

CD: 29/09

SUITE 404, 44 HAMPDEN ROAD  
ARTARMON NSW 2064  
T: 61 2 9412 2322  
F: 61 2 9412 2433

[sydney@philipchun.com.au](mailto:sydney@philipchun.com.au)

4 May 2009

The General Manager  
Manly Council  
PO Box 82  
Manly NSW 1655

Attention: Planning & Development Department

Re: **Lorna Jane – Stockland Balgowlah Shopping Centre**  
**Shop 007, 197-215 Condamine Street, Balgowlah**  
**09096cdc1 issued by Philip Chun**

Manly Council  
REC 6 APR 2009  
Distribution ☐  
1) Scanned ☒  
7/05/09  
Document No  
89982  
Michael Giddery

Ref: 09096\_CDC Letters

Pursuant to Clause 130(4) of the EPAR, 2000 please find enclosed a Complying Development Certificate for works to the above premises.

We have been appointed to act as the Principal Certifying Authority for the project which is due to commence on site as per the date shown on the attached 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' form.

We also attach a cheque for the lodgment fee we understand to be \$30.

Should you have any queries in regard to the above, please do not hesitate to contact Robert Marinelli or myself.

Yours faithfully,

*Philip Smillie*

Philip Smillie  
**PHILIP CHUN CODE CONSULTING**

NAR-111639

CERTIFIED

\$30

R. 605 636

6-5-09

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[www.philipchun.com.au](http://www.philipchun.com.au)



# Notice of Commencement of Building Work and Appointment of PCA

Under Sections 8A (2)(b)(i), (c) and 109E of the Environmental Planning and Assessment Act 1979

**PHILIP CHUN**

Suite 404, 44 Hampden Rd  
Artarmon NSW 2054  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section A - Site Details

Address (including building name (if known), suburb and postcode)

Shop 007 Stockland Balgowlah Shopping Centre 197 - 215 Condamine Street Balgowlah NSW

Lot Number and DP/SP

## Section B - Description of Work and Approvals

Description of Development

Fit out of Shop 007 Stockland Balgowlah for use by Lorna Jane

Complying Development Certificate No.

09096 cdc1

Date of Issue

4/5/09

Issued By

Philip Chun (P. Smillie)

## Section C - Principal Certifying Authority

Name Philip Chun (Philip Smillie)

Accreditation No. BPB 0381

Address Suite 404, 44 Hampden Road, Artarmon, NSW 2064

Phone (02) 9412 2322

Fax (02) 9412 2433

## Section D - Home Building Act 1989 Requirements

Does the above Act apply to the building works i.e. are you going to build, alter or extend a dwelling or residential building?

Yes ☐

No ☒

## Section E - Builder/Owner-Builder

Are you an owner-builder?

N/A ☒

Note: only applicable to residential work

Yes ☐

What is your owner-builder permit No.?

No ☐

Who is the principal contractor?

What is the principal contractors license No.?

## Section F - Applicant Details

\*Property owner or person having the benefit of the development consent Note: A building contractor cannot be the applicant unless also the property owner

Name

Lorraine Woodford

Organisation

Lorna Jane Pty Ltd

Position

Financial Controller

Address

PO Box 1032 Fortitude Valley QLD 4006

Phone

07 3252 5552

Fax

07 3252 4740

Confirm the following by placing a ☒ in the boxes

All the conditions in the CDC have been satisfied ☐

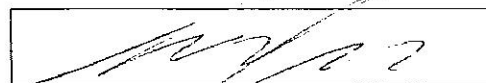
We appoint Philip Chun (Philip Smillie) as the Principal Certifying Authority ☒

Date the works to commence

4/5/09

Note: If you cannot provide a commencement date at the time of completing this form you must notify Philip Chun and Council of the date at least 2 days before works commence

Signature of Applicant



Date 1-5-09

Received  
11/5/09  
FS

# Complying Development Certificate 09096cdc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

**PHILIP CHUN** 

Suite 404, 44 Hampden Rd  
Artarmon NSW 2064  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section 1 - Site Details

Address (including building name (if known), suburb and postcode)

Shop 007 Stockland Balgowlah Shopping Centre, 197-215 Condamine Street, Balgowlah NSW

Lot Number and DP/SP

## Section 2 - Proposed Development Description a

Description of Development

Fitout of Shop 007 Stockland Balgowlah for use by Lorna Jane

Estimated Cost (inclusive of GST)

\$35,000.00

BCA Classification(s)

Class 6

Date of CDC Application

01/05/09

BCA Version Applicable

2008

Area of Site (m<sup>2</sup>)

## Section 3 - Applicant Details

Name

Lorraine Woodford

Organisation Name

Lorna Jane Pty Ltd

Position

Financial Controller

Address

PO Box 1032, Fortitude Valley QLD 4006

Phone

07 3252 5552

Fax

07 3252 4740

## Section 4 - Owner Details

Name

Organisation Name

ABN

Address

Level 25, 133 Castlereagh Street, Sydney NSW 2000

Phone

Fax

Consent of all Owner(s) Refer to attached letter dated 18/03/09

## Section 5 - Approved Drawings

Discipline	Drawings	Company	Date
Tenancy Plan	AT21R1(09)	Allen Jack & Cottier	
Architectural	SK3100(A), SK2100(4), SK3200(2), SK6100(3), SK5601(2), SK5600(3)	Allen Jack & Cottier	Various

## Section 6 - Enabling Environmental Instruments

- Manly Local Environmental Plan 1988
- Conditions of Complying Development attached



# Complying Development Certificate 09096cdc1

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1)(b), 81A (2)

**PHILIP CHUN**

Suite 404, 44 Hampden Rd  
Artarmon NSW 2064  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section 7 - Complying Development Certificate Determination

- I certify that the proposed development is Complying Development and that if carried out in accordance with the plans will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979 (Section 85);
- And will upon completion be a Class 5 building part

Signature

Date of Endorsement

04/05/09

Date Certificate Lapses

04/05/14

Certificate No.

09096cdc1

Date of Receipt

01/05/09

Principal Certifying Authority

Phillip Chun (Phillip Smillie)

Tel/Fax

Tel: (02) 9412 2322 Fax: (02) 9412 2433

Accreditation No.

BPB 0381 / 0250

Address

Suite 404, 44 Hampden Road, Artarmon NSW 2064

## Section 8 - Fire Safety Schedule

**Schedule of Existing Fire Safety Measures For The Building**

See attached Schedule for existing building

**Schedule of Fire Safety Measures For Work** (proposed to be installed, altered or relocated as part of the works)

Measure	Existing Standard of Performance	Proposed Standard of Performance
1. Automatic fire suppression systems	-	BCA Spec E1.5, AS 2118.1-1999
2. Emergency lighting	-	BCA E4.2 & E4.4, AS 2293.1-2005
3. Exit signs	-	BCA E4.5, E4.6 & E4.8, AS 2293.1-2005

## Appendix A - Documentation Relied Upon

### A1 - Information Relied Upon

No.	Item	Company / Authority	Date
1.	Copy of DCP - Manly Local Environmental Plan 1968	Manly Local	01/05/09
2.	Copy of Complying Development Certificate Application a) Owners Consent	Lorna Jane Pty Ltd Stockland Retail	01/05/09 18/03/09
3.	Long Service Levy Payment Receipt	Long Service	01/05/09
4.	BCA Statement of Compliance	Lorna Jane Pty Ltd	01/05/09
5.	Bushfire Code Map	NSWFB	12/09/03
6.	Critical Phase Inspection Report under Clause 129B (a) Notification letter	Philip Chun	04/05/09
7.	Fire Safety Schedule for existing building	City Plan Services	



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**Manly Local Environmental Plan 1988**

Current version for 15 December 2008 to date (accessed 1 May 2009 at 09:24)

Schedule 10

&lt;&lt; page &gt;&gt;

**Schedule 10 Conditions of complying development certificates**

(Clause 10A (4))

**General conditions applying to all complying development****Compliance**

- 1 Notification of all affected persons is required, in accordance with council's Notification DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.

**Before Commencement**

- 2 Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, ie the PCA) must be submitted to Council 2 days prior of any work commencing.
- 3 Notify Council 2 days prior to that work commencing.

**Additional conditions applying to specific types of complying development**

Category	Condition No	Condition	Type of complying development to which the condition applies (being a type identified by the following number in the Table to Schedule 9)
Access	4	Where a construction of a vehicular footpath Crossing is	1, 4, 6, 7, 8

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		required, the design and construction shall be in accordance with Council's Policy. The crossing must be completed prior to issue of the Occupation Certificate.	
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.	1, 4, 6, 7, 8
	6	Any driveway within the property cannot exceed 5% slope at any point.	1, 4, 6, 7, 8
Building Construction	7	Any retaining walls must be constructed in accordance with a structural engineer's details. Certification of compliance with the structural detail during construction must be submitted to the Principal Certifying Authority.	1, 4, 6, 13
	8	All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the Principal Certifying Authority.	1, 4, 6
	9	A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed additions.	1, 2, 4, 7
	10	The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles	1, 2, 4, 7, 8, 13
	11	All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.	1
	12	A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.	1, 4, 6, 10
	13	Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.	1, 4, 6, 10
	14	An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be	1, 4, 6, 13

		maintained in a state of good repair and condition until completion of the building project.	
Building Materials	15	All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.	1, 2, 4, 7
Car Parking	16	An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.	4, 6
Drainage and Stormwater	17	Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.	1, 4, 6, 13
	18	The width of inter-allotment drainage easements is no less than: (a) 1.0m for pipes up to 150mm, or (b) 2.5m for pipes larger than 150mm	1, 4, 6
		The easements must be free of encroachments and contain only a single pipeline.	
	19	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	Any ancillary light fittings fitted to the exterior of the	1, 3, 4, 6, 7, 8, 9, 13

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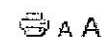
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		building must be shielded or mounted in a position to minimise glare to adjoining properties.	
Miscellaneous	25	<b>Prior to the commencement of works on the land</b> including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	1, 4, 6
	30	No sandwich boards or the like are to be placed on Council's footpath.	8
Termite Control	31	A durable termite protection notice must be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".	4
Traffic/Parking	32	Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control.	1, 4, 6, 13
	33	All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.	1, 8
	34	Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am-11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.	8

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## Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 1 May 2009 at 09:16)

[Part 2](#) > [Clause 10A](#)

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### 10A Exempt and complying development

- (1) Development listed in Schedule 8 is exempt development if it complies with any relevant standards set for the development in Schedule 8.
- (2) Development listed in Schedule 9 is complying development if:
  - (a) it is local development of a kind that can be carried out with consent on the land on which it is proposed, and
  - (b) it will achieve the outcomes listed in Schedule 9 for the development.
- (3) Development is not complying development if it is carried out on land within an environmentally sensitive area.
- (4) A complying development certificate issued for any complying development is to be subject to the conditions for the development specified in Schedule 10.
- (5) In addition, a complying development certificate that relates to the erection of a temporary and portable building must:
  - (a) state that the building is a temporary building, and
  - (b) specify a removal date that is no later than one year after the date of issue of the complying development certificate.
- (6) In this clause, *environmentally sensitive area* means an area within Manly local government area which, for reasons of environmental sensitivity, is identified as an environmentally sensitive area on the map marked “Manly Local Environmental Plan (Amendment No 34—Exempt and Complying Development)—Environmentally Sensitive Areas Map 4”.

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## Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 1 May 2009 at 09:16)

Schedule 9

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### Schedule 9 Complying development

(Clause 10A (2))

#### General standards for all types of development

Development identified in this Schedule is complying development only if:

##### In relation to amenity

- a. it does not create an actual or potential hazard to health or safety or any pollution or potential for pollution, and
- b. it is not on contaminated land subject to assessment under *State Environmental Planning Policy No 55—Remediation of Land*, and

##### In relation to statutory standards

- c. it is not an existing use as defined by S 106 of the Act, and
- d. it complies with any deemed-to-satisfy provisions of the *Building Code of Australia* relevant to the development, and
- e. it complies with all relevant SAA (Australian Standards), and
- f. it complies with the relevant quantitative development standards set for the development by this plan and by any of the following relevant Manly Development Control Plans:—Residential Zone 2001 adopted 24/9/01; Business Zone Amendment 2 adopted 10/5/99; Industrial Zone adopted 5/2/91; Access adopted 12/8/96; Advertising Signs adopted 5/10/93; Energy Efficient Buildings adopted 22/6/98; Backpackers

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Accommodation adopted 7/9/98; Notification adopted 28/06/99, and

- g. it does not contravene any conditions of development consent applying to the land, and

##### In relation to stormwater and sewer

- h. a certificate of compliance has been obtained for the development (if required) from Sydney Water Corporation, and
- i. it does not obstruct drainage on the site on which it is carried out, and
- j. it complies with the “building over sewer” requirements of Sydney Water Corporation applying to the land, and

##### In relation to access

- k. it does not restrict any vehicular or pedestrian access to or from the site, and

##### In relation to safety

- l. all equipment is installed according to the manufacturer’s specifications and by qualified tradespersons where relevant, and
- m. the work meets all relevant WorkCover requirements, and

##### In relation to conservation

- n. it is not within a conservation area, and
- o. it is consistent with any management plan approved under *State Environmental Planning Policy No 44—Koala Habitat*, and with any recovery plan or threat abatement plan in force under the *Threatened Species Conservation Act 1995*, that apply to the land, and
- p. it is not within or on any National Parks and Wildlife land, and
- q. it is not an Aboriginal place under the *National Parks and Wildlife Act 1974*, and
- r. it is not on land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, or geological formations, or for other environmental protection purposes, and
- s. it is not an aquatic reserve declared under the *Fisheries Management Act 1994*, and
- t. it is not work to which Clause 33—(Development on land identified on Acid Sulphate Soils Planning Map) applies.

## Additional standards for specific types of development

1 Item	2 The erection or carrying out of any of the following	3 Categories of standards	4 Standards
1	Alterations: External alterations, or additions, to existing structure	<i>Height</i>  <i>Setbacks</i>  <i>Floor Area</i> <i>Aesthetics</i> <i>Generally</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> On a site with a slope of no greater than 1:20 as shown on a recent survey plan;</li> <li><input type="checkbox"/> Maximum of 3m above natural ground level to eaves;</li> <li><input type="checkbox"/> Maximum finished floor level RL500 mm above natural ground level;</li> <li><input type="checkbox"/> Not forward of front Building Line;</li> <li><input type="checkbox"/> In the case of development in a residential zone, the development maintains minimum setbacks required by Section 3.5 of the Residential DCP;</li> <li><input type="checkbox"/> Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</li> <li><input type="checkbox"/> Maintains maximum floor space ratios required by any relevant DCPs;</li> <li><input type="checkbox"/> Same building materials, colours and textures as the existing building;</li> <li><input type="checkbox"/> Retains open space required by Section 3.2 of the Residential DCP;</li> <li><input type="checkbox"/> Does not relate to residential development in non-residential zones;</li> <li><input type="checkbox"/> Not within the Foreshore Scenic Protection Area</li> <li><input type="checkbox"/> Work must relate to primary use of the site;</li> <li><input type="checkbox"/> Does not result in rooms within the roof space;</li> </ul>
2	Residential alterations; internal		Nil
3	Cabanas/green houses/ cubbies/sheds or cubby houses	<i>Generally</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</li> <li><input type="checkbox"/> One of each per site;</li> <li><input type="checkbox"/> Non-reflective finished surfaces;</li> </ul>

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		<i>Area</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Area taken must be no greater than 30m<sup>2</sup> in total;</li> <li><input type="checkbox"/> Retains open space required by Section 3.2 of the Residential DCP;</li> </ul>
		<i>Height</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Maximum of 3m above natural ground level;</li> </ul>
		<i>Setbacks</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minimum 900 mm from all side and rear boundaries;</li> <li><input type="checkbox"/> Not forward of building line;</li> <li><input type="checkbox"/> One per legally created allotment;</li> </ul>
4	Dwelling; Single detached	<i>Location</i>  <i>Height Standards</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> On a site with a slope of no greater than 1:20 as shown on a recent survey plan;</li> <li><input type="checkbox"/> Maximum 3.0m above natural ground level to eaves;</li> <li><input type="checkbox"/> Subject to compliance with ALL quantitative requirements of the Residential DCP;</li> <li><input type="checkbox"/> Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</li> <li><input type="checkbox"/> Not within the Foreshore Scenic Protection Area;</li> <li><input type="checkbox"/> No rooms within the roof space;</li> <li><input type="checkbox"/> Maximum 1.8m above natural ground level;</li> </ul>
5	Fences; Free standing side and rear masonry or brick walls	<i>Height</i>  <i>Generally</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Not incremental nor immediately above retaining walls;</li> <li><input type="checkbox"/> Not forward of building line;</li> <li><input type="checkbox"/> Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</li> </ul>
6	Garages & Carports and Driveways	<i>Area</i>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Maximum 36m<sup>2</sup> for garages and carports;</li> <li><input type="checkbox"/> Conforms with Section 3.12 of the Residential DCP;</li> <li><input type="checkbox"/> Retains open space required by Section 3.2 of the Residential DCP;</li> </ul>

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*Height*

- ☐ Maximum height of 3m to underside of eaves;
- ☐ Maximum RL 250mm finished floor level above natural ground level;
- ☐ Maximum 25 degree roof pitch;
- ☐ Driveways cannot be elevated nor suspended;
- ☐ No subterranean building except foundations;
- ☐ Not forward of building line;

*Setbacks Generally*

- ☐ Not within the Foreshore Scenic Protection Area.
- ☐ Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;
- ☐ No additional floor space is created;

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Industrial—  
Change of use from one industrial use  
to another or internal alterations  
to premises used for industrial use

*Floor Area*

- ☐ Works to be within the existing approved envelope of the building;
- ☐ No decrease in distances required for fire exit routes or changes to existing fire safety provisions;

*Fire Safety*

- ☐ A new fire safety certificate is required from the PCA;
- ☐ Any new entrance faces the public street or public pedestrian way;

*Access*

- ☐ No increase in car parking provisions created as a result of alterations or change of use;

*Operation*

- ☐ The proposal does NOT involve any decontamination work.

*Floor Area*

- ☐ Not more than 2000m<sup>2</sup> of gross floor area is changed;

- ☐ No additional floor space is created;

- ☐ Works to be within the existing approved envelope of the building;

- ☐ No increase in any retail floor space;

*Access*

- ☐ No increase in car parking provisions created as a result of internal alterations

*PC comments*✓  
✓  
✓  
✓  
✓
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*Fire Safety*

or change of use;

- ☐ Any new entrances must face a public street or public pedestrian way;
- ☐ No decrease in distances required for fire exit routes;
- ☐ No change in approved hours of operation;

*Operation*

- ☐ The proposed use does not involve use of premises as a:  
Methadone clinic, or  
Adult book shop, or  
Brothel, or  
Amusement Centre, or  
Funeral parlour.

✓  
✓  
✓  
✓  
✓  
✓  
✓

9

Pergolas with roofs

*Standards*

- ☐ No greater than 3.0m above natural ground level;
- ☐ No greater than 2.5m in depth;
- ☐ No greater than 15m<sup>2</sup> in area.

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Retaining Walls

*Height*

- ☐ Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;
- ☐ Signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;

11

Skylights

*Area*

- ☐ Maximum 1.8m;
- ☐ Total of all to be no greater than 5m<sup>2</sup>;
- ☐ Maximum height above roof surface = 300mm;

*Height*

12

Subdivision for the purpose of minor  
adjustments corrections to boundaries

*Purposes*

- For one of the following purposes:  
(a) Adjustment of private boundaries where existing lawful access is not changed;
- (b) Rectification of an encroachment upon an allotment;
- (c) Creation of a public reserve by dedication and not by acquisition;
- (d) Excising land to be used for a public purpose from an existing allotment by dedication and not by acquisition;



13	Temporary & Portable Buildings	<i>Generally</i>	<ul style="list-style-type: none"> <li>□ Maintains FSR, setbacks and open space required by the relevant sections of the Residential DCP;</li> <li>□ Maintains minimum lot size or greater for all parties;</li> <li>□ Does not create a new allotment;</li> </ul>
		<i>Height</i>	<ul style="list-style-type: none"> <li>□ Maximum height of 3m;</li> </ul>
		<i>Area</i>	<ul style="list-style-type: none"> <li>□ Area taken up must be no greater than 30m<sup>2</sup>;</li> </ul>
		<i>Setbacks</i>	<ul style="list-style-type: none"> <li>□ Must conform to setbacks provided in the relevant DCP;</li> <li>□ All behind the building line;</li> </ul>
		<i>Time Limit</i>	<ul style="list-style-type: none"> <li>□ Must be declared in the application for a complying development certificate to be temporary only (that is, to be required for a period no exceeding one year);</li> </ul>
		<i>Use</i>	<ul style="list-style-type: none"> <li>□ Must not be used for residential purposes;</li> <li>□ Must not be used for storage or handling of inflammable materials;</li> </ul>
		<i>Generally</i>	<ul style="list-style-type: none"> <li>□ Signed agreement by adjoining owners in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received.</li> </ul>

Top of page

# Complying Development Certificate Application

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1), 85A and clause 126 of the Environmental Planning & Assessment Regulation 2000

PHILIP CHUN

Suite 404, 44 Hampden Rd  
Artarmon NSW 2064  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section 1 - Site Details

Address (including building name (if known), suburb and postcode)

Shop 007 Stockland Balgowlah Shopping Centre 197 - 215 Condamine Street Balgowlah NSW

Lot Number and DP/SP

## Section 2 - Proposed Development Description and Development Consent

Description of Development

Fit out of Shop 007 Stockland Balgowlah for use by Lorna Jane

Estimated Cost (inclusive of GST)

BCA Classification(s) (if known)

Class 6

## Section 3 - Applicant Details

\* person having the benefit of the development consent Note: A building contractor or other person cannot be the applicant unless also the owner of the land

Name

Lorraine Woodford

Organisation Name

Lorna Jane Pty Ltd

Position

Financial Controller

Address

P.O Box 1032 Fortitude Valley QLD 4006

Phone

07 3252 5552

Fax

07 3252 4740

Applicant Signature

E-mail

Lorraine.woodford@lomajane.com.au

Date

1-5-09

## Section 4 - Owner(s) Consent

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

Name

Organisation Name

ABN/ACN

Address

Phone

Fax

Owner Signature

Owner Signature

Name

Name

Position

Date

Position

Date

Single or multiple persons

• Owners printed name and signature to be provided on the form or written letter of consent

Person acting for owner(s)

• Letter on owner's letterhead (where appropriate signed by or on behalf of the owner(s) showing that the person acting can authorise the applicant to lodge the application; or  
• Full copy of a current power of attorney; or  
• A reference to a registered power of attorney (book and page number)

Company(s)

• ABN or ACN number must be provided.

• Name, position and signature of:

• one company director and company secretary; or

• two company directors; or

• if sole director, only one signature is required

Strata title

Consent and seal of owner's corporation if the proposed work involves or affects common property

Date of Receipt of Application (office use only)

1/5/09

Received by

P. S. S. S. S.

# Complying Development Certificate Application

Under the Environmental Planning & Assessment Act 1979 Sections 109C (1), 85A and clause 126 of the Environmental Planning & Assessment Regulation 2000

**PHILIP CHUN**

Suite 404, 44 Hampden Rd  
Artarmon NSW 2064  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section 5 - Proposal Particulars - Information to be collected for the ABS

Land Area (m<sup>2</sup>)  Gross Floor Area of the Building (m<sup>2</sup>)  No. of Storeys in new building (inc. underground)

What are the current uses of all parts of the following building(s)/land? (if vacant please state)

Location

Shop 007 Stockland Balgowlah Shopping Centre 197  
- 215 Condamine Street Balgowlah NSW

Building/Land Use

Retail Shop

Does Site Contain a Residential Dual Occupancy?

Gross floor area (m<sup>2</sup>) of the proposed addition / new building?

What are the proposed uses of all parts of the building(s)/land?

Location

Shop 007 Stockland Balgowlah Shopping Centre 197  
- 215 Condamine Street Balgowlah NSW

Building/Land Use

Retail Shop

Is the new residential building to be attached to an existing building? Yes ☐ No ☒

Is the new residential building to be attached to any other new building? Yes ☐ No ☒

No. Pre-existing Dwellings

No. Dwellings to be demolished

No. Proposed Dwellings in new building

Not Applicable

Not Applicable

Not Applicable

Materials to be used - Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

Walls

Brick veneer <input type="checkbox"/> 12	Timber/Weatherboard <input type="checkbox"/> 40	Unknown <input type="checkbox"/> 90	Concrete tile <input type="checkbox"/> 10
Full brick <input type="checkbox"/> 11	Cladding-aluminium <input type="checkbox"/> 70	Frame	Fibrous cement <input type="checkbox"/> 30
Single brick <input type="checkbox"/> 11	Curtain Glass <input type="checkbox"/> 50	Timber <input type="checkbox"/> 40	Fiberglass <input type="checkbox"/> 80
Concrete block <input type="checkbox"/> 11	Other <input type="checkbox"/> 80	Steel <input type="checkbox"/> 60	Masonry / terracotta shingle tiles <input type="checkbox"/> 10
Concrete / masonry <input type="checkbox"/> 20	Unknown <input type="checkbox"/> 90	Other <input type="checkbox"/> 80	Slate <input type="checkbox"/> 20
Concrete <input type="checkbox"/> 20	Floor	Unknown <input type="checkbox"/> 90	Steel <input type="checkbox"/> 60
Steel <input type="checkbox"/> 60	Concrete <input type="checkbox"/> 20	Roof	Terracotta tile <input type="checkbox"/> 10
Fibrous cement <input type="checkbox"/> 30	Timber <input type="checkbox"/> 10	Concrete <input type="checkbox"/> 70	Other <input type="checkbox"/> 80
Hardiplank <input type="checkbox"/> 30	Other <input type="checkbox"/> 80	Aluminium <input type="checkbox"/> 20	Unknown <input type="checkbox"/> 80

## Section 6 - List of Documents accompanying the application

I have attached the following (please ✓ box where applicable):

Owner's consent and Applicant's signature	<input checked="" type="checkbox"/>
Site Plan (showing the relation of the building to the boundaries of the allotment and any adjacent buildings)	<input type="checkbox"/>
Existing floor plans (if the development involves building work to alter, expand or rebuild an existing building)	<input type="checkbox"/>
4 Sets of detailed plans and specifications	<input type="checkbox"/>
Schedule of Existing and Proposed Fire Safety Measures	<input type="checkbox"/>
Copy of any Design Certificates to be relied upon	<input type="checkbox"/>

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**Stockland Retail**

Level 25, 133 Castlereagh St  
Sydney NSW 2000

T 02 90352000  
F 02 89882000

www.stockland.com.au

GPO Box 998  
Sydney NSW 2001



18<sup>th</sup> March 2009

Attn: Bill Clarkson  
PO Box 1032  
Fortitude Valley  
Brisbane QLD

Dear Bill

**Re: Complying Development Certificate for fitout works for the below premises**  
**Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW**  
**Premises: Shop 7 – Lorna Jane – Stockland Balgowlah**

***This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 16 March 2009***

We refer to the attached application.

As owners of the above property, we consent to this Application and provide consent for authorised Council officers to enter the land to carry out inspections relating to this Application.

Executed on behalf of Trust Company of )  
Australia Limited (ACN 004 027 749) in its )  
capacity as custodian by )  
WILL SMITH )  
for Stockland Trust Management Limited )  
(ACN 001 900 741) under Power of )  
Attorney Book 4362 No. 863 in the )  
presence of: )

Signature of witness )

Ihara Mannise..... )

Name of witness )

Retail Design Manager ..... )  
Occupation of witness )

Level 25, 133 Castlereagh Street )  
Sydney NSW 2000 )

By )  
executing this document the attorney )  
states that the attorney has received no )  
notice of revocation of the power of )  
attorney )

A handwritten signature in black ink, appearing to read "Will Smith", is written over the signature line of the attorney.



## Levy Online Payment Receipt

**LONG SERVICE**  
BUILDING & CONSTRUCTION

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

Applicant Name:	LORNA JANE PTY LTD
Levy Application Reference:	5000108
Application Type:	CDC
Application No.:	09096CDEL
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	197-215 CONDAMINE STREET
	BALGOWLAH
	NSW
	2093
Value Of Work:	35000
Levy Due:	122
Levy Payment:	122
Online Payment Ref.:	566935528
Payment Date:	1/05/2009 10:27:30 AM



See reverse of form for instructions

**LEVY PAYMENT FORM**

FORM NO.

OFFICE USE ONLY

**PART A - DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY**

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person) or Company/Organisation name LORNA SANE PTY LTD  
 Given names (if person)   
 ABN (if applicable) 91065384616  
 POSTAL ADDRESS No. and street or PO Box PO BOX 1032  
 Town/suburb FORTITUDE VALLEY  
 State QLD Postcode 4006 Bus. hours phone 0732525552

**PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK**

Number and street SHOP 007  
197-215 CONNORIAN STREET  
 Town/suburb BAROOWLAH  
 State NSW Postcode 2093  
 Estimated start date 04 M 05 Y 2009 Estimated finish date  M  Y

**PART C - DETAILS OF WORK - to be completed by consenting/permitting authority with whom plans lodged for approval**

Local Council Area MANLY  
 DA/CC/CDC No. 090962001  
 Estimated value of work (see note on back) \$ 35,000.00 Levy payable \$ 122.00

<sup>1</sup> If you have provided a CC above, please provide DA number here

Signature of Officer/Private Certifier Philip Smillie Date  M  Y   
 Name of Officer/Private Certifier PHILIP SMILLIE Business hours phone 98122322

**PART D - DETAILS - to be completed by Dept/Authority where applicable - see reverse**

Department/Authority   
 Contract/DA No (circle which)  Contract amount \$   
 Levy payable \$   
 Contact person (Print)  Phone number   
 Contact person (Signature)  Date  M  Y

**PART E - DECLARATION - to be signed by person liable to pay levy or authorised officer of company/organisation**

Any false or misleading information provided on this form may result in prosecution under Section 58A.  
 I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name William Clarkson Signature B. Clarkson Date 01 M 05 Y 2009

**PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE**

Exemption Approval Certificate No.

(4)

**Building Code of Australia Statement of Compliance**  
**Proposed retail fit-out for Lorna Jane**  
**Shop 007 Stockland Balgowlah Shopping Centre**  
**197 – 215 Condamine Street Balgowlah NSW**

**General provisions**

1. All building work will be carried out in accordance with the provisions of the Building Code of Australia 2008.
2. Glass doors and fixed panels so located in relation to other parts of the building as to be capable of being mistaken as a doorway of unimpeded path or travel will be provided with a Grade "A" Safety Glazing in accordance with AS 1288 2006, Safety Glazing Materials for Use in Buildings (Human Impact Consideration). All other glazing will be installed in accordance with Table 1A Appendix "A" of AS1288 Glass Installation Code.
3. Materials used in the building including floor coverings, will comply with the requirements of Clause C1.10 and Specification C1.10a of the Building Code of Australia, with regard to restrictions concerning early fire hazard properties of materials, spread of smoke and flame.
4. Design and installation of 'running man' exit signs will comply with AS2293.1 2005 and the following:
  - exit signs will be clearly visible to persons approaching the exit and will be circuit sensing to the general lighting circuit;
  - exit signs will be green with white lettering and installed to operate continuously in the event of a power failure. Building Code of Australia clause E4.5 and E4.8.
  - Additional exit signs will be installed in appropriate positions in corridors, hallways, lobbies, foyers and the like indicating the direction to a required exit. Building Code of Australia Clause E4.6 (NSW).

The licensed electrical contractor will on completion of the emergency lighting and exit sign installation submit to the Principal Certifying Authority, a Compliance Certificate certifying compliance with AS2993.

5. The applicant will give at least 24 hours notice to the principal certifying authority for the following inspection: (a) Final
6. The required exit width or path of travel to an exit will be not less than 1 metre to comply with the Building Code of Australia - Part D1.6 and D2.9.
7. All doors in a required exit, forming part of a required exit or in the path of travel to a required exit will be readily openable without a key from the side that faces a person seeking egress by single hand downward action or pushing action on a single device located between 900mm and 1.2 metres from the floor in accordance with Part D2.21 of the Building Code of Australia.
8. Hydrant and Hose Reel and sprinkler system coverage will comply with Building Code of Australia clauses E1.3, E1.4, E1.5 Australian Standards AS2419, 2441 & 2118 respectively.
9. Mechanical ventilation in accordance with the requirements of AS 1668, Parts 1 and 2, will be installed where natural ventilation cannot be provided.
10. Where work is carried out to Electrical Distribution Boards located in the path of travel the EDB will be located in a full faced metal box with smoke seals OR the door to the EDB cupboard will be lined with metal sheet and smoke seals will be installed to the door.
11. Where penetrations are made to the floors or other fire rated elements they will be fire sealed or stopped or have fire dampers installed to meet BCA requirements and certification will be supplied to the Principal Certifying Authority at project completion.
12. Where alterations include new sanitary facilities, including re-tiling of existing areas the area affected will have wet area waterproofing to meet Part F1.7 of BCA and AS3740.




13. The works will comply with AS1428.1 – 2001 as adopted by BCA. This includes circulation spaces at doorways.
14. The existing smoke detection and alarm system will be altered with new locations of detector heads meeting current AS1670.1 requirements in the areas altered as part of the works.
15. In accordance with the EPA Regulation 2000, at the completion of work copies of the essential fire safety measures installed for the building ie Form 15A, will be submitted to the Council on an annual basis.
16. The following BCA Part J requirements will be complied with and verification of compliance supplied on completion of the works and prior to the issue of the Occupation Certificate.
- Air-conditioning and ventilation systems have any supply and return ductwork insulated and sealed in accordance with Specification J5.2.
  - The aggregate design illumination power load (except for emergency lights and signage and display lighting within cabinets and display cases) must not exceed that specified within Clause J6.2.
  - An artificial lighting switch must be located in a visible position in the room or space being switched, or in an adjacent room or space from where the lighting being switched is visible and not operate lighting within an area of more than 250 m<sup>2</sup> for a space of not more than 2000 m<sup>2</sup> floor area or 1000 m<sup>2</sup> for a space of more than 2000 m<sup>2</sup> floor area.
  - Artificial lighting in a building or storey of a building (except for emergency lights), of more than 250 m<sup>2</sup> in floor area must be controlled by a time switch in accordance with Specification J6, or an occupant sensing device such as a security key card reader or a motion detector in accordance with Specification J6.
  - Artificial lighting adjacent windows in a storey of a Class 5 building (except for emergency lights), of more than 250 m<sup>2</sup> in floor area must be switched separately from artificial lighting not adjacent windows.
  - Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled separately from other artificial lighting and by a manual switch for each area and by a time switch in accordance with Specification J6 where the display lighting exceeds 7 kW. Window display lighting must be controlled separately from other display lighting.
  - Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification J6.

Signed

Name

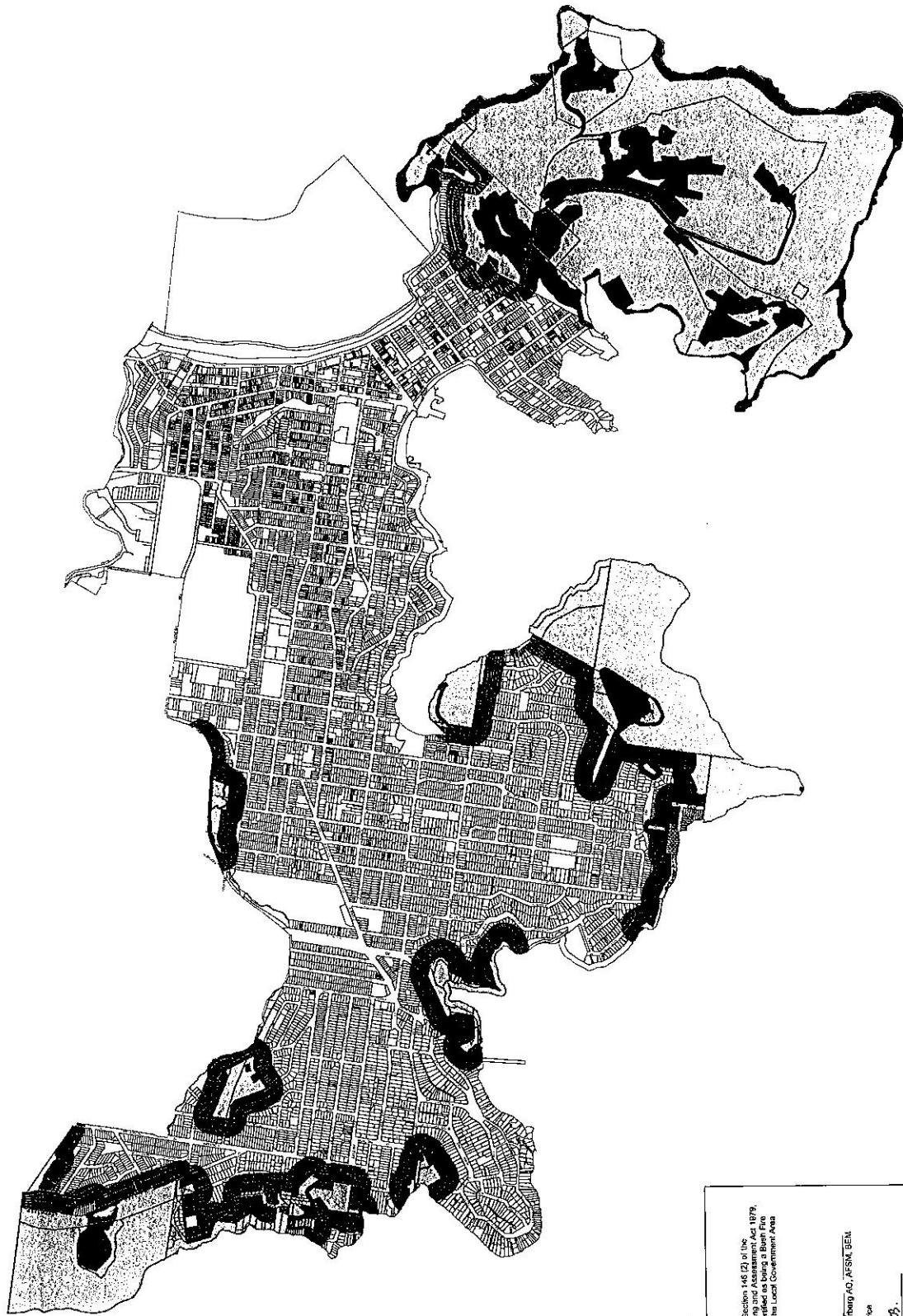
Company

Dated

  
Lawrence Woodford  
Law & Sinc Pty Ltd  
1-5-09

# Bushfire Code Map.

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MAINLY LGA - BUSHFIRE PRONE LAND MAP

- BUSHFIRE PRONE LAND MAP - LEGEND**
- Bushfire Vegetation Category 1
  - Bushfire Vegetation Category 2
  - Bushfire Vegetation Buffer
  - LGA Boundary



**Certification**  
 For the purposes of Section 146 (2) of the  
 Environmental Planning and Assessment Act 1979,  
 this map is hereby certified as being a Bush Fire  
 Prone Land Map for the Local Government Area  
 of Mainly LGA.

Phillip Christopher  
 Commissioner  
 NSW Rural Fire Service

Date: 12/1/13

Data supplied by various stakeholders under ANDUC\* Collection.  
 The information contained herein was prepared in good faith.  
 Effect has been made to ensure its accuracy and completeness.  
 The stakeholders take no responsibility for any or subsequent use of  
 data or drawings that may result from the use of this information.  
 \* Australian New Zealand Land Information Council



# Critical Phase Inspection Report Pre CDC Inspection

Issued under Environmental Planning and Assessment Regulation 2000 section 129(B)&(C)

PHILIP CHUN

Suite 404, 44 Hampden Rd  
Artarmon NSW 2064  
Tel: 02 9412 2322  
Fax: 02 9412 2433

## Section 1 - Site Details and Approvals

Address (including building name (if known), suburb and postcode)

Shop 007, 177 - 215 Condamine St Balgowlah

Complying Development Certificate Number

09096cdc1

Date of Issue

9/5/09

Issued By

Philip Chun (Robert Marinelli/Philip Smillie)

Complying Development Certificate Application Date

1/5/09

By

Owner/Owner's Agent

## Section 2 - Details of Inspection

(a) Current fire safety measures in the building

See attached ~~Annual~~ Fire Safety Statement

(b) Do the plans and specification depict condition of existing building?

Yes/No - if no see notes on attached plans and specifications

(c) Are there any features on site that would prevent development complying with the BCA, or cause the development to not be complying development?

Yes/No - if yes see attached notes on plans

(c) Have works commenced on site?

Yes/No - if yes see attached notes on plans

## Section 3 - Details of Notification

(a) Properties notified

See attached notification plan ✓

(b) Notification Letter

See attached notification letter ✓

(c) Submissions received

Yes/No - if yes, see attached submissions

## Section 4 - Principal Certifying Authority carrying out the Inspection

Name

Philip Chun (Robert Marinelli/Philip Smillie)

Accreditation No. 0250/0381

Address

Suite 404, 44 Hampden Road, Artarmon, NSW 2064

Phone 9412 2322

Fax 9412 2433

Signature:

P. Chun

Date of inspection: 9/5/09

The site was: satisfactory ☒ unsatisfactory: ☐

Comments:

The Base Bldg is still under construction.

## Section 5 - Attachments

Description	By	Dated
Annual Fire Safety Certificate	City Plan.	
Plans and Specifications	—	
Notification Map	Philip Chun (Member of staff who complied notification plan)	
Notification Letter	Philip Chun (member of staff who signed notification letter)	
Notification Submissions	—	

6A

## NOTICE OF THE ISSUE OF A COMPLYING DEVELOPMENT CERTIFICATE

This is to notify you that a Complying Development Certificate has been issued with respect to a proposed development at a property near to you. Particulars relating to the Complying Development Certificate are set out below.

The proposed development may now be commenced without further notice to you.

**1. Development Address:**

Street and Number Shop 007, 197-215 Condamine St  
Town/City BALCARLATH Postcode .....

**Formal Particulars of Title**

Proposed Lorna Jane Fitout for sportswear  
shop to Ground level within  
Shopping Centre.

**2. Name of Applicant:**

Lorna Jane P/L

**3. Description of Development:**

Shop Fitout.

**4. Council Area:**

MANLY

**5. Details of Complying Development Certificate:**

- (a) Issued by\* PHILIP SMILLIE OF Philip Chun  
(b) Accreditation Number\*\* BPR 0381  
(c) Complying Development Certificate No. 09006 cda1  
(d) Date of Certificate 4/5/09  
(e) Date on which the certificate lapses 4/5/14

A copy of the determination of the application for the complying development certificate, including any related plans and specifications, are available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours.

This notice is issued pursuant to s.85 (11) (c) of the Environmental Planning and Assessment Act 1979 and Clause 130 (5) of the Environmental Planning and Assessment Regulation 2000.

(Signed) Philip Smillie Date 4/5/09

\* Insert name of certifying authority.

\*\* Insert accreditation number if the certifying authority is an accredited certifier.

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# FIRE SAFETY SCHEDULE

for Existing Building

97-215 Condamine street, Balgowlah

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fail safe devices	BCA 2006 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Exit signs	BCA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire doors	BCA 2006 Spec C3.4 & AS1905.1-2005 &

	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Hose reel system	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004
Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke dampers	BCA 2006 E2.2
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07



