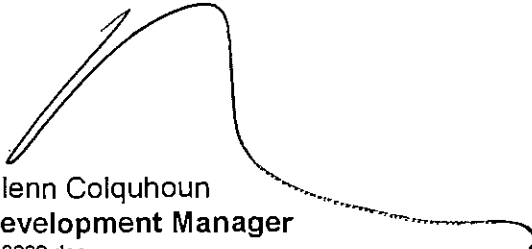
Four sets of detailed plans and four copies of the statement of environmental effects are enclosed.

I note that the appropriate fees for this application in the sum of \$1,213, have been previously paid to Council in Walker Corp cheque 218429 (see attached). These fees were based on a \$60,000 construction cost and comprised the following amounts:

DA fee	\$350.00
Long service levy	\$120.00
14d advertising	\$198.00
construction cert.	\$440.00
cert. Registration	\$50.00
asset protection	\$55.00

If you have any queries in relation the foregoing please do not hesitate to contact me.

Yours faithfully,
WALKER CORPORATION LIMITED


Glenn Colquhoun
Development Manager
gc0902.doc



Walker Group

Westpac Banking Corporation

260 QUEEN STREET, BRISBANE QLD 218429

DATE 13 JUL 00

PAY THE SUM OF
*** THIRTY NINE THOUSAND FOUR HUNDRED NINE DOLLARS
*** AND EIGHTY CENTS ***

\$ ***39409.80

PAY TO THE ORDER OF

Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt 2529

NOT NEGOTIABLE
ACCOUNT
PAYEE ONLY

For and on behalf of
Walker Corporation Limited
ACN 001 022 117

M WAST

⑈ 218429⑈ 034⑈002⑈ 37⑈2348⑈



Walker Group

Walker Corporation Limited
ACN 001 022 117
PO Box 835
Broadway NSW 2007
Level 3
Broadway Shopping Centre
1 Bay Street
Broadway NSW 2007
Telephone (02) 8218 1500
Facsimile (02) 8218 1690

Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt
2529

Date: 13/07/00

Cheque No.: 218429

AVC No.: SHE529

Page No.: 1

INVOICE DATE	TYPE	INVOICE No.	DESCRIPTION	AMOUNT	AMOUNT PAID
12JUL00	CI	JUNE	Shellharbour City	38196.80	38196.80
12JUL00	CI	DA FEE	Shellharbour City	1213.00	1213.00
				Total retention wi	39409.80
				Less RPS Tax	0.00
- INVOICE CC - CREDIT					39409.80



APPLICATION FOR DEVELOPMENT CONSENT

Applicant's Name: WALKER CORPORATION
 Full Postal Address: PO BOX A148
SHELLHARBOUR NSW 2529
 Telephone (Business Hours): 02 9207 7364
 Signature: *[Signature]*
 Date: 26.7.2005

OFFICE USE ONLY

Application No.:
 Property No.:
 Date Received:
 Fee:
 Receipt No.:

Description of the land to which the Application for Development Consent applies to:

Lot No.: 1083 Section: DP: 866483 Area (m²): 730m²
 House No.: Street: BRINDABELLA DRIVE
 Locality / Suburb: SHELL COVE map(s) attached (see note 1)

Proposed development type:

- | | | |
|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> use of land / building | <input checked="" type="checkbox"/> erection of a building | <input type="checkbox"/> demolition |
| <input type="checkbox"/> subdivision of land / building | <input type="checkbox"/> carrying out of work | <input type="checkbox"/> other |

Description of development: Erection of a temporary structure for use as a general store

Where development involves the erection of a building, the proposed use of that building when erected:
General Store

Estimated cost of the proposed development: (see note 2)

\$60,000

Does this application seek approval for one or more of the approvals listed in the note to s78A(3)?

yes no
 List approval(s) sought:
 Information to be submitted: (see note 3):

Is this application for integrated development: yes no

List other approvals required to be obtained (see note 4):

- Fisheries Management Act 1994 s144 s201 s205
- Heritage Act 1977 s58
- Mine Subsidence Compensation Act 1961 s15
- National Parks and Wildlife Act 1974 s90
- Protection of the Environment Operations Act 1997 s43(a) s43(b) s43(d) s47 s48 s55 s122
- Rivers and Foreshores Improvement Act 1948 Part 3A
- Roads Act 1993 s138
- Water Act 1912 s10 s13A s18F s20B s20CA s20L s116 Part 8

where yes, Application for Construction Certificate form must be completed and lodged with this application

Type of consent (if applicable):

- deferred commencement staged development

Checklist for required attachments

- 4 copies of plan of land (see note 5)
 4 copies of plans/drawings of proposed development (see note 6)
 5 copies of plan for purposes of clause 48B of the *Environmental Planning and Assessment Regulation 1994* (see note 7)
 other information (see note 8)
 application fee

Environmental Impact for designated developments or other developments. This application is accompanied by:

- an environmental impact statement (EIS) is attached
 statement on environmental effects is attached (see note 9) - 4 copies
 the proposed development is considered to have negligible effect

Other attachments accompanying this application:

- additional material requested by consent authority (see note 10)
 additional material submitted by applicant (see note 11)
 details of any prior stage consent granted

Long Service Levy Fee (see note 12):

IMPORTANT: All registered owners of the subject property must sign this section of the development application form (see note 13)

I/We Brian Weir, General Manager
of Shellharbour City Council
the owner/s of the land to which this application relates hereby consent to the making of this application.

Signature: [Signature] Date: 31/7/00
Signature: _____ Date: _____

COMPANY SEAL

IMPORTANT: Under Clause 47 of the Environmental Planning and Assessment Regulation 1994, as amended, Council may reject a Development Application within seven (7) days after its receipt if it is not clear as to the development consent sought or it is illegible.

SHELLHARBOUR CITY COUNCIL

P.O. Box 155 Shellharbour Square

Blackbutt 2529

Telephone: 02 4221 6144

Application No. _____

Property No. _____

Office use only

APPLICATION FORM - Building Services



Type of Certificate or Approval required

- Building Construction Certificate*
- Building Complying Development Certificate*
- Appoint Council as Principal Certifying Authority*
- Occupation Certificate
- Compliance Certificate (eg. Pool)
- Public Entertainment Approval
- Factory Registration

Property Description

House No.	Lot 1083	(Section)	(DP) 866483
Street BRINDABELLA DRIVE		Suburb SHELL COVE	

Development Description

Type of work: New Alterations & Additions N/A

Type of Building (eg. Dwelling, garage, villa, townhouse, factory, shop, etc)

--

Proposed use: Residential Commercial Community Industrial Rural

Applicant

Company WALKER CORPORATION

Name GLENN COLQUHOUN		
Address/DX PO BOX A148 SHELLHARBOUR		Postcode 2529
Signature(s)	Phone (Bus Hrs) 42977364	Fax 42977366

Owner/s

Name Shellharbour City Council

Address Lawson Crescent Shellharbour City Centre		Postcode 2529
Phone (Home) 4221 6111	Phone (Work)	Fax 4221 6011

I/We hereby consent to the lodgement of this Application and consent to Council's Officers entering the premises for the purpose of inspection.

Signature(s) or Company Seal X	Date 31/7/01 31.17.00
-----------------------------------	--------------------------

Builder

Company

Name		
Address/DX		Postcode
Licence No.	Phone (Bus Hrs)	Fax

Statistical Information

Walls (eg. Brick) FRC W/B.	Roof (eg. Tiles) COLORBOND	Floor (eg. Concrete) TIMBER	Frame (eg. Timber) TIMBER
No. Storeys 1	No. of Sole Occupancy Units N/A	Total Dwellings on the site (including proposed)	
Site Area of Property 730 m ²	New Floor Area 51 m ²	Existing Floor Area — m ²	

Cost (Contract price or Council valuation of work)

\$ 60,000

Building Classification
Building Code of Australia

Checklist

Office use only	Please ✓ or ✗
Has the application form been completed?	<input type="checkbox"/>
Have two (2) copies of the plans been submitted?	<input type="checkbox"/>
Do the plans include a site plan, elevations and floor plans?	<input type="checkbox"/>
Have two (2) copies of the specifications been submitted?	<input type="checkbox"/>
Are the property details correct? (print screen)	<input type="checkbox"/>
Have all owners signed the application form?	<input type="checkbox"/>
Are the fees and charges correct?	<input type="checkbox"/>
Customer Service Officer: X	Date:

Fees

		GST
Construction Certificate	37	
Complying Development	37	
Appoint Council as PCA	37	
Occupation Certificate	17	
Compliance Certificate	17	
Factory Registration		
Other		

Pool Certificate		
Public Entertainment		
Road Opening	56	
Asset Protection	186	
Long Service Levy	68	
Certificate Registration	09	
Other		

TOTAL FEES

\$

Construction Certificate No. Z _____ / _____

RECOMMEND ISSUE / DEFER

BUILDING SURVEYOR

DATE

Signature	
HEI / QEP	
FCA Fee	
Compliance Fee	

BUILDING CODE OF AUSTRALIA CHECKLIST (Class 1 and/or Class 10 (Housing Provisions))	
1.	Site preparations - drainage (3.1)
2.	Termite risk management (3.1)
3.	Footing and slabs (3.2) (AS2870)
4.	Masonry (3.3)
5.	Framing (3.4) (AS1684)
6.	Subfloor ventilation (3.4)
7.	Structural steel (3.4) (Eng. details)
8.	Roof and wall cladding (3.5)
9.	Gutters and downpipes (3.5)
10.	Glazing (3.6)
11.	Fire safety (3.7)
12.	Smoke alarms (3.7)
13.	Health and amenity (3.8)
14.	Wet areas (3.8)
15.	Room heights (3.8)
16.	Sanitary facilities (3.8)
17.	Light and ventilation (3.8)
18.	Sound insulation (3.8)
19.	Safe movement - stairs and balustrades (3.9)
20.	Pool access (Pool Act & AS 1926)
21.	High wind/earthquake areas (3.10) (41m/s)
22.	DA Conditions satisfied <input type="checkbox"/> Yes <input type="checkbox"/> No*

- *Outstanding DA items
1. _____
 2. _____
 3. _____
 4. _____
 5. _____

General Information

Building Construction Certificate (s109C(1))

A construction certificate is issued after the Development consent has been approved.

The construction certificate certifies that a building erected in accordance with the nominated plans and specifications will comply with the regulations referred to in s81A(5) of the Environmental Planning and Assessment Act 1979.

DA consent approved → Construction certificate approved → PCA appointed → Work commences

Building Complying Development Certificate (s85)

A complying development certificate for the erection of a new building identifies the classification of the building in accordance with the Building Code of Australia and states the building will comply with all development standards applicable to the development and with other requirements prescribed by the Regulations.

Complying Development certificate approved → PCA appointed → Work commences

Principal Certifying Authority (s109E)

The erection of a building must not be commenced until a construction certificate or complying development certificate has been issued and a Principal Certifying Authority (PCA) has been appointed (s81A & 86). The PCA is responsible for ensuring compliance with the approval and the issue of an occupation certificate.

PCA appointed → Work commences → Building inspected → Occupation certificate issued

Occupation Certificate (s109M & 109N)

An occupation certificate authorises the occupation and use of a new building or a change of building use for an existing building.

Note: Sections 109M & 109N prohibit the occupation or use of a new building unless an occupation certificate has been issued for the building.

Home Warranty Insurance (Home Building Amendment Act 1999 & Regulation 78C)

Home Warranty Insurance is required for all residential building work requiring a licence and costing over \$5,000.

Currently there are 6 approved home warranty insurers:

- Home Owners Warranty (HOW)
- HIH Casualty & General
- FAI Master Home Warranty
- Zurich Australian Insurance
- Owner Builder Insurance Services
- Dexta Corporation

Owner-Builder Permit (Regulation 78C)

An Owner-Builder permit must be obtained from the Department of Fair Trading if you intend to undertake or supervise your own residential building work and the market value of the labour and the materials needed to complete the work is greater than \$3,000.

An Owner-Builder permit is not a building licence and does not allow you to do specialist trade work such as electrical, plumbing, drainage or gas fitting.

Long Service Levy (s85A (10A))

The Long service levy is a NSW State Government charge placed on building and construction work costing \$25,000 or more. The levy rate is 0.2% of the cost of the building and construction work.

Owner-builders, churches and non profit organisations may be entitled to a reduction in the levy.

Public Entertainment (s68 Part 8 LGA or s78A EP&A Act)

Public entertainment means entertainment to which admission may ordinarily be gained by members of the public on payment of money or other consideration.



Walker Corporation

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

COPY

Walker Corporation Limited
ACN 001 022 117

Developers, Builders and Civil Contractors

All correspondence to:
PO Box 835 Broadway
New South Wales 2007 Australia

28 July 2000

Mr Graeme Mitchell
Planning Manager
Shellharbour City Council
PO Box 155
Shellharbour Square
Blackbutt NSW 2529

Level 3
Broadway Shopping Centre
1 Bay Street, Broadway
New South Wales 2007 Australia
Telephone: (02) 8218 1500
Facsimile: (02) 8218 1690

Dear Graeme

Combined Development and Construction Certificate Application for the Shell Cove General Store at Lot 1083 DP 866483

Please find attached our application for the construction and use of a general store on lot 1083. The general store is intended to provide for a much needed community facility and assist in creating a community focus in the interim period prior to development of the Shell Cove boatharbour and district shopping centre.

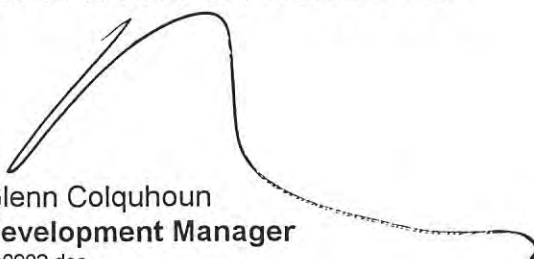
Four sets of detailed plans and four copies of the statement of environmental effects are enclosed.

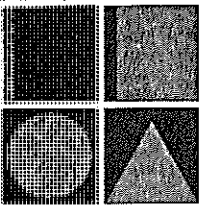
I note that the appropriate fees for this application in the sum of \$1,213, have been previously paid to Council in Walker Corp cheque 218429 (see attached). These fees were based on a \$60,000 construction cost and comprised the following amounts:

DA fee	\$350.00
Long service levy	\$120.00
14d advertising	\$198.00
construction cert.	\$440.00
cert. Registration	\$50.00
asset protection	\$55.00

If you have any queries in relation the foregoing please do not hesitate to contact me.

Yours faithfully,
WALKER CORPORATION LIMITED


Glenn Colquhoun
Development Manager
gc0902.doc



**BISHOP
HITCHCOCK
+ IRWIN**

architects

abn 40 239 046 864

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fax 02 4232 2515
scove@bandh.com.au

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sdney
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fax 02 9580 7968
sdney@bandh.com.au

directors

Paul Bishop
b.sc (arch), b.arch, aaca

Mark Hitchcock
b.sc (arch), b.arch (hons)

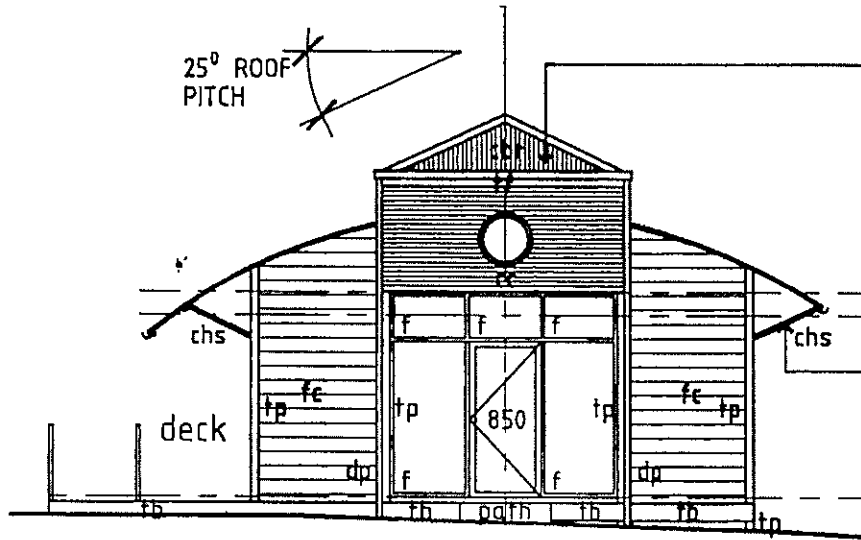
Colin Irwin
b.arch (hons), aara

associate

Ross Hill
b.sc (arch)

porthaven pty limited
acn 003 323 297

STATEMENT OF ENVIRONMENTAL EFFECTS



Shell Cove General Store

LOT 1083 DP 866483
Corner Brindabella Drive
+ Cove Boulevard
SHELL COVE

PREPARED BY:
BISHOP, HITCHCOCK + IRWIN, ARCHITECTS

OUR REF: 2881
DATE: 6 July 2000

Signed (Typist)
Signed (Arch)
Signed (Prop)

Sally

Approved for Mark Hitchcock

Date 06/07/00
Date 25/7/00
Date / /



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I.0 Introduction

This statement has been prepared to accompany a Development Application for the erection of a temporary structure to be used as the Shell Cove General Store.

The building will be a temporary facility operating until such times as the district shopping centre is developed adjacent to the boat harbour precinct. The shop and site will not be sold until its operation is terminated by its relocation.

2.0 Site Description

2.1 LOCATION

The development site comprises of one residential Lot on the eastern side of the intersection of Brindabella Drive and Cove Boulevarde.

It's location is central to Shell Cove to service existing development and development over the next 7 years.

2.2. LEGAL PROPERTY DESCRIPTION

The subject land is legally described as Lot 1083 in Deposited Plan 866483 in the Local Government Area of Shellharbour.

2.3 SHAPE AND SIZE OF SITE

The development site is regular in shape and has a total area of 730m². It has a street frontage of 38m to Brindabella Drive and 20m to Cove Boulevarde.

2.4 SITE ANALYSIS

2.4.1 CONTOURS

The land has a fall of approximately 1 metre from front to rear (West to East).

2.4.2 VEGETATION

There are existing landscape beds on site and these are to be generally retained.

2.4.3 EXISTING USE

The Lot currently is used in conjunction with the Shell Cove Sales & Information Centre as landscaped open space and provision of 4 parking bays.

2.4.4 STREETScape AND SURROUNDING DEVELOPMENT

The site is generally surrounded by residential development. A two storey display home is located to the north east and the Shell Cove Sales & Information Centre is presently located adjacent to the south east. The display home will be converted to residential use over the next twelve months with the development of the new display village.

A new Shell Cove Sales + Information Centre will be constructed within the new display village within the next twelve months. A proposal is being investigated for existing building to be adapted for use as a temporary community building until the final community building is constructed adjacent to the boat harbour.

The use of this building as a community centre will create ideal synergies with the General Store and assist to create a community focus to Shell Cove.

2.4.5 AVAILABLE UTILITIES

Town water, gas, telephone and gravity sewer are available for connection to the proposed development and electricity is available via underground supply lines.

2.4.6 ACCESS

Vehicle and pedestrian access is available directly from Brindabella Drive which is bitumen sealed with concrete kerb and guttering.

This access will be retained for customer parking as well as the creation of a new pedestrian entry from Cove Boulevarde.



3.0 Project Details

3.1 SITE PLANNING AND DESIGN RATIONALE

The proposal provides for the utilisation of an existing clear grass area on the Lot for the location of a temporary shop facility.

Existing landscaping will be retained to maintain privacy to residents and provide a measure of visual screening.

Adverse impacts on neighbouring properties from overlooking and overshadowing have been minimised by using single storey construction.

3.2 BUILDING DESIGN

The design of the building is such that it will appear as a permanent structure.

The entry pavillion, wall cladding and Colorbond roofing relate to the adjacent Shell Cove Sales building as well as to the coastal architecture theme of Shell Cove.

The curved roof form reinforces the coastal theme as well as providing a low impact, low profile design.

3.3 SITE FACILITIES

3.3.1 GARBAGE AREA

The low volume of waste generated will be stored in the Council bin system and will be located to the rear of the site.

A Paper Recycling bin will also be located to this area.

3.4 BOUNDARY FENCING

It is not proposed to erect any front fencing. A Colorbond boundary fence will be erected on the boundary between the existing Shell Cove Sales building if it is converted to residential use during the period of operation.

3.5 VEHICULAR ACCESS AND PARKING

Parking spaces + driveway access currently existing on the Lot for use by the Sales Office will be retained for use by the shop.

The site is also located with overflow parking on Cove Boulevard and Brindabella Drive. Overflow parking is most likely on Cove Boulevard; this is ideal since Cove Boulevard's traffic volumes will remain well below design capacity during the operation of the temporary general store.

3.6 PEDESTRIAN ACCESS

The site has good pedestrian linkages from the south and north and is located on the major through road, Cove Boulevard.

Pedestrian refuges are currently positioned on Cove Boulevard adjacent the proposed site enabling access to pedestrian paths located in Stage 3.



4.0 Environmental Effects

4.1 VISUAL IMPACT

The scale of the proposed development is designed to be compatible with surrounding residential environment. The proposed building will be single storey and as a result will have minimal impact on adjoining properties.

Construction materials will generally match the adjoining Shell Cove Sales building and be in compliance with the Shell Cove coastal theme and colour pallet.

4.2 LANDSCAPING

The existing landscaping is to be retained.

4.3 TRAFFIC GENERATION

It is considered that traffic volumes generated by the General Store will not be significant as pedestrian access is being encouraged by the design and its central location within the estate.

The general store will minimise traffic generation by satisfying a need for minor convenience shopping that would otherwise require a trip out of Shell Cove.

Levels of traffic are considered not to exceed that currently created by the Sales Office.

4.4 CAR PARKING

The proposal provides for three (3) on-site car parking spaces. The width of the spaces will be 3.2m, 2.6m to provide one disabled and 2 conventional parking spaces.

Access from the parking area to the shop will be via existing and proposed concrete walkways with gradients not exceeding 1.20m.

4.5 NOISE

Usual noise levels associated with building will be generated within normal working hours during construction of the project. Any adverse impacts during construction are expected to be minimal.

No major plant or equipment is to be installed in the proposed development and therefore noise impact on completion will be compatible with the adjoining residential environment.

4.6 PRIVACY

The privacy of residents is maintained by the siting of the building on the Lot with minimal glazed areas facing onto adjoined properties. The main entry to the building will be facing Cove Boulevarde.

4.7 OVERSHADOWING

No significant direct adverse impacts on adjoining properties are anticipated as the proposed development is single storey and well setback from adjoining property boundaries.

4.8 STORMWATER DRAINAGE

Gravity stormwater drainage will be provided to the Brindabella Drive drainage system in accordance with Council's requirements.

4.9 SOIL AND WATER MANAGEMENT

Soil erosion and sediment control measures during construction of this project will be incorporated. This will ensure minimal adverse environmental impacts from the transfer of sediment and stormwater run-off during construction.

4.10 UTILITY SERVICES

Mail boxes will be provided in accordance with the delivery requirements of Australia Post. Water, gas, power, telephone and sewerage connections will be provided in accordance with the requirements of the relevant supply authorities.

4.11 THE USE

The "General Store" will provide the Shell Cove community with a facility to purchase day to day shopping needs such as bread, milk & newspapers. It is also intended that it could provide a meeting place where residents can meet and have a coffee.

4.12 HOURS OF OPERATION

As a 'general store' it is intended that it would operate 7 days per week with flexible hours based on demand. It is intended that the shop would not operate before 7:30am or after 8:00pm.

4.13 SIGNAGE/ADVERTISING

The existing sign on the corner of the Cove Boulevard and Brindabella Drive will be the main sign used for the development and together with two signs on the building each of 4m² in area.

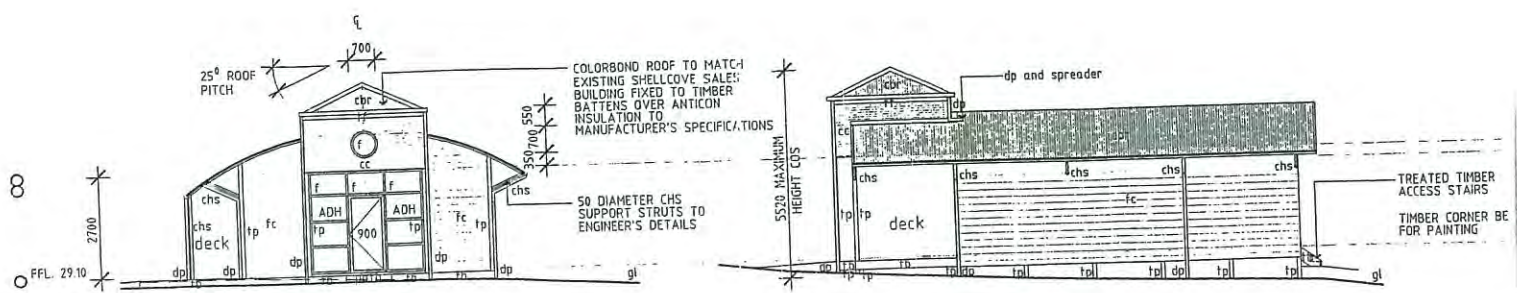
4.14 LENGTH OF CONSENT

It is proposed that the development be approved for 7 years plus 12 months extension subject to Council's written agreement.

5.0 Conclusion

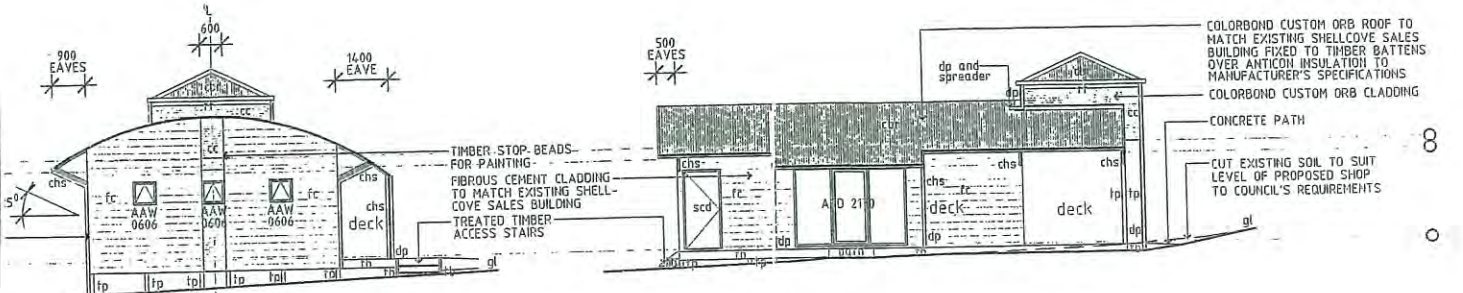
The construction of this project will assist the Shell Cove estate to provide a community asset until such time as the Shell Cove commercial area is developed.

It is considered that all reasonable measures to mitigate any adverse environmental effects have been taken in the design and siting of the proposal. It is therefore requested that the application be approved as submitted.



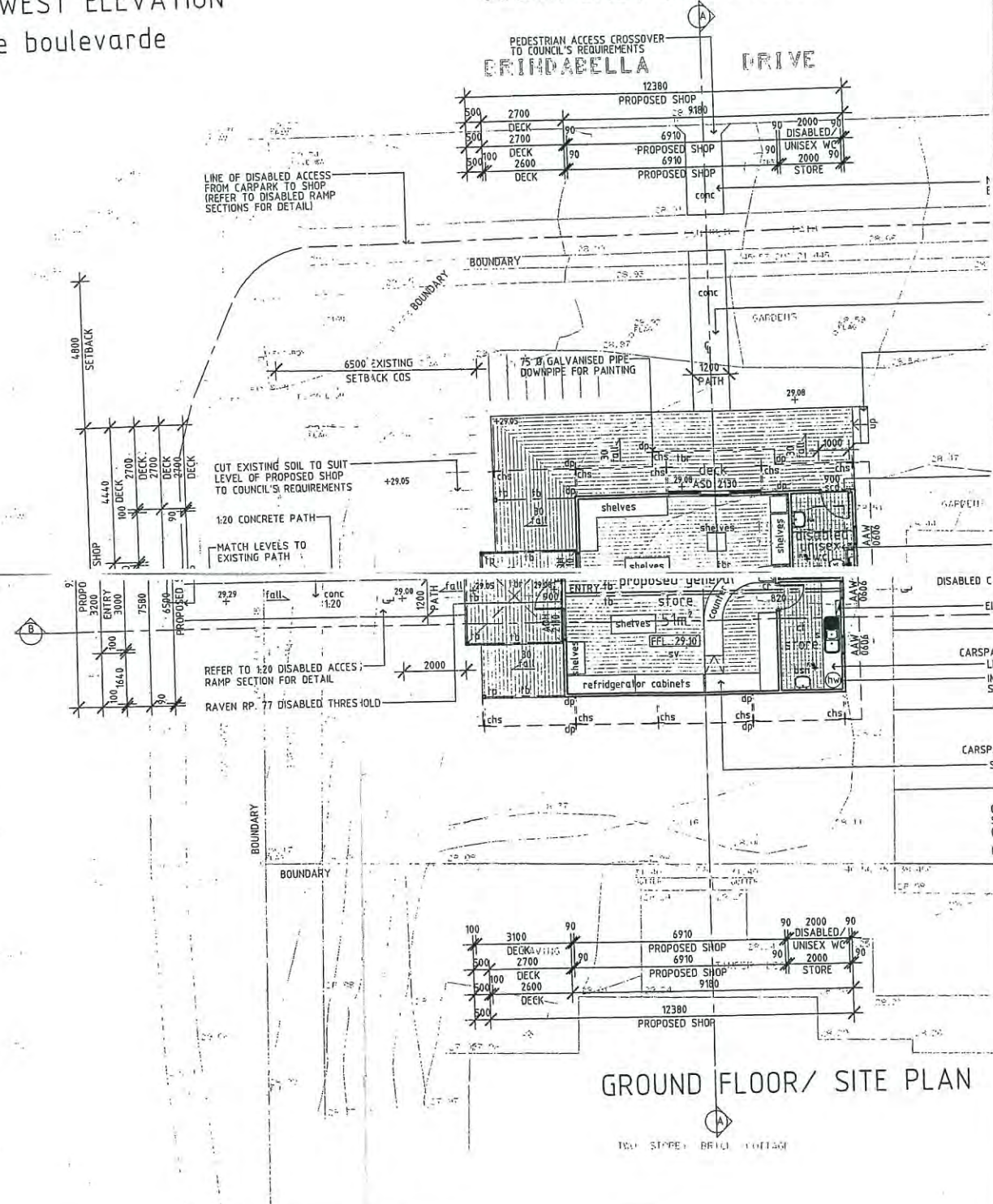
SOUTH WEST ELEVATION
cove boulevard

SOUTH EAST ELEVATION

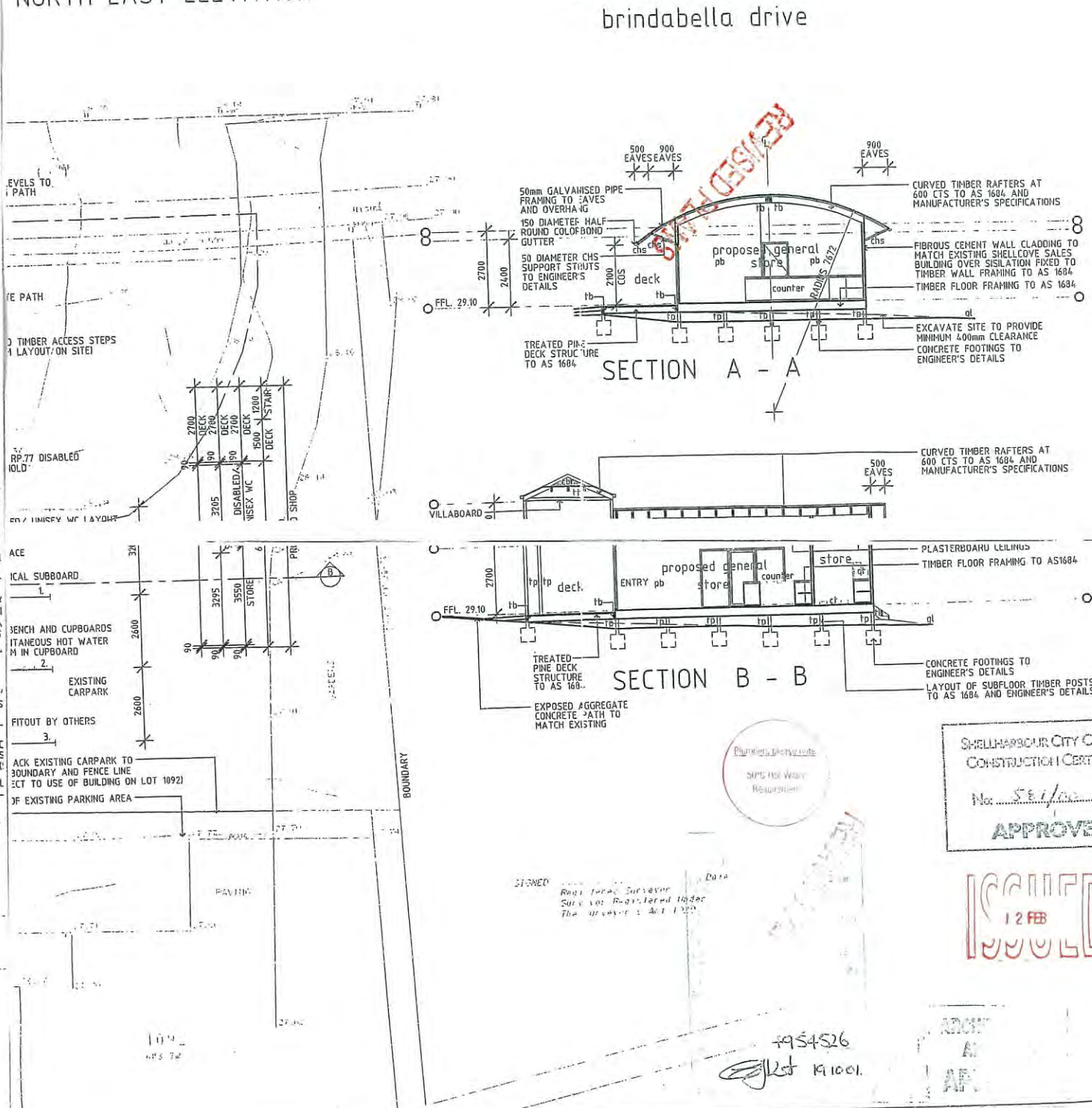


NORTH EAST ELEVATION

NORTH WEST ELEVATION
brindabella drive



GROUND FLOOR/ SITE PLAN



SECTION A - A

SECTION B - B

LEGEND

AG	AGRICULTURAL DRAIN	CNC	CONCRETE CONFIRM ON SITE	GL	GROUND LINE	TF	TIMBER FASCIA
AAW	ALUMINUM AWNING WINDOW	COS	CASH REGISTER	GR	GRABRAIL	TP	TIMBER POST
ASD	ALUMINUM SLIDING DOOR	CR	CERAMIC TILES	HR	HANDRAIL	VB	VILLBOARD
BSN	BASIN	CT	CERAMIC TILES	PL	PLASTERBOARD	WC	WATERCLOSET
CBR	COLORBOND ROOF	DP	DOWNPIPE	S	SINK		
CC	COLORBOND CLADDING	FC	FIBROUS CEMENT CLADDING	SB	TIMBER BEAM		
CHS	CIRCULAR HOLLOW SECTION	FV	FLOOR WASTE	TBR	TIMBER		

NOTES:

TOTAL SITE AREA = 730m²

GROSS FLOOR AREA OF PROPOSED SHOP = 61m²

DATE	AMENDMENT	No	DATE	AMENDMENT
A	30.07.00	1		DEVELOPMENT APPLICATION
B	06.10.00	2		AMENDED DEVELOPMENT APPLICATION
C	09.10.01	3		CONSTRUCTION CERTIFICATE
D	19.02.01	4		AMENDED CONSTRUCTION CERTIFICATE (INDICATED DISABLED WC BASIN)

NOTE:

- TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO MEET TIMBER FRAMING MANUAL, ANCHORS TO SUIT WIND TERRAIN CATEGORY.
- SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
- ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
- DO NOT SCALE THE DRAWING UNLESS SPECIFICALLY INDICATED.
- CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
- DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.
- PROF. PT. SYSTEMS THERMATIC MARKER SYSTEM TO AS 3602.

- NOTES:**
- COMPLY WITH ALL CONDITIONS OF DEVELOPMENT CONSENT IMPOSED BY COUNCIL.
 - STORMWATER, FOOTINGS AND CONCRETE SLABS TO BE CONSTRUCTED TO STRUCTURAL ENGINEER'S DETAILS.
 - PROVIDE SMOKE DETECTORS TO COUNCIL'S REQUIREMENTS.
 - PROVIDE CERTIFIED TERTH BARRIER SYSTEM TO AS 3601 WITH PERIMETER SPRAY ON COMPLETION OF WORKS.
 - DPS TO BE 75mm COLORBOND WITH QUAD TYPE GUTTERS.
 - PROVIDE PREFORMED FILLER STRIPS TO ALL FLASHINGS AND ROOF EDGES TO PREVENT RODENT AND WATER PENETRATION.
 - ROOF AND WALL FRAMING TO COMPLY WITH AS 1684 AND COUNCIL'S REQUIREMENTS & BE CERTIFIED BY A STRUCTURAL ENGINEER.
 - WINDOWS AND DOORS TO COMPLY WITH 40km/h WIND SPEED.
 - PROVIDE WET AREA WATERPROOFING TO B.C.A. REQUIREMENTS.
 - EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM TO BE INSTALLED TO B.C.A. REQUIREMENTS.
 - PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH AS 2444, COUNCIL AND B.C.A. REQUIREMENTS.
 - DISTRIBUTION, SWITCH AND METERS TO ELECTRICAL AUTHORITIES REQUIREMENTS.
 - PROVIDE MECHANICAL VENTILATION SYSTEM TO ALL PARTS OF BUILDING TO AS 1684, B.C.A. AND COUNCIL'S REQUIREMENTS.
 - PROVIDE RUNOFF AND EROSION CONTROL TO COUNCIL'S REQUIREMENTS.
 - SHOP FITOUTS TO BE BY OFFICERS AND COMPLY WITH COUNCIL CODES.
 - CONCEAL ALL SERVICE PIPES AND CONDUITS IN WALL, FLOOR AND CEILING SYSTEM TO BE PIPED TO EXISTING SYSTEM TO STUB OUTLET ON NORTH EASTERN CORNER OF LOT 1083.
 - CONSTRUCTION TO BE SUCH THAT THE BUILDING CAN BE TRANSPORTED TO SITE AND BE RELOCATED UPON EXPIRY OF USE.

BISHOP HITCHCOCK + IRWIN architects

NO. 10 WARRA STREET WOLLONGONG N.S.W. 2500
 SHELLCOVE GENERAL STORE
 BRINDABELLA DRIVE & COVE BLVD.
 WALKER CORPORATION

PROJECT: SHELLCOVE GENERAL STORE
 SITE: LOT 1083, DP 866483, CNR. BRINDABELLA DR. & COVE BLVD.
 CLIENT: WALKER CORPORATION
 DRAWING: CONSTRUCTION CERTIFICATE

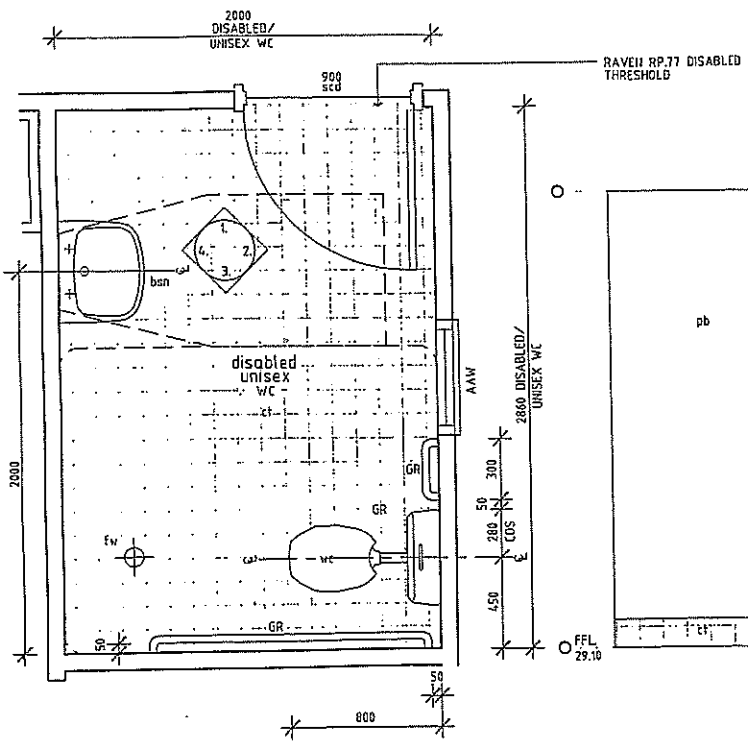
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 JOB No: 2881-CWD-A01-D

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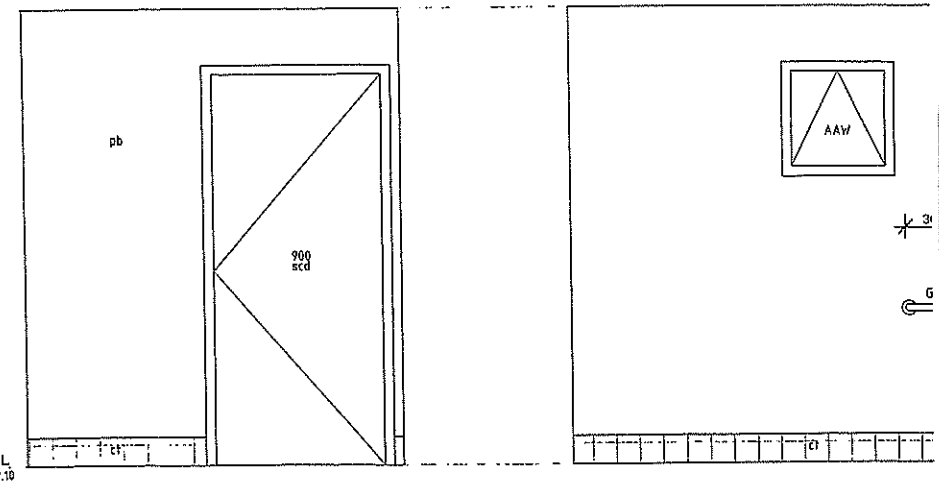
SHELLHARBOUR CITY COUNCIL
 CONSTRUCTION CERTIFICATE
 No. 581/00
 APPROVED

ISSUED
 12 FEB 2000

1954526
 19/02/00

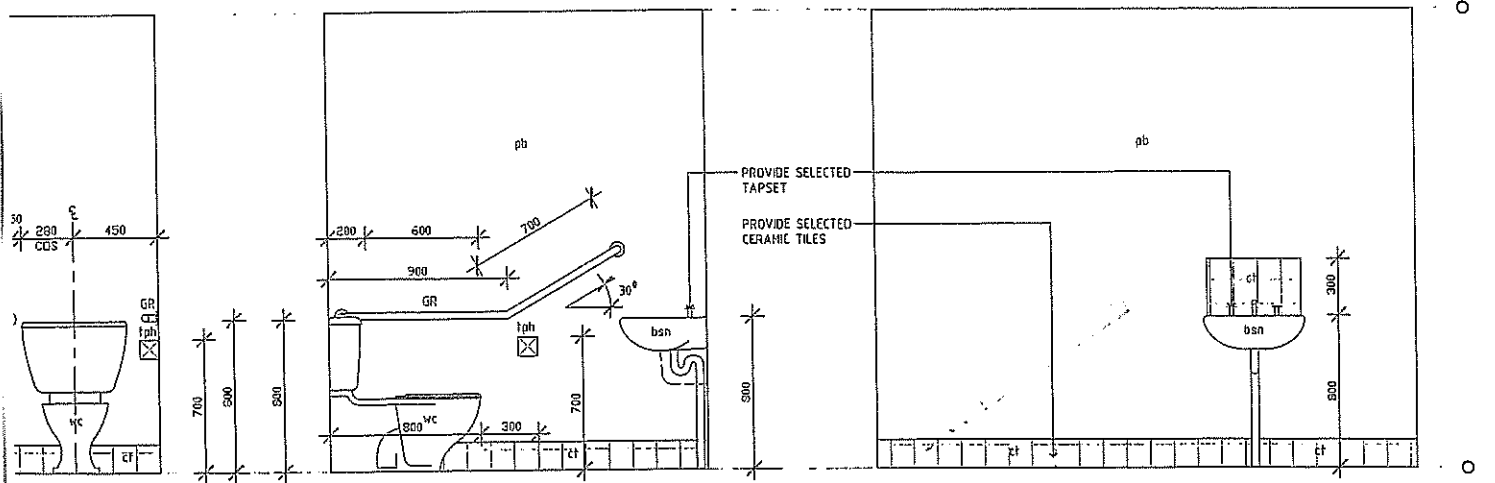


DISABLED/ UNISEX WC PLAN (1:20)



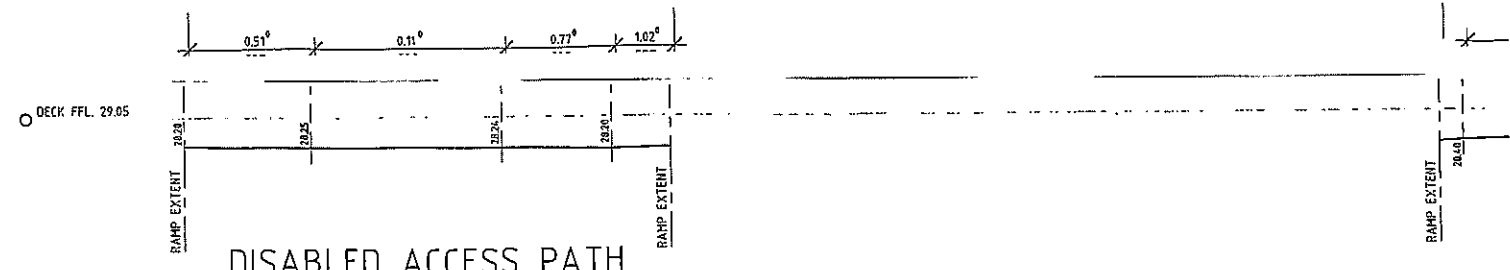
ELEVATION 1 (1:20)

ELEVATION 2 (1:20)

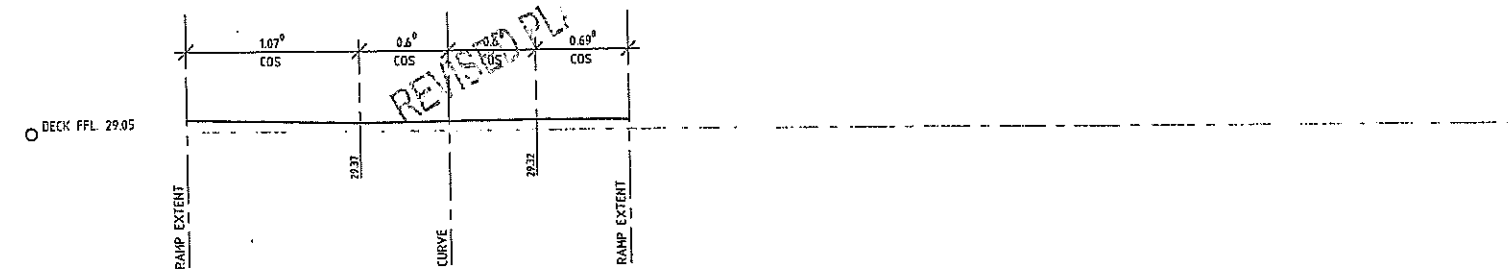


ELEVATION 3 (1:20)

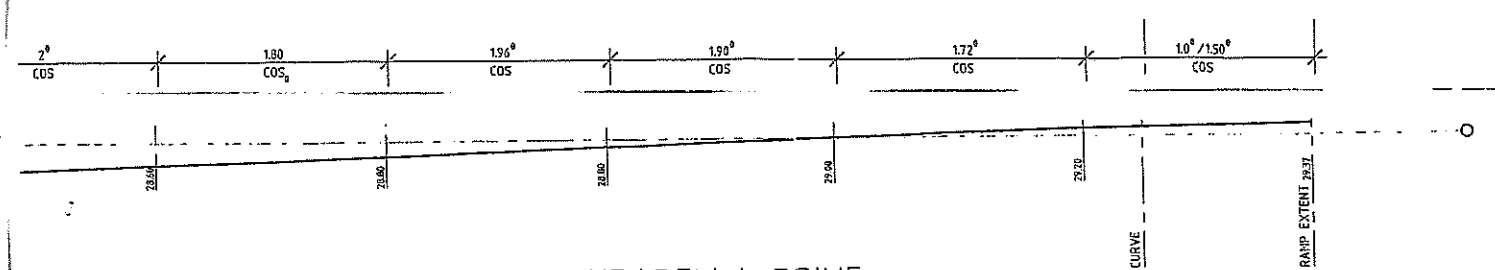
ELEVATION 4 (1:20)



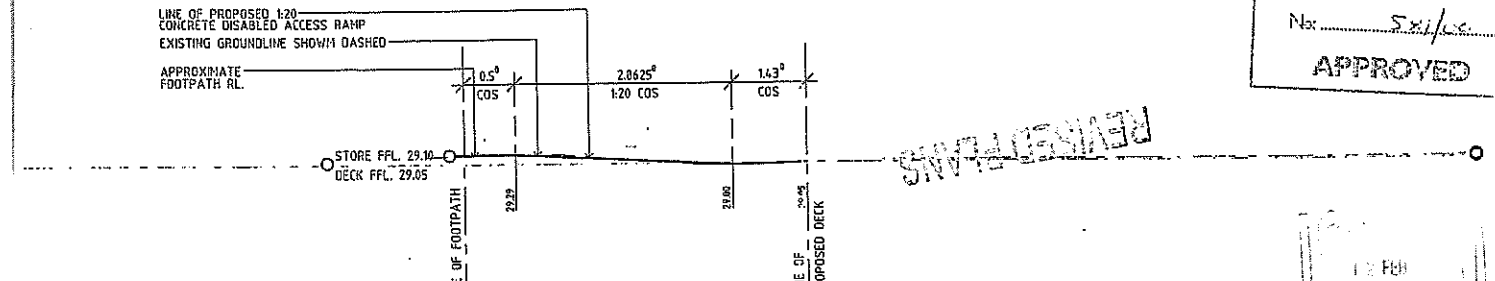
DISABLED ACCESS PATH CARPARK (1:100)



EXISTING COVE BOULEVARDE DISABLED ACCESS PATH (1:100)



EXISTING BRINDABELLA DRIVE DISABLED ACCESS PATH (1:100)



DISABLED ACCESS RAMP SECTION (1:100)

SHELLHARBOUR CITY COUNCIL
CONSTRUCTION CERTIFICATE
No. 521/CC
APPROVED

LEGEND

AG	AGGREGATE GRAIN	CONC	CONCRETE	GZ	GROUND LINE	TF	TRIBER FASCIA
AAW	ALUMINUM AWNING WINDOW	COS	CORNER ON SITE	GR	GRAVEL	TP	TRIBER POST
ASD	ALUMINUM SLIDING DOOR	CR	CASH REGISTER	IRPL	INTERNAL PLASTERBOARD	TPH	TOILET PAPER HOLDER
BSH	BASIN	CT	CERAMIC TILES	PS	PLASTERBOARD	VB	VALUABLE
CB	CONCRETE BLOCK	DP	DOWNPIPE	S	SLAB	WC	WATERCLOSET
CC	COLORADO CLADDING	FC	FIBROUS CEMENT CLADDING	TBR	TRIBER BLAH		
CHS	CIRCULAR HOLLOW SECTION	FH	FLOOR WASTE	TBR	TRIBER		

NOTES:

TOTAL SITE AREA = 730m²

GROSS FLOOR AREA OF PROPOSED SHOP = 61m²

NOTE:

1. TRIBER FRAMING AND WIND BRACKS TO COMPLY WITH AS/NZS 4600 AND TO MEET TRIBER FRAMING MANUAL, REFER TO SHEET WIND THROUGH GLAZING.
2. SELECTED WINDOWS AND DOORS TO MEET DESIGNATED WIND LOADS AND CATEGORY.
3. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO CONSTRUCTION.
4. DO NOT SCALE THE DRAWING LINE DIMENSIONS.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY STEEL.
6. DIMENSIONS TO BE CHECKED AND CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. CHECK DIMENSIONS AND SUBJECT TO CONFIRM.
8. PROVIDE CERTIFIED TERNITE BARRIER SYSTEM TO AS 1684.

DATE	AMENDMENT	No	DATE	AMENDMENT
01/20	CONSTRUCTION CERTIFICATE			
02/20	ARCHITECTURE CERTIFICATE			
	REVISIONS			

- NOTES:**
1. COMPLY WITH ALL CONDITIONS OF DEVELOPMENT CONSENT IMPOSED BY COUNCIL.
 2. STOREFRONT, FOOTINGS AND CONCRETE SLABS TO BE CONSTRUCTED TO STRUCTURAL ENGINEER'S DETAILS.
 3. PROVIDE SMOKE DETECTORS TO COUNCIL'S REQUIREMENTS.
 4. PROVIDE CERTIFIED TERNITE BARRIER SYSTEM TO AS 1684 WITH PERIMETER SPRAY ON COMPLETION OF WORKS.
 5. OP'S TO BE 75mm COLORBOND WITH GRAB TYPE GUTTERS.
 6. PROVIDE PREFORMED FILLER STRIPS TO ALL FLASHINGS AND ROOF EDGES TO PREVENT RODENT AND WATER PENETRATION.
 7. ROOF AND WALL FRAMING TO COMPLY WITH AS 1684 AND COUNCIL'S REQUIREMENTS & BE CERTIFIED BY A STRUCTURAL ENGINEER.
 8. WINDOWS AND DOORS TO COMPLY WITH 4km/h WIND SPEED.
 9. PROVIDE WET AREA WATERPROOFING TO B.C.A. REQUIREMENTS.
 10. EXIST SIGNS AND EMERGENCY LIGHTING SYSTEM TO BE INSTALLED TO B.C.A. REQUIREMENTS.
 11. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH AS 2444, COUNCIL AND B.C.A. REQUIREMENTS.
 12. DISTRIBUTION SWITCH AND METERS TO ELECTRICAL AUTHORITY'S REQUIREMENTS.
 13. PROVIDE MECHANICAL VENTILATION SYSTEM TO ALL PARTS OF BUILDING TO AS 1668, B.C.A. AND COUNCIL'S REQUIREMENTS.
 14. PROVIDE RUNOFF AND EROSION CONTROL TO COUNCIL'S REQUIREMENTS.
 15. SHOP FITTINGS TO BE BY OFFERS AND COMPLY WITH COUNCIL CODES.
 16. CONCEAL ALL SERVICE PIPES AND CONDUITS IN WALL, FLOOR AND CEILING.
 17. ROOF WATER TO BE PIPED TO EXISTING SYSTEM TO STUB OUTLET ON NORTH EASTERN CORNER OF LOT 103.
 18. CONSTRUCTION TO BE SUCH THAT THE BUILDING CAN BE TRANSPORTED TO SITE AND BE REDUCED UPON ENTRY OF SITE.

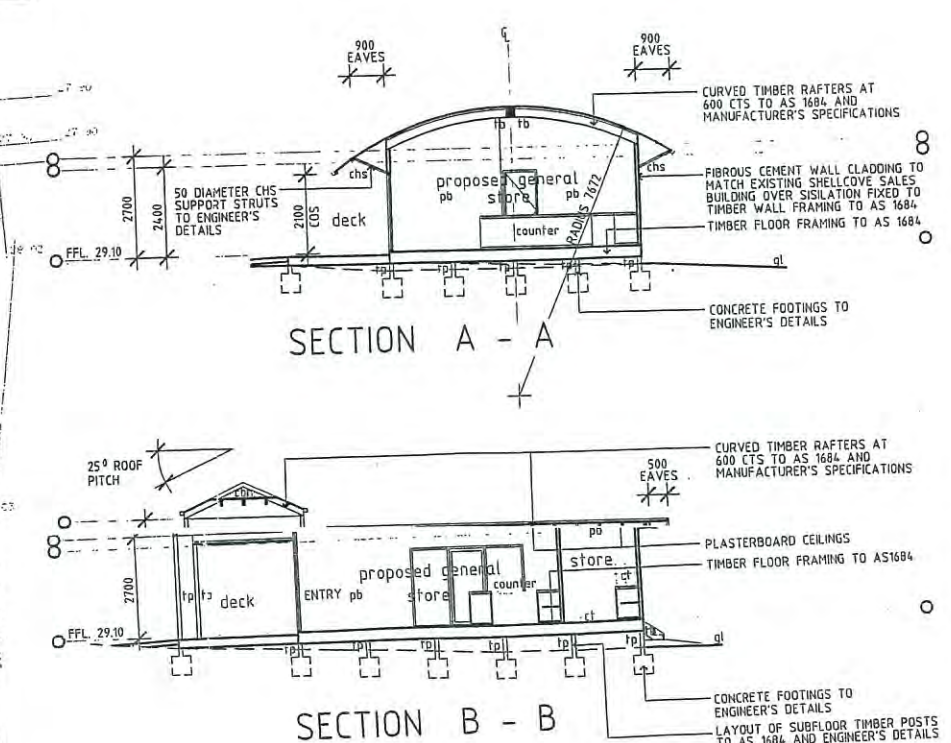
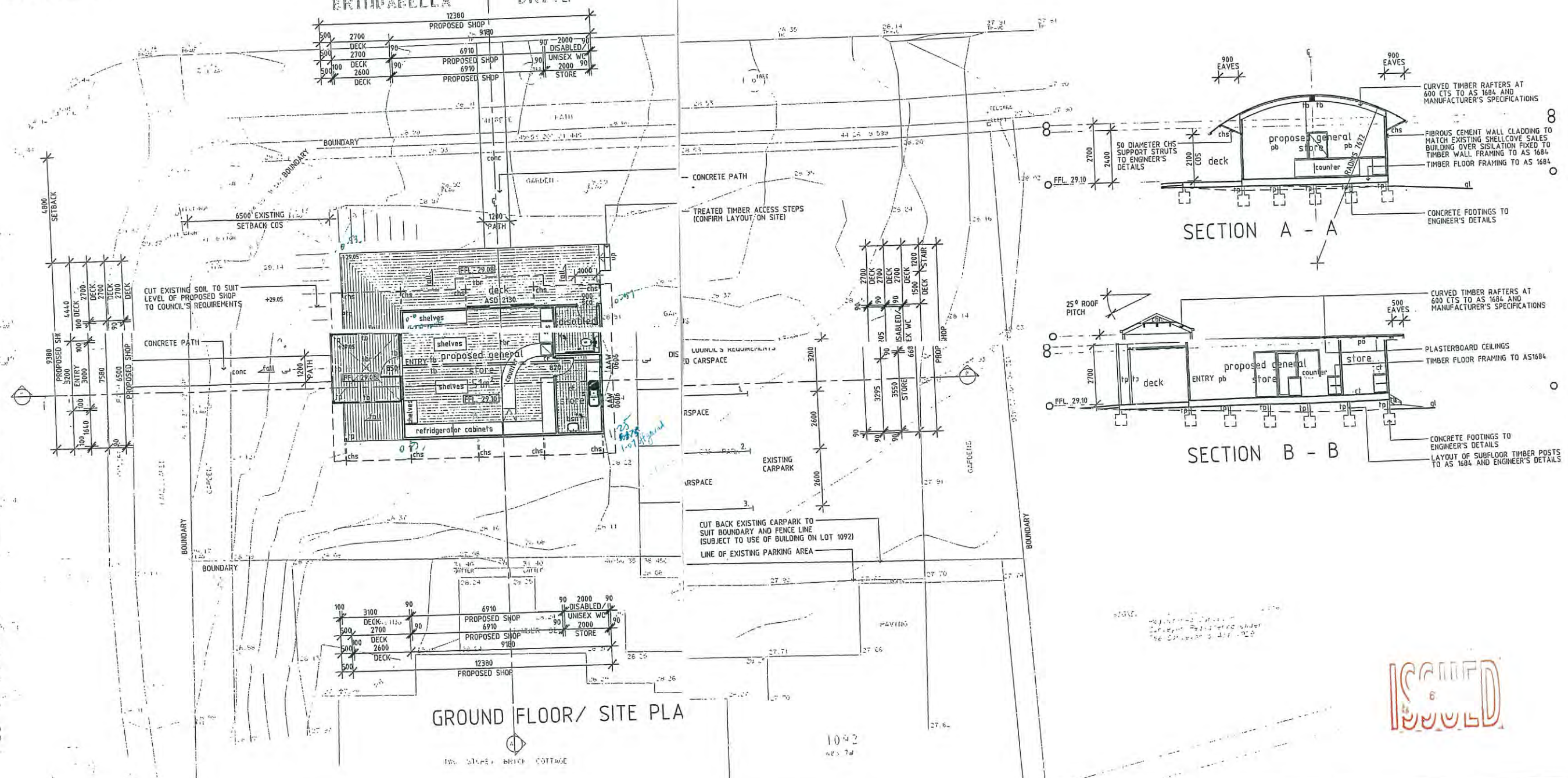
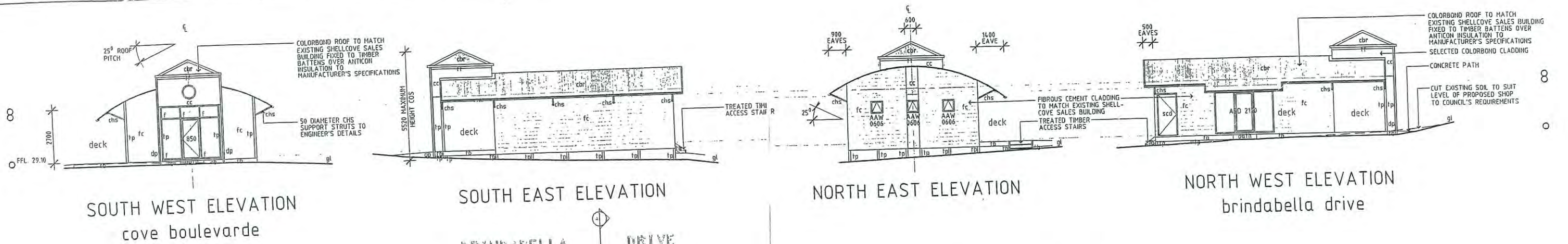
BISHOP HITCHCOCK + IRWIN architects

HOWARD
WOLDRIDGE
SHELL COVE
BATEMAN'S BAY
P.E.N.S.H.U.P.S.T

PROJECT: SHELLCOVE GENERAL STORE
SITE: LOT 1083 DP 866483
CNR. BRINDABELLA DR. & COVE BLVDE.
SHELLCOVE
CLIENT: WALKER CORPORATION

SCALE: 1:20, 1:100
DATE: JUNE 00
DRAWN: PT
CHECKED: J.M.H. SET.
JOB No: 2881-CWD-A02-B

02 SHEET
02 SHEET



LEGEND

AG	AGRICULTURAL DRAIN	CONC	CONCRETE	GL	GROUND LINE	TF	TIMBER FASCIA
AAW	ALUMINIUM AWNING WINDOW	COS	CONFORM ON SITE	GR	GRABRAK	TP	TIMBER POST
ASD	ALUMINIUM SLIDING DOOR	CR	CASH REGISTER	HCL	HANDRAIL	VB	VILLBOARD
BSN	BASIN	CT	CERAMIC TILES	PL	PLASTERBOARD	WC	WATERCLOSE
BSR	BASIN	DP	DOWNPIPE	SMK	SMK		
CBR	COLORBOND ROOF	FC	FIBROUS CEMENT CLADDING	TBR	TIMBER BEAM		
CC	COLORBOND CLADDING	FW	FLOOR WASTE	TDR	TIMBER		
CHS	CIRCULAR HOLLOW SECTION						

NOTES:

TOTAL SITE AREA = 730m²

GROSS FLOOR AREA OF PROPOSED SHOP = 61m²

- NOTES:**
- COMPLY WITH ANY CONDITIONS OF DEVELOPMENT CONSENT IMPOSED BY COUNCIL.
 - STORMWATER, FOOTINGS AND CONCRETE SLABS TO BE CONSTRUCTED TO STRUCTURAL ENGINEER'S DETAILS.
 - PROVIDE SMOKE DETECTORS TO COUNCIL'S REQUIREMENTS.
 - PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 1601 WITH PERIMETER SPRAY ON COMPLETION OF WORKS.
 - D.P.'S TO BE 75mm COLORBOND WITH QUAD TYPE GUTTERS.
 - PROVIDE PREFORMED FILLER STRIPS TO ALL FLASHINGS AND ROOF EDGES TO PREVENT RODENT AND WATER PENETRATION.
 - ROOF AND WALL FRAMING TO COMPLY WITH AS 1684 AND COUNCIL'S REQUIREMENTS AND BE CERTIFIED BY A STRUCTURAL ENGINEER.
 - WINDOWS AND DOORS TO COMPLY WITH 430'S WIND SPEED.
 - PROVIDE WET AREA WATERPROOFING TO B.C.A. REQUIREMENTS.
 - EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM TO BE INSTALLED TO B.C.A. REQUIREMENTS.
 - PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE WITH AS 2444, COUNCIL AND B.C.A. REQUIREMENTS.
 - DISTRIBUTION, SWITCH AND METERS TO ELECTRICAL AUTHORITIES REQUIREMENTS.
 - PROVIDE MECHANICAL VENTILATION SYSTEM TO ALL PARTS OF BUILDING TO AS 1684, B.C.A. AND COUNCIL'S REQUIREMENTS.

NOTE:

- TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO BE INSTALLED IN ACCORDANCE WITH AS 1684, COUNCIL AND B.C.A. REQUIREMENTS.
- SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
- SEE SITE COORDINATE, INCLUDING LEVELS TO BE CONFIRMED AND ANY CONFLICTS TO BE SORTED OUT PRIOR TO CONSTRUCTION.
- FOR MORE INFO SEE THE SPECIFICATIONS THROUGHOUT THE DRAWING.
- SHOULD ALL BUILDING/ENGINEERING WORK BE VERIFIED BY A REGISTERED STRUCTURAL ENGINEER.

DATE	AMENDMENT	No	DATE	AMENDMENT
25.07.20	DEVELOPMENT APPLICATION			
04.11.20	AMENDED DEVELOPMENT APPLICATION			

BISHOP HITCHCOCK + IRWIN architects

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PROJECT: SHELLCOVE GENERAL STORE

SITE: LOT 1083, DP 866483, CNR BRINDABELLA DR. & COVE BLVDE.

CLIENT: WALKER CORPORATION

SCALE: 1:100

DATE: JUNE00

DRAWN: PT

CHECKED:

DATE: 28.01.01

SHEET: 01

OF: 01

