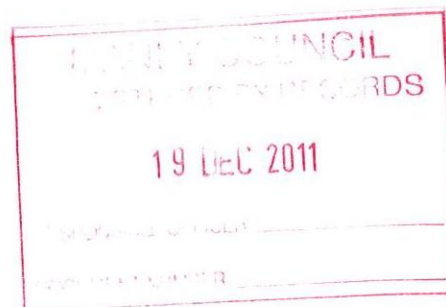


02 December 2011

The General Manager  
Manly Council  
PO Box 82  
MANLY NSW 1655



Dear Sir/Madam,

SHOP 074, 197-215 CONDRAMINE STREET, BALGOWLAH NSW 2093  
COMPLYING DEVELOPMENT CERTIFICATE NO: 111792

City Plan Services has issued a Complying Development Certificate under part 85, 85A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. CDC 111792
- Copy of Application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate.
- Notice of Appointment of Principal Certifying Authority
- A cheque for Council's registration fee;

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Glen Camenzuli on 8270-3500.

Yours faithfully



Brendan Bennett  
Managing Director

Encl

CERTIFIER

\$36

R 833378

19.12.11

## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 85 and 85A

### PROPOSAL

Address of Development:

**Shop 074, 197-215 Condamine Street,  
Balgowlah NSW 2093**

Description of building works covered by this Notice:

**Fitout of retail store.**

### APPLICANT

Name:

**Stephanie Young - Steambrook Pty Ltd**

Address:

**Level 5, 425 St Kilda Road,  
Melbourne VIC 3004**

Contact Details:

**Phone: (03) 9863 3200 Fax: (03) 9863 3201**

*The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with City Plan Services for the building works identified in this Notice.*

### RELEVANT CONSENTS

Complying Development Certificate No:

**CDC 111792**

Date of Complying Development Certificate:

**02/12/11**

### PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd**

### ACCREDITATION BODY

**BPB 0027**

*That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appoint as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.*

DATED THIS **2nd** day of **December** **2011**



Brendan Bennett  
Managing Director

PLANNING  
BUILDING  
HERITAGE  
URBAN DESIGN

CITY  
PLAN  
SERVICES

Shop 074, 197-195 Condamine Street,  
Balgowlah NSW 2093  
Complying Development Certificate No. 111792

## COMPLYING DEVELOPMENT CERTIFICATE NO. 111792

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 85 and 85A

### APPLICANT

Name:

Address:

Contact Details:

**Stephanie Young - Steambrook Pty Ltd**

**Level 5, 425 St Kilda Road,  
Melbourne VIC 3004**

**Phone: (03) 9863 3200 Fax: (03) 9863 3201**

### OWNER

Name:

Address:

Contact Details:

**Stockland Retail**

**GPO Box 998, Sydney NSW 2001**

**Phone: (02) 9035 2000 Fax: (02) 8988 2000**

### PROPOSAL

Address of Development:

Land Use Zone

Building Classification:

Consent Authority/Local Government Area:

Type of Construction:

Scope of works covered by this Certificate:

Environmental Planning Instrument Decision made under:

**Shop 074, 197-215 Condamine Street,  
Balgowlah NSW 2093**

**Business Zoning (Manly LEP 1998)**

**Class 6**

**Manly Council**

**Type A**

**Fitout of retail store**

**SEPP (Exempt and Complying Development  
Codes) 2008**

**2 December 2011**

**2 December 2016**

**\$145,000.00**

**See attached Notice**

**Schedule 1**

**Schedule 2**

**Schedule 3**

Consent is to operate from:

Consent will lapse on:

Value of Construction Certificate (Incl GST):

Critical stage inspections:

Plans and Specifications Approved:

Conditions of Consent:

Fire Safety Schedule:

### PROJECTS CO-ORDINATOR

Please contact **Brendan Bennett**  
for any inquiries

### CERTIFYING AUTHORITY

**Brendan Bennett** for and on behalf of  
**City Plan Services Pty Ltd**

### ACCREDITATION BODY

**BPB 0027**

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

DATED THIS **2<sup>nd</sup>** day of **December** **2011**

  
**Brendan Bennett**  
Managing Director

NB: Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied.



## SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Architectural plans prepared by Seed.

Plan Title	Drawing No	Revision	Date
Floor Plan	WD-01 A	A	11/10/11
Reflected Ceiling Plan	WD-02 A	A	11/10/11
Elevations & Sections	WD-03 A	A	11/10/11
Sections	WD-04 A	A	11/10/11
Sections	WD-05 A	A	11/10/11
Sections	WD-06 A	A	11/10/11
Sections	WD-07 A	A	11/10/11
Sections	WD-08 A	A	11/10/11
Shopfront Sections	WD-09 A	A	11/10/11
Details	WD-010	A	11/10/11

### 2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	Steambrook P/L	-	02/12/11
Complying Development Checklist	City Plan Services	-	-
Compliance Specification BCA 2011	-	-	-
Inspection Report - Pre Certification	City Plan Services	111792	16/11/11
Complying Development Report	City Plan Services	111792	02/12/11

## SCHEDULE 2 CONDITIONS OF CONSENT

### Environmental Planning & Assessment Regulation 2000 conditions

#### (1) Compliance with Building Code of Australia

Work must be carried out in accordance with the requirements of the Building Code of Australia.

Note: 1. This condition does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

Note 2: In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

#### (2) Compliance with Building Code of Australia – Temporary Structures

A temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).

Note: 1. This conditions does not apply:

(a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or

(b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

Note 2: In this condition, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

#### (3) Erection of signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

(a) showing the name, address and telephone number of the principal certifying authority for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Note 1: This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Note 2: Principal contractors must ensure that signs required by this clause are erected and maintained.

#### (4) Section 94 contributions

As a result of the development, it has been identified that the development is subject to Manly Council Section 94 Contributions Plan 2004. Pursuant to Section 94 and 94A of the Environmental Planning and Assessment Act 1979, the required contribution in accordance with Councils Policy and any direction given by the Minister under Section 94E of the EP&A Act must be paid prior to the commencement of works.

## **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Conditions**

### **General Commercial and Industrial Code**

#### **Conditions applying to complying development certificate under this code**

##### **(5) Hours of operation**

If there is no existing condition relating to hours of operation, the premises must not be operated outside the following hours:

- (a) if the new use is as bulky goods premises or commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
- (b) in any other case—7.00 am to 7.00 pm Monday to Saturday and the new use is not to be carried out at any time on a Sunday or a public holiday.

#### **Conditions applying before works commence**

##### **(6) Protection of adjoining areas**

A hoarding or a temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

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

##### **(7) Toilet facilities**

(1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- (c) be a temporary chemical closet approved under the Local Government Act 1993.

##### **(8) Garbage receptacle**

(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

#### **Conditions applying during the works**

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

##### **(9) Hours for construction or demolition**

Construction or demolition that is audible in any dwelling on an adjoining lot may only be carried out between 7.00 am and 8.00 pm on Monday to Saturday.

##### **(10) Compliance with plans**

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

**(11) Maintenance of site**

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

**Construction requirements**

**(12) Utility services**

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

**(13) Mechanical ventilation systems**

If the complying development is a mechanical ventilation system that is a ***regulated system*** in ***regulated premises*** within the meaning of the Public Health Act 1991, the system must be notified as required by the Public Health (Microbial Control) Regulation 2000, before an occupation certificate (whether interim or final) for the complying development is issued.



### SCHEDULE 3 FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13; Building L & Building E BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005	-
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.9 dated 30.04.09	-
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L & Building E BCA 2008 Part C3 & D2.21	-
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a; Building L & Building E BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS3786-1993; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L & Building E BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	BCA 2006 E1.5, Spec E1.5; Building L & Building E BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
	<b>Shop 65 &amp; 67: BCA2009 Spec E1.5 &amp; AS2118.1-1999</b>	
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Emergency lighting	BCA 2006 E4.2, E4.4; Building L & Building E BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005  <b>Shop 65 &amp; 67:</b> BCA2009 E4.2, E4.4 & AS/NZS2293.1-2005	BCA 2006 E4.2, E4.4; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09	-
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
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 Rev1.10 dated 19.10.09  <b>Shop 65 &amp; 67:</b> BCA2009 E4.9 & AS1670.4-2004 & AS4428.4-2004	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L & Building E BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09  <b>Shop 65 &amp; 67:</b> BCA2009 E4.5, NSW E4.6, E4.8 & AS/NZS2293.1-2005	BCA 2006 E4.5, E4.6, E4.8; Building L & Building E BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09	-
Fire doors	BCA 2006 Spec C3.4; Building L & Building E BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09  <b>Shop 65 &amp; 67:</b> BCA2009 C3.4 & AS/NZS2293.1-2005	-

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Fire hydrant systems	BCA 2006 E1.3; Building L & Building G BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	BCA 2006 E1.3; Building L & Building G BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
	<b>Shop 65 &amp; 67:</b> BCA2009 E1.3 & AS2419.1-1994	
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L & Building E BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
	<b>Shop 65 &amp; 67:</b> BCA2009 C3.15, Spec C3.15, AS1530.4-2005 & AS4072.1-2005 and installed in accordance with the tested prototype.	
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
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 Rev1.10 dated 19.10.09	-
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Hose reel system	BCA 2006 E1.4; Building L & Building E BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	BCA 2006 E1.4; Building L & Building E BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
	<b>Shop 65 &amp; 67:</b> BCA2009 E1.4 & AS2441-1988	
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L & Building E BCA 2008 C1.8 & Spec C1.8	-

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
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 Rev1.10 dated 19.10.09	-
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Mechanical air handling system	BCA 2006 E2.2; Building L & Building E BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	BCA 2006 E2.2; Building L & Building E BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
	<b>Shop 65 &amp; 67:</b> BCA2009 E2.2 & AS1668.1-1998	<b>Shop 65 &amp; 67:</b> BCA2009 E2.2 & AS1668.1-1998
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 Rev1.10 dated 19.10.09	-
Portable fire extinguishers	BCA 2006 E1.6; Building L & Building E BCA 2008 E1.6 & AS2444-2004	-
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Separation of travelators & lifts shafts connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-



FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
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 Rev1.10 dated 19.10.09	-
	<b>Shop 65 &amp; 67:</b> BCA2009 Spec E2.2a, AS1670.1-2004 & Defire report SY090154 dated 14/09/09	
Smoke doors	BCA 2006 Spec C3.4	-
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Coopers smoke/fire containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
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 Rev1.10 dated 19.10.09	-

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Restriction of combustible materials in entry foyers of Building F, D and Building B11 lobby	BCA 2006 C2.6, BCA 2008 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
Fire Engineered Alternative Solution to address extended travel to a point of choice ( <b>Shop 65 &amp; 67</b> )	<b>Shop 65 &amp; 67:</b> Defire Report SY090154 dated 14/09/09	-

## NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

### PROPOSAL

Address of land on which the work is to be carried out:

**Shop 074, 197-215 Condamine Street,  
Balgowlah NSW 2093**

Description of building works covered by this Notice:

**Fitout of retail store.**

### APPLICANT

Name:

**Stephanie Young - Steambrook Pty Ltd**

Address:

**Level 5, 425 St Kilda Road,  
Melbourne VIC 3004**

Contact Details:

**Phone: (03) 9863 3200 Fax: (03) 9863 3201**

### RELEVANT CONSENTS

Complying Development Certificate No:

**CDC 111792**

Date of Complying Development Certificate:

**02/12/11**

### INSPECTION BOOKING PROCESS

Please telephone the following number to book a critical stage inspection:

**Ph: 8270 3500**

A minimum period of 48 hours is to be provided

### PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd**

### ACCREDITATION NUMBER

**BPB 0027**

### MANDATORY CRITICAL STAGE INSPECTIONS

*That I, Brendan Bennett, of City Plan Services acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.*

*The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.*

*To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.*

*Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.*

DATED THIS 2nd day of December 2011

  
Brendan Bennett  
Managing Director

## SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
<del>1.</del>	<del>Prior to covering any stormwater drainage connections</del>	Certifying Authority
<del>2.</del>	<del>After the commencement of the excavation for, and before the placement of, the first footing</del>	<del>Certifying Authority</del>
3.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

## SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A



RECEIVED  
02 DEC 2011

# COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

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

BY: .....

## IDENTIFICATION OF BUILDING

Address Shop 074, 197-215 Condamine Street

Lot, DP/MPS etc. ....

Suburb or town Balgowlah Post Code 2093

## DESCRIPTION OF DEVELOPMENT

Detailed Description:

Fitout of retail store.

## APPLICANT

Name STEPHANIE  
YOUNG Company STEAMBOAT

Address LEVEL 5, 425 ST KILDA RD

Suburb or town MELBOURNE Post Code 3004

Phone B/H 03 9863 3200 Fax No 03 9863 3201

Mobile 0433494186 Email stephanie@brandbank.com.au

As a person eligible to be an applicant for this work: I/we hereby;

1. Submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. I/we hereby appoint ☒ Brendan Bennett/ ☐ Chris Michaels/ ☐ Adam DeLooze/ ☐ Darren Bugg/ ☐ Terry Gibson of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign [Signature] Date 2/12/11

## CONSENT TO ALL OWNER(S)

Name Janelle  
Matus Company Stockland Retail

Address GPO Box 998

Suburb or town Sydney Post Code 2001

Phone B/H (02) 9035 2000 Fax No (02) 8988 2000

Mobile 0438379330 Email janelle.matus@stockland.com.au

As the owner of the above property, I/we grant consent to this application.

Signature of Owner

Sign [Signature] Date 2/12/11

Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m<sup>2</sup>)

Gross floor area of existing building (m<sup>2</sup>)

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

(If vacant state vacant)

Location

Use

Does the site contain a dual occupancy?

What is the gross floor area of the proposed addition or new building (m<sup>2</sup>)

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

Location

Use

Number of pre-existing dwellings

Number of dwellings to be demolished

How many dwellings are proposed?

How many storeys will the building consist of?

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Fire doors	BCA 2006 Spec C3.4; Building L & Building E BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09 <b>Shop 65 &amp; 67: BCA2009 C3.4 &amp; AS/NZS2293.1-2005</b>
Fire hydrant systems	BCA 2006 E1.3; Building L & Building G BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09 <b>Shop 65 &amp; 67: BCA2009 E1.3 &amp; AS2419.1-1994</b>
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L & Building E BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09 <b>Shop 65 &amp; 67: BCA2009 C3.15, Spec C3.15, AS1530.4-2005 &amp; AS4072.1-2005 and installed in accordance with the tested prototype.</b>
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Hose reel system	BCA 2006 E1.4; Building L & Building E BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09 <b>Shop 65 &amp; 67: BCA2009 E1.4 &amp; AS2441-1988</b>
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L & Building E BCA 2008 C1.8 & Spec C1.8
Major stores (>1,000 m <sup>2</sup> ) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09
Maximum travel distances in retail mall & major tenancies (>1,000 m <sup>2</sup> )	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Maximum travel distances for individual smaller tenancies (<1,000 m <sup>2</sup> )	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Mechanical air handling system	BCA 2006 E2.2; Building L & Building E BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09 <b>Shop 65 &amp; 67: BCA2009 E2.2 &amp; AS1668.1-1998</b>
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 Rev1.10 dated 19.10.09
Portable fire extinguishers	BCA 2006 E1.6; Building L & Building E BCA 2008 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

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FIRE SAFETY MEASURES

STANDARD OF PERFORMANCE

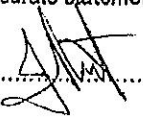
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Fire Engineered Alternative Solution to  
address extended travel to a point of choice  
(Shop 65 & 67)

Shop 65 & 67: Defire Report SY090154 dated 14/09/09

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This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed  (Owner/ Agent) Name Janelle Matus Date 2/12/11



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- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- ☐ d) evidence of any accredited component, process or design on which you seek to rely  
*Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.*
- ☐ e) If relevant, evidence of any accredited component, process or design sought to be relied upon.
- ☐ f) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by a copy of the alternative solution.
- ☐ g) Except in the case of a class 1a or class 10 building:
  - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
  - If the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

- ☐ h) Payment of the Long Service Levy under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy).
- ☐ i) A copy of the relevant BASIX certificate and such measures included on the general plan.
- ☐ j) Applications must be accompanied by a 149 (2) (5) certificate under the Environmental Planning and Assessment Act. This certificate is to be obtained from council

#### **Change of Use or Classification**

In the case of an Application for a Complying Development Certificate involving a **change of use or classification** under the Building Code of Australia and you are doing building work (other than a dwelling-house or a building or structure that is ancillary to another dwelling-house or other than a temporary structure or work that relates only to a fire link conversion):

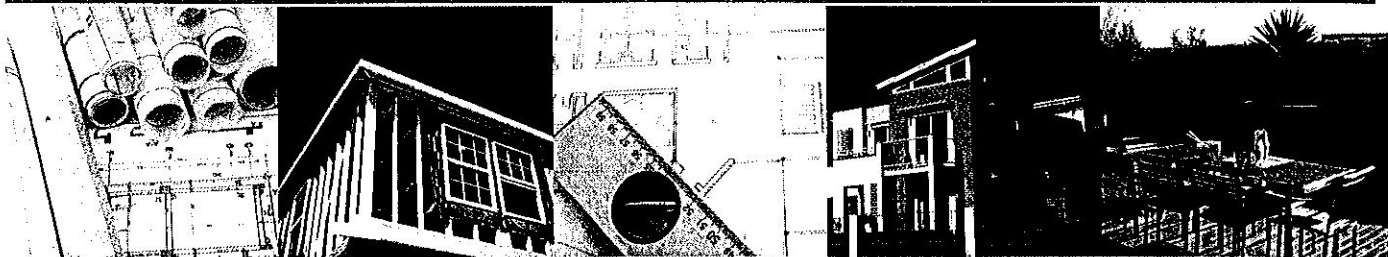
- ☐ a) a list of any fire safety measures you propose to include in the building
- ☐ b) if you propose to alter, add to or rebuild a building that is already on the land, a list of the current fire safety measures that currently apply to the building  
*The lists of fire safety measures must describe the extent, capability and the basis of design of each measure.*
- ☐ c) details as to how the building will comply with the Category 1 fire safety provisions of the Building Code of Australia.

#### **Home Owners Warranty Insurance**

##### **Home Building Act Requirements**

In the case of an application for a construction certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- ☐ a) In the case of work by a licensee under the Act:
  - i) a statement detailing the licensee's name and contractor licence number, and
  - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act\*,
 or



## THE CODES SEPP: COMPLYING DEVELOPMENT CHECKLIST

This Checklist will assist council or accredited certifiers when assessing applications for Complying Development Certificates (CDCs) made under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Codes SEPP).

The Checklist is accompanied by a Guide to the Complying Development Checklist that explains and adds details to a number of items in the Checklist. The Checklist must be read alongside the Guide.

Neither the Guide nor the Checklist replace the need for the council or accredited certifier to read and have a full understanding of the Codes SEPP.

### Application of the Guide and Checklist

The Guide and Checklist include amendments to the Codes SEPP up to 13 October 2009. If further amendments are made to the Codes SEPP, applications for CDCs made under the SEPP must be assessed only against the requirements that are in force *when the application is lodged*. If the Codes SEPP is amended between application lodgement and determination, that amendment will not apply to the application.

Certifying authorities must establish if any further amendments to the Codes SEPP are current at the time an application is received.

To allow for cross referencing with the Codes SEPP, the relevant clauses of the Codes SEPP are included in brackets throughout the Checklist.

### For more information:

NSW Department of Planning  
Information Centre  
23 - 33 Bridge Street Sydney  
t. 1300 305 695 or 02 9228 6333  
e. [planningreform@planning.nsw.gov.au](mailto:planningreform@planning.nsw.gov.au)

Building Professionals Board  
Level 3 Macquarie Tower  
10 Valentine Avenue  
Parramatta NSW 2150  
PO Box 3720, Parramatta NSW 2124  
t. 02 9895 5950 f. 02 9895 5949  
e. [bpb@bpb.nsw.gov.au](mailto:bpb@bpb.nsw.gov.au)

<b>3A8:</b> In the case of any proposed development involving the removal or pruning of vegetation will that be undertaken in accordance with a permit or development consent? (1.18(1)(e))	<b>N/A</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If "No" the development is NOT complying development under the Codes SEPP.
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### 3B. Land-based Exclusions

<b>3B1:</b> Is the development to be carried out on land that is an "environmentally sensitive area"? (1.19(1))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes" the development is NOT complying development under the Codes SEPP.
<b>3B2:</b> Is the development to be carried out on: a) land that comprises, or on which there is, an item that is listed on the State Heritage Register, or subject to an interim heritage order or b) land on which there is, a heritage item or a draft heritage item, or c) land within a wilderness area identified under the <u>Wilderness Act 1987</u> . (1.19(3))	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes" the development is NOT complying development under the Codes SEPP.

## Section 4 – Requirements for developments under Part 4 of the Codes SEPP (Internal Alterations)

(Page 5 of the Guide)

Does the proposed development ONLY involve internal alterations to an existing dwelling house or an existing ancillary development other than the erection or conversion of a basement to an existing dwelling house? (4.1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" proceed to Section 6. If "No", proceed to Section 5
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## Section 5 – Requirements for developments under Part 3 of the Codes SEPP (General Housing)

(Page 5 of the Guide)

### 5A. Land-based exclusions

<b>5A:</b> Is the development to be carried out on: a) land within a heritage conservation area or a draft heritage conservation area b) land that is reserved for a public purpose in an EPI c) unsewered land to which <u>Drinking Water Catchments REP No 1</u> applies, d) land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2 e) land that is bush fire prone land f) a flood control lot g) excluded land identified by an EPI h) land in a foreshore area? (1.19(5))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the Codes SEPP.
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### 5B. Excluded Structures

<b>5B1:</b> Does the development involve the erection of a basement (either as part of a new dwelling house or as an addition or alteration to an existing dwelling house)? (3.3(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the Codes SEPP.
<b>5B2:</b> Does the development involve the erection of a roof terrace to the topmost roof of an existing dwelling house or a new dwelling house, or to an existing or new outbuilding that is detached from a dwelling house? (3.3(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the Codes SEPP.

### 5C. General Requirements

<b>5C1:</b> Is the development to be carried out on a lot that has an area of at least 450sqm? (3.1, 3.2, 3.4 & 3.5)	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the Codes SEPP.
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<p><b>5C9:</b> Is the maximum building height less than or equal to:</p> <ul style="list-style-type: none"> <li>a) 8.5m above existing ground level for a new dwelling house or the alterations and additions to an existing dwelling house</li> <li>b) 4.8m above existing ground level for a new outbuilding or the alterations and additions to an existing outbuilding in Zone R1 - R5 or RU5</li> <li>c) 7m above existing ground level for a new outbuilding or the alterations and additions to an existing outbuilding in Zone RU1 – RU4. (3.13)</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C10:</b> Does the dwelling house and any outbuilding have a minimum setback of at least 3.0m from a boundary with any public reserve? (3.19(a))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C11:</b> Does the dwelling house and all ancillary development on the lot have a minimum setback from the boundary of the road as specified in Table 5C11 of the Guide? (3.14 &amp; 3.15)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C12:</b> Does the dwelling house and any "attached structures" have a minimum setback from a side boundary as specified in Table 5C12 of the Guide? (3.16)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C13:</b> Does the dwelling house and any "attached structures" have a minimum setback from a rear boundary as specified in Table 5C13 of the Guide? (3.17)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C14:</b> Does any outbuilding have a minimum setback from a side or rear boundary as specified in Table 5C14 of the Guide? (3.18)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C15a:</b> Does any new dwelling house (other than one on a battle-axe lot) have:</p> <ul style="list-style-type: none"> <li>a) a front door and a window to a habitable room in the building wall that faces a primary road, and</li> <li>b) a door and a window to a habitable room in the building wall that faces a parallel road? (3.21)</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C15b:</b> Is the maximum area of all building elements within the articulation zone (other than an awning or other feature over a window or a sun shading feature) less than or equal to 25% of the area of the articulation zone, measured through the horizontal plane of the elements? (3.22(3))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C15c:</b> Are all of the building elements in the articulation zone (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house) lower than or equal to the eave gutter line? (3.22(2))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C16a:</b> Is there a privacy screen for each window in a new dwelling house and for any new window in any alterations and additions to an existing dwelling house that:</p> <ul style="list-style-type: none"> <li>a) is in a habitable room (other than a bedroom) with a floor level greater than 1.0m above ground level (existing), and</li> <li>b) is located in a wall that has a setback of less than 3.0m from a side or rear boundary, and</li> <li>c) has a sill height of less than 1.5m? (3.23(1))</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C16b:</b> Is there a privacy screen for each new balcony, deck, patio, pergola, terrace or veranda and for any alterations and additions to these items that:</p> <ul style="list-style-type: none"> <li>a) has a setback of less than 3.0m from a side or rear boundary, and</li> <li>b) has a floor area more than 3.0sqm, and</li> <li>c) has a floor level more than 1.0m above ground level (existing)? (3.23(2))</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>



<p><b>5C22:</b> In the case of any fill requirements, is the fill:</p> <ul style="list-style-type: none"> <li>a) wholly contained within the external walls of the dwelling house or ancillary development, or</li> <li>b) if exposed and constructed using an unprotected embankment: <ul style="list-style-type: none"> <li>i. does the dwelling house or ancillary development have a minimum setback of more than 2.0m from a side or rear boundary</li> <li>ii. does the exposed fill (but not the embankment) extend less than or equal to 1.0m beyond an external wall of the dwelling house or ancillary development</li> <li>iii. does the toe of the unprotected embankment have a setback of at least 400mm from a side or rear boundary</li> <li>iv. is the exposed fill less than or equal to 600mm above existing ground level? (3.30)</li> </ul> </li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C23:</b> Have run-off and erosion controls been nominated to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land? (3.31)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C24a:</b> Is all stormwater drainage resulting from the work conveyed by a gravity fed or charged system to a public drainage system, an inter-allotment drainage system or an on-site disposal system? (3.32(1))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C24b:</b> Do all stormwater drainage systems within the lot and the connection to a public or an inter-allotment drainage system:</p> <ul style="list-style-type: none"> <li>a) have, if required, an approval under section 68 of the <i>Local Government Act 1993</i>, or</li> <li>b) if approval is not required, comply with requirements for the disposal of stormwater drainage contained in the relevant DCP? (3.32(2))</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C25:</b> Has any existing dwelling house or ancillary development that is to be demolished or relocated:</p> <ul style="list-style-type: none"> <li>a) been correctly disconnected from any essential services</li> <li>b) if it is to be relocated on the same or to another lot, has it been relocated in accordance with the development standards set out in Division 2 of the General Housing Code? (3.33)</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C26:</b> In the case of ancillary development comprising a swimming pool for private use:</p> <ul style="list-style-type: none"> <li>a) Is it located behind the setback area from a primary road or, alternatively, in the rear yard?</li> <li>b) Is the water line of the pool setback at least 1.0m from a side or rear boundary?</li> <li>c) Is the decking around the pool less than or equal to 600mm above ground level (existing)?</li> <li>d) Is the coping around the pool less than or equal to 1.4m above ground level (existing)?</li> <li>e) If the coping around the pool is more than 600mm above ground level (existing), is that coping less than or equal to 300mm wide?</li> <li>f) If the lot is not connected to a sewer main, is the water from the swimming pool discharged in accordance with an approval under the <i>Local Government Act 1993</i>? (3.34)</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If you answered "No" to any of these the development is not complying development under the Codes SEPP.</i></p>
<p><b>5C27a:</b> Is any fence and any associated retaining wall located within the setback area from a primary road:</p> <ul style="list-style-type: none"> <li>a) less than or equal to 1.2m above existing ground level</li> <li>b) open for at least 50% of the upper two-thirds of the area of the fence</li> <li>c) in relation to any brick or other solid portion of the fence more than 600mm above existing ground level, less than or equal to 250mm wide?</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If "No", the development is not complying development under the Codes SEPP.</i></p>



documentation?	
Does the CDC contain all required information?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have all relevant conditions been imposed on the complying development and attached to the certificate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have all documents been endorsed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have any required levy payments been made?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has the development site been inspected by the council or accredited certifier?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Compliance specification BCA 2011 Volume 1****Project:** SEED, Shop 074, 197-215 Condamine Street, Balgowlah NSW 2093**Date:** 1 December 2011

The proposed development will be designed and constructed to comply with the following:

<b>Building element</b>	<b>Standard of design &amp; installation</b>
Timber Framing	BCA B1.1 & B1.2 & AS1720.1-1997
Termite risk management	AS3660.1-2000
Glazed Assemblies	BCA B1.4 & AS 1288-2006
Fire hazard properties of materials	BCA Specification C1.10
Operation of latch	BCA D2.21
Accessways	BCA D3.3 and AS1428.1-2009
Emergency lighting	BCA E4.2, E4.4 & AS/NZS2293.1-2005
Exit signs	BCA E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Directional exit signs	BCA NSW E4.6, E4.8 & AS/NZS 2293.1-2005 Amdt 1.
Artificial lighting	BCA F4.4, Part J6 and AS/NZS 1680.0-2009
Emergency warning and intercommunication system	BCA E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Automatic fire suppression system (sprinkler)	BCA E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Mechanical air handling system	BCA E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Mechanical ventilation	BCA F4.5(b), Part J5 & AS 1668.2
Fire Hose reel system	BCA E1.4 & AS 2441-2005
Hydrants	BCA E1.3 & AS2419.1-2005

## INSPECTION REPORT

*This inspection report is a record of inspection in accordance with Clause 129C of the Environmental Planning & Assessment Regulation 2000.*

Job No.	: CPC 111792
CDC No.	: CDC 111792
CDC application date	: 16 November 2011
Site Address	: Shop 074, 197-215 Condamine Street, Balgowlah
Inspection	: Inspection of existing building as per Clause 129B of the EP&A Regs
Inspection date	: 2 December 2011

## RESULT OF INSPECTION


1. The plans and specifications accompanying the application for the CDC adequately and accurately depict the condition of the existing building and/or site conditions.
2. At the time of the inspection, building works subject to the CDC had not commenced on site
3. No other features of the site, or building on the site would result in the application not being complying development or not complying with the Building Code of Australia.
4. The current fire safety measures in the existing building, that will be affected by the proposed works are as follows;

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Automatic fire detection and alarm system	BCA E2.2, Spec E2.2a; AS1670.1-2004; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Automatic fire suppression system (sprinkler)	BCA E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Emergency lighting	BCA E4.2, E4.4 & AS/NZS2293.1-2005
Emergency warning and intercommunication system	BCA E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Exit signs	BCA E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Mechanical air handling system	BCA E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire Hose reel system	BCA E1.4 & AS 2441-2005
Hydrants	BCA E1.3 & AS2419.1-2005

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Signature

:



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Inspected by : Brendan Bennett

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Accreditation No. : BPB0268

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Date : 2 December 2011

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## COMPLYING DEVELOPMENT REPORT

*Clause 130(2E)B of the Environmental Planning & Assessment Regulation 2000 requires a report from an accredited certifier where a Complying Development Certificate for a development comprises internal alterations to, or a change of use of, and existing building that is subject to an alternative solution relating to a fire safety requirement under the Building Code of Australia.*

### PROPOSAL

Complying Development Certificate Number: **CDC- 111792**  
Certifying Authority: **Chris Michaels BPB0268**

Address of development: **Shop 074, 197-215 Condamine Street,  
Balgowlah NSW**

Proposed scope of development: **Internal commercial fit-out**

Alternative Solution/s relevant to the existing building: **Alternative Solution Report 20050098 R1.10  
issued 19 October 2009, prepared by Defire**

Documentation relied upon: **Schedule 1**

### Alternative Solution Review

**Alternative Solution Report 20050098 R1.10 issued 19 October 2009, prepared by Defire.**

Alternative solution justification / BCA non-compliances	Does the justification directly relate to or affect the proposed development	Is the development consistent with the alternative solution
Travel Distances to an exit and between alternative exits in the carpark levels are up to 60m and 100m respectively	NO	YES
The travel distances to a point of choice or a single exit in the residential towers are up to 10m	NO	YES
Distances between alternative exits in residential towers B and D is 6-7m in lieu of 9m	NO	YES
Aggregate exit width based upon Fire Code Reform Centre Project 6 population numbers in lieu of table D1.13 of the BCA	NO	YES
Travel distances within level 1 retail. Travel distances between exits in the mall up to 75m and up to 100m in the	NO	YES

major. Travel distances to an exit up to 60m within the mall and the major store.		
Fire engineered smoke control system in the mall and major stores.	NO	YES
The floor area and volume of the level 1 retail fire compartment exceeds 5000m <sup>2</sup> and 30,000m <sup>3</sup>	NO	YES
The carpark levels are proposed to be separated from the retail levels above by glazed construction around the lift and escalators protected by wall- wetting sprinklers in lieu of separation that achieves a fire resistance level of 180/180/180.	NO	YES
Roller shutter between retail and loading dock is -/240/- construction protected with wall-wetting sprinklers on both sides	NO	YES
Towers B & D and podium and carpark levels are proposed to comply with the requirements for a building with an effective height in excess of 25m. The remainder of the residential/gymnasium buildings are proposed to be designed to comply with the requirements for buildings with an effective height of 25m or less and be separated from the remainder of the development with a combination of horizontal separation and vertical firewalls.	NO	YES
A zone smoke control system is not proposed in the lower level retail tenancies	YES	Capable of complying subject to conditions below
Fire hole reels are located further than 4m from an exit	NO	YES
Fire hydrants located outside the fire isolated exits	NO	YES
Deletion of fire hose reels from the retail amenities	NO	YES



Amenities opening into a fire isolated passage are not provided with a fire door.	NO	YES
Unprotected steel columns supporting the pavilion.	NO	YES
Paths from fire isolated stairs B3, D&, D (and F1 are located within 6m of unprotected openings in the external walls.	NO	YES

### Conditions

#### GENERAL

1. All works are to comply with the deemed to satisfy requirements of the BCA, unless addressed above.
2. All essential services are to be modified in accordance with the existing standards of performance as referenced in the latest fire safety schedule and contained within the alternatives solutions described above.

#### SPECIFIC TO SUBJECT WORKS

1. NIL.

That I, Adam DeLooze, being an A1 Accredited Certifier, confirm that:

- The proposed development is consistent with the alternative solution/s referenced above, subject to complying with the conditions contained within this report.

Dated this      **2nd day of December 2011**



Adam DeLooze  
Accreditation No: BPB0085

*Note 1: This certificate is not a Part 4a compliance certificate.*

*Note 2: This report is based on the information provided by others. City Plan Services has not verified this information and shall not be held responsible for any errors or omissions which may be incorporated into this report as a result.*

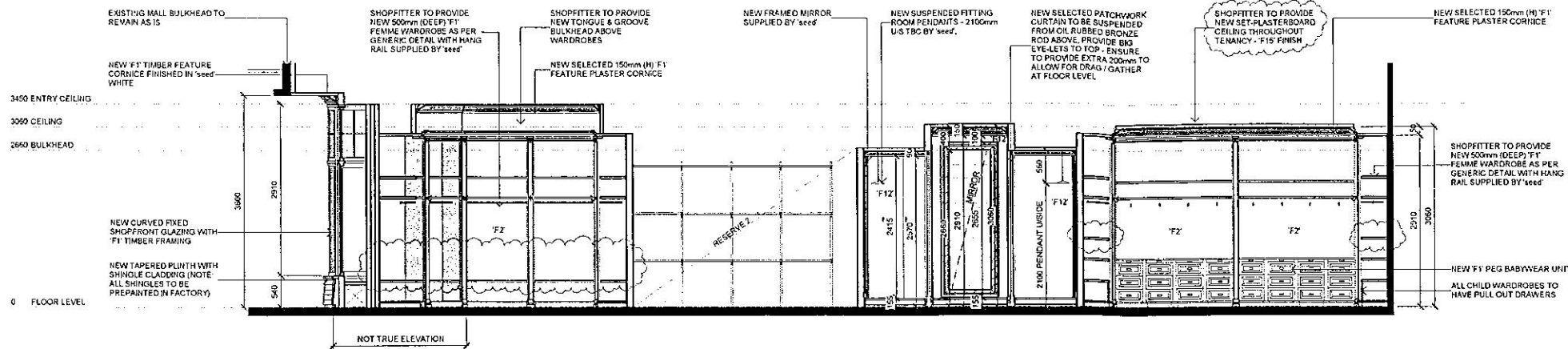
# SCHEDULE 1 DOCUMENTS RELIED UPON

Title	Prepared By	Reference	Date
Floor Plan		WD-01 A	06.10.11
Reflected Ceiling Plan		WD-02 A	06.10.11
Elevations & Sections		WD-03 A	06.10.11
Sections		WD-04 A	06.10.11
Sections		WD-05 A	06.10.11
Sections		WD-06 A	06.10.11
Sections		WD-07 A	06.10.11
Sections		WD-08 A	06.10.11
Shopfront Sections		WD-09 A	06.10.11
Details		WD-10	06.10.11
Alternative Solution Report	Defire	20050098 R1.10	19.10.09

Notes  
All dimensions are in millimetres and are to be verified on site prior to construction.  
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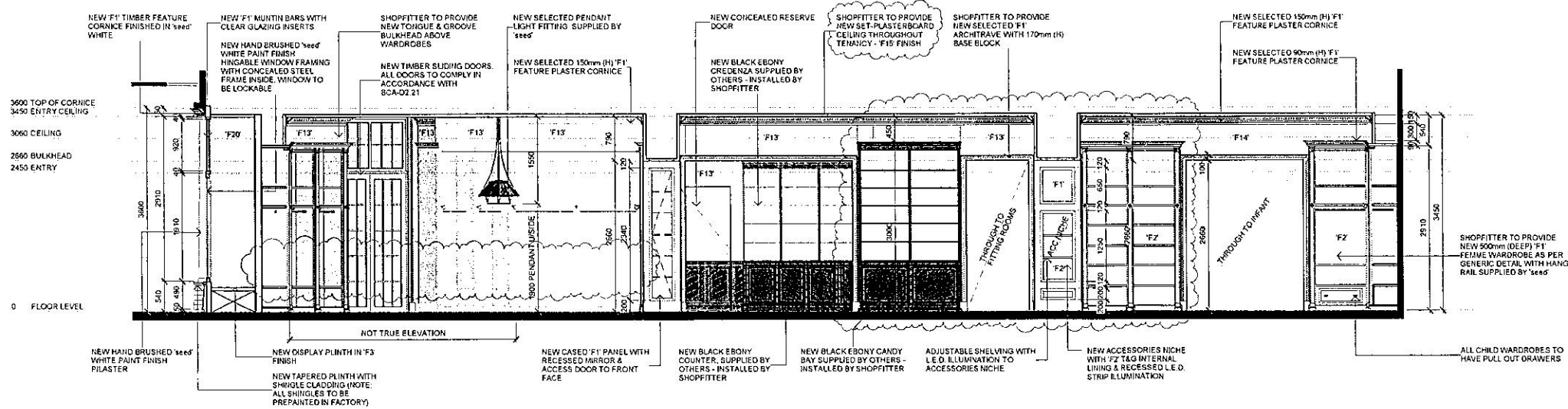
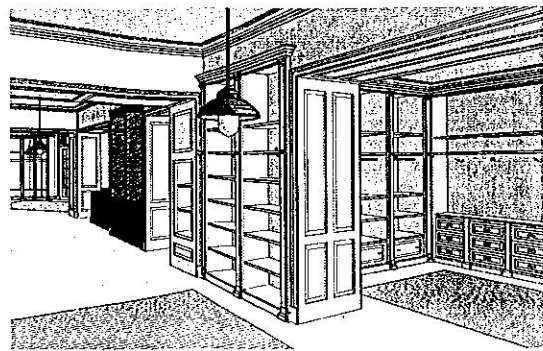
SHEET APPROVED BY STEPHANIE YOUNG

SHEET APPROVED BY SCOTT MITCHELL

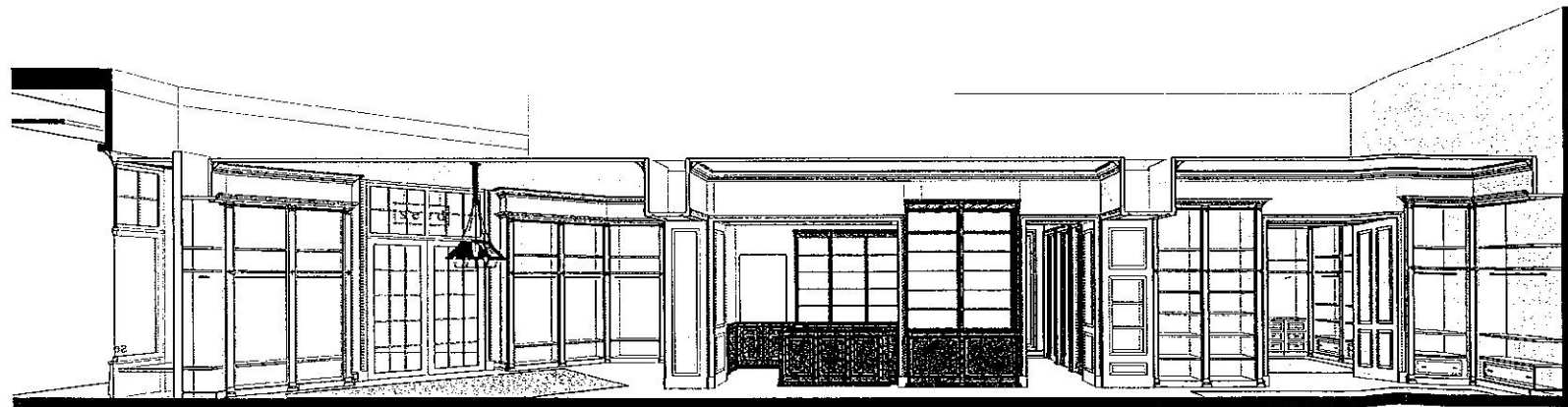


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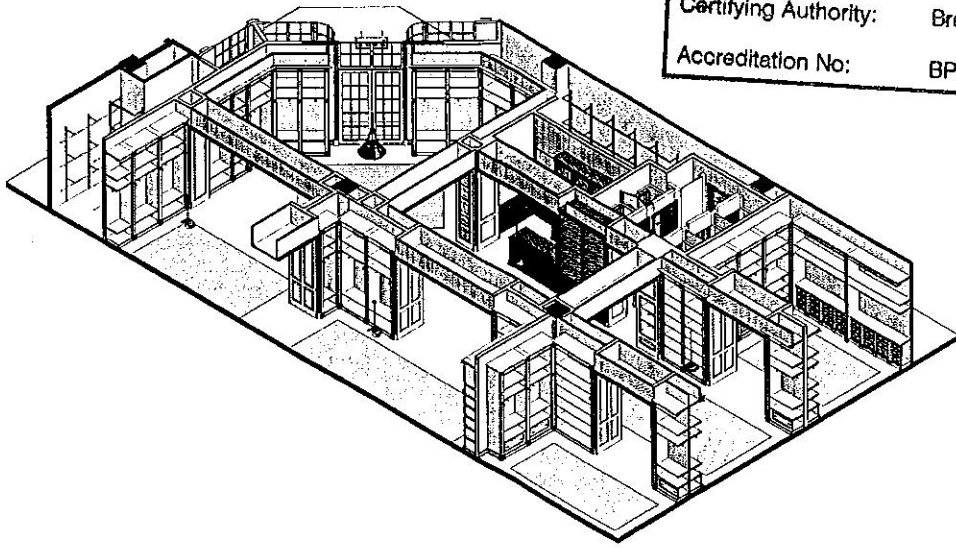
5 3D View 11



2 Section M  
1:50



3 3D View 10



4 Isometric 10

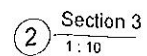
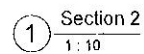
CITY PLAN SERVICES	
CDC No.	Approved Date:
111792	02 DEC 2011
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

COUNTER, FLOORING, WARDROBES, CEILING FINISH, FIXTURES, PENDANTS, RESERVE LAYOUT & ANNOTATIONS REVISED			
Revision	No.	Date	By
A	11.10.2011	P.S.	
Project Seed - Balgowlah			
SHOP 074, 197-215 CONNANNE STREET, BALGOWLAH, NSW 2093			
Title Sections			
Drawing WD-07 A			
Drawn Y.N.			
Checked J.L.			
Date 06.10.2011			
Sheet Size A1			
Scale As Shown			



Notes	<p>All dimensions are in metres and are to be verified on site prior to construction.</p> <p>This proposal is copyright and the information it contains is confidential and provided in commercial confidence. This proposal may not be reproduced in whole or in part, nor may any of the information contained herein be used, disclosed or handed on without written consent.</p>
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SHEET APPROVED BY SCOTT MITCHELL



Revision	No.	Date	By	Amendment
Project	Seed - Balgowlah			
	SHOP 074 187 - 215 CONDOMANNE STREET, BALGOWLAH, NSW 2093			
Title	Shopfront Sections			
Drawing	<b>WD-09 A</b>			
Drawn	Y.H.			
Checked	J.L.			
Date	06.10.2011			
Sheet Size	A1			
Scale	As Shown			







NOTE: FOLLOWING THE INSTALLATION OF EXIST & EMERGENCY LIGHT FITTINGS, ELECTRICIAN MUST PROVIDE A COPY OF FIVE CERTIFICATE FORM 251 AND/OR FORM 314A & SUBMIT TO LESSOR UPON COMPLETION OF WORKS

NOTE: ALL EMERGENCY LIGHTING TO COMPLY WITH AS 2293. ALL EMERGENCY LIGHTING TO BE INSTALLED WITH AN APPROVED AUTOMATIC TESTING UNIT

NOTE: NEW CEILING BY SHOPFITTER, CEILING TO COMPLY WITH CLAUSE C1.10 OF THE BCA

PRIOR TO CONSTRUCTION, SHOPFITTER MUST CONFIRM ALL CEILING HEIGHTS CAN BE ACHIEVED. IF NOT, REPORT TO seed REPRESENTATIVE

SHOPFITTER MUST NOTE THAT ALL ELECTRICAL LOCKING DEVICES ON EXIST DOORS SHOULD BE CAPABLE OF BEING RELEASED AUTOMATICALLY UPON POWER FAILURE AND/OR IN CASE OF FIRE

NOTE: ALL PENDANTS TO BE INSTALLED WHEN VISIT ON SITE - EXACT LOCATIONS TO BE

SHOPFITTER TO NOTE: ALL WINDOW LIGHTS TO BE ON A SEPARATE CIRCUIT WITH 24 HOUR TIME CLOCK OPERATING HOURS TO BE ANNOUNCED

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING THROUGHOUT TENANCY - F15 FINISH

NEW 100% SUSPENDED SIGNAGE PANEL AND MOUNTING TO BE PAINTED WHITE. SIGNAGE TO BE SUSPENDED WITH OIL RUBBED BRONZE CHAINS OFF NEW CEILING ABOVE - TIED BACK TO BASE BUILDING STRUCTURE ABOVE

NOTE: NO GPO'S TO BE LOCATED ABOVE COUNTER - GPO'S REQUIRED MUST BE LOCATED BELOW COUNTER. SHOPFITTER TO WIRE CABLE HOLES AS NECESSARY & ENSURE NEAT FINISH

NOTE: ALL COUNTER CABLEING TO RUN UNDER BUILT UP FLOOR

CAP BOX & CONTROLLER 9040 TO BE LOCATED IN STORAGE

NOTE: 3 OFF SEPARATE LIGHTING CIRCUITS & DIMMER SWITCHES REQUIRED FOR FITTING ROOMS

CIRCUIT 1 - FITTING ROOM PASSAGE WAY LIGHTING

CIRCUIT 2 - FITTING ROOM CUBICLE LIGHTING

CIRCUIT 3 - CUBICLE PENDANTS

SHOPFITTERS ELECTRICIAN TO LEAVE ROUGH-IN FOR CREDENZA & ACCESSORIES LED LIGHT FITTINGS

NOTE: WHITE GPO TO BE LOCATED AT 2300 AFFL - ENSURE GPO IS WIRED UP TO STORE LIGHT SWITCH

FITTING ROOM LED CUBICLE LIGHTING TO BE ON A SEPARATE DIMMER SWITCH

FITTING ROOM LED PASSAGEWAY LIGHTING TO BE ON A SEPARATE DIMMER SWITCH

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING IN RESERVE

PENDANTS TO BE CONNECTED TO A SEPARATE DIMMER SWITCH

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING THROUGHOUT TENANCY - F15 FINISH

NEW SELECTED 150mm (H) F15 FEATURE PLASTER CORNICE

NEW SUSPENDED FITTING ROOM PENDANTS - 2100mm U/S TBC BY seed

NEW SELECTED 150mm (H) F15 FEATURE PLASTER CORNICE

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING THROUGHOUT TENANCY - F15 FINISH

CASED F15 PANEL WITH RECESSED MOULDING

NEW SELECTED LED LIGHTING TO UNDERSIDE OF SHELVING IN ALL WARDROBES UNLESS NOTED OTHERWISE - 2 OFF PER UNIT

NOTE: SHOPFITTER TO ALLOW FOR AN ADDITIONAL 2 OFF SHELVING WITH WARDROBE INTERNAL WIDTH IS LESS THAN 600mm

NEW SELECTED 90mm (H) F15 FEATURE PLASTER CORNICE

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING THROUGHOUT TENANCY - F15 FINISH

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING IN RESERVE

EXISTING SWITCHBOARD TO BE BOXED OUT IN NON-COMBUSTIBLE CUPOBOARD

RECEIVERS FOR SECURITY LOOP SYSTEM TO BE CONCEALED WITHIN WINDOW FRAMING, TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

NOTE: 6mm x 6mm x 10mm x 8mm 300AL LOOP SECURITY SYSTEM TO BE INSTALLED

SECURITY SYSTEM POWER TO BE ON A SEPARATE CIRCUITS

F15 TIMBER FEATURE CORNICE FINISHED IN seed WHITE

NEW SELECTED 150mm (H) F15 FEATURE PLASTER CORNICE

SHOPFITTER TO PROVIDE NEW SET PLASTERBOARD CEILING IN RESERVE

PENDANTS TO BE CONNECTED TO A SEPARATE DIMMER SWITCH

STEREO & GPO'S FOR SOUND SYSTEM LOCATED ON SHELF ABOVE DESK

1 Reflected Ceiling Plan  
1:50

## ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	QTY.	WATTAGE	TOTAL
⊗	SELECTED 70mm MH ROUND FITTINGS - WHITE FINISH	10	70	SF
⊗	SELECTED 35mm MH ROUND FITTINGS - WHITE FINISH	71	70	4970
⊗	SELECTED 100mm R16 - 16W LED LIGHT FITTING	09	35	315
⊗	SELECTED PENDANT LIGHTING FIXTURE - SALES	24	60	240
⊗	SELECTED ROBERT OGDEN PENDANT LIGHTING FIXTURE - FITTING ROOMS	06	60	360
⊗	SELECTED PENDANT LIGHTING FIXTURE - SALES	N/A	60	N/A
⊗	SELECTED PENDANT LIGHTING FIXTURE - SALES	01	150	150
—	1 x 28W 1200mm T5 FLUORESCENT BATTEN	09	28	252
—	1 x 14W 600mm T5 FLUORESCENT BATTEN	N/A	14	N/A
=====	SELECTED 300mm (NOM) LONG LED WARDROBE LIGHTING - TBA	N/A	TBA	DC
=====	ACCESSORIES SALES PEG BABYWEAR UNIT NICHE	02 02 02 02	TBA TBA TBA TBA	DC DC DC DC
=====	SELECTED 500mm (NOM) LONG LED WARDROBE LIGHTING - TBA	14	TBA	DC
=====	ACCESSORIES SALES PEG BABYWEAR UNIT NICHE	16 16 16 16	TBA TBA TBA TBA	DC DC DC DC
=====	SELECTED 700mm (NOM) LONG LED WARDROBE LIGHTING - TBA	28	TBA	DC
=====	ACCESSORIES SALES PEG BABYWEAR UNIT CANDY BAR UNIT	28 28 28 28	TBA TBA TBA TBA	DC DC DC DC
=====	SELECTED 1000mm (NOM) LONG LED WARDROBE LIGHTING - TBA	21	TBA	DC
=====	ACCESSORIES SALES PEG BABYWEAR UNIT	12 12 12	TBA TBA TBA	DC DC DC
=====	SELECTED 350mm (NOM) LONG LED BACK OF COUNTER LIGHTING - TBA	TBA	TBA	DC
EXIT	FAMCO EXIT SIGN CAT. NO. F9917 CO-06.3 C90-C10	11		
EXIT	FAMCO EXIT SIGN CAT. NO. F9914 CO-08 C90-C8	03		
E	FAMCO EMERGENCY GOLDSTAR LIGHT FITTING CAT. NO. F9916 CO-025 C90 D25	11		
SPK	RECESSED AUDIO SPEAKER WITH FINISH TO MATCH CEILING	16		
—	ELECTRICAL DISTRIBUTION BOARD (DB) AND METER BOARD	EXISTING		
—	NOTE: DRY CHEMICAL PORTABLE FIRE EXTINGUISHER REQUIRED BETWEEN 2m & 20m FROM ELECTRICAL DISTRIBUTION BOARD			
—	10A 240V DOUBLE GANG GENERAL PURPOSE OUTLET SS = CLIPSAL B STYLE S65 PLATE - WHITE MECHANISM MOUNTED HORIZONTALLY ELSE CLIPSAL SERIES 2000 OR RPM EQUIVALENT AB = 150 ABOVE BENCH HEIGHT AF = 300 ABOVE FINISHED FLOOR LEVEL	16 DOUBLE SINGLE		
—	TELEPHONE	02		
—	EFTPOS OUTLET	02		
—	FAX	TBA		
—	MODEM	02		
—	TELEPHONE MDF	TBA		
—	SECURITY DETECTOR	TBA		
RS	REED SWITCH (PROVIDE TO DOORS C4)	02		
QBD	GLASS BREAK DETECTOR	TBA		
—	RECESSED LINEAR SLOT DIFFUSER POWDERCOATED WHITE	N/A		
—	AIR-CONDITIONING REGISTERS, PREFERRED LOCATIONS, TRIAL LOCATIONS & NUMBER OF REGISTERS AS DETERMINED BY MECHANICAL SERVICES CONSULTANTS	TBA		
⊗	SMOKE DETECTORS (INTERCONNECTED AND CONNECTED TO CONSUMER MAINS) TO COMPLY WITH AS3786	10		
⊗	PENDANT & LIGHTING DIMMER SWITCH	07		
TOTAL WATTAGE (Watts):		6287		
TOTAL NEW TENANCY AREA (SqM):		300		
WATTAGE PER SQM (W/m2):		21		

NOTES:

GS - DENOTES GENERAL POWER OUTLET SUPPLIED LIGHTING

DC - DENOTES DISPLAY CABINET LIGHTING FIXTURE

SF - DENOTES SHOPFRONT DISPLAY LIGHTING FIXTURE ON 24HR/7DAY TIMER

TC - DENOTES LIGHTING FIXTURES ON 24HR/7DAY TIMER

ALL ABOVE NOTED LIGHTING FIXTURES ARE EXEMPT OF BCA LIGHTING LOADING REGULATIONS

ARTIFICIAL LIGHTING NOT TO EXCEED THE MAXIMUM LAMP POWER DENSITY OF 25W/m2 CLAUSE A.7.10.1 OF THE BCA AS APPLICABLE

seed

Notes

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SHEET APPROVED BY SCOTT MITCHELL

CITY PLAN SERVICES  
CPC No. 111742

Approved Date: 02 DEC 2011

Author: Brenden Bennett

Project: BPP 0027

Certifying Authority: Accreditation No:

Revised: 11/10/2011 P.S.

No. Date By Amendment

Project: Seed - Balgowlah

SHOP 074, 197 - 215 CONNOR STREET, BALGOWLAH, NSW 2093

Title: Reflected Ceiling Plan

Drawing: WD-02 A

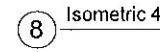
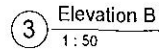
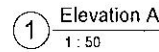
Drawn: J.T.

Checked: J.L.

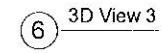
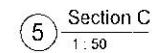
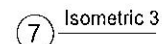
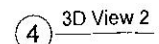
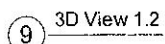
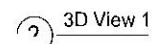
Date: 06.10.2011

Sheet Size: A1

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Accreditation No: BPS 0027



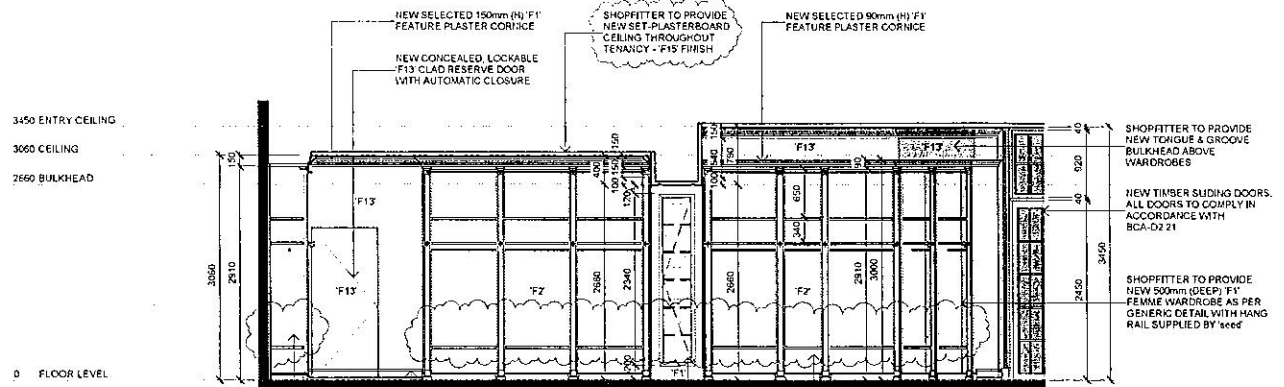
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	No.	Date	By	Amendment
Project	Seed - Balgowlah			
	SHOP 074, 187 - 215 CONNAMARA STREET, BALGOWLAH, NSW 2093			
Title	Elevations & Sections			
Drawing	WD-03 A			
Drawn	Y.N.			
Checked	J.L.			
Date	06.10.2011			
Sheet Size	A1			
Scale	As Shown			



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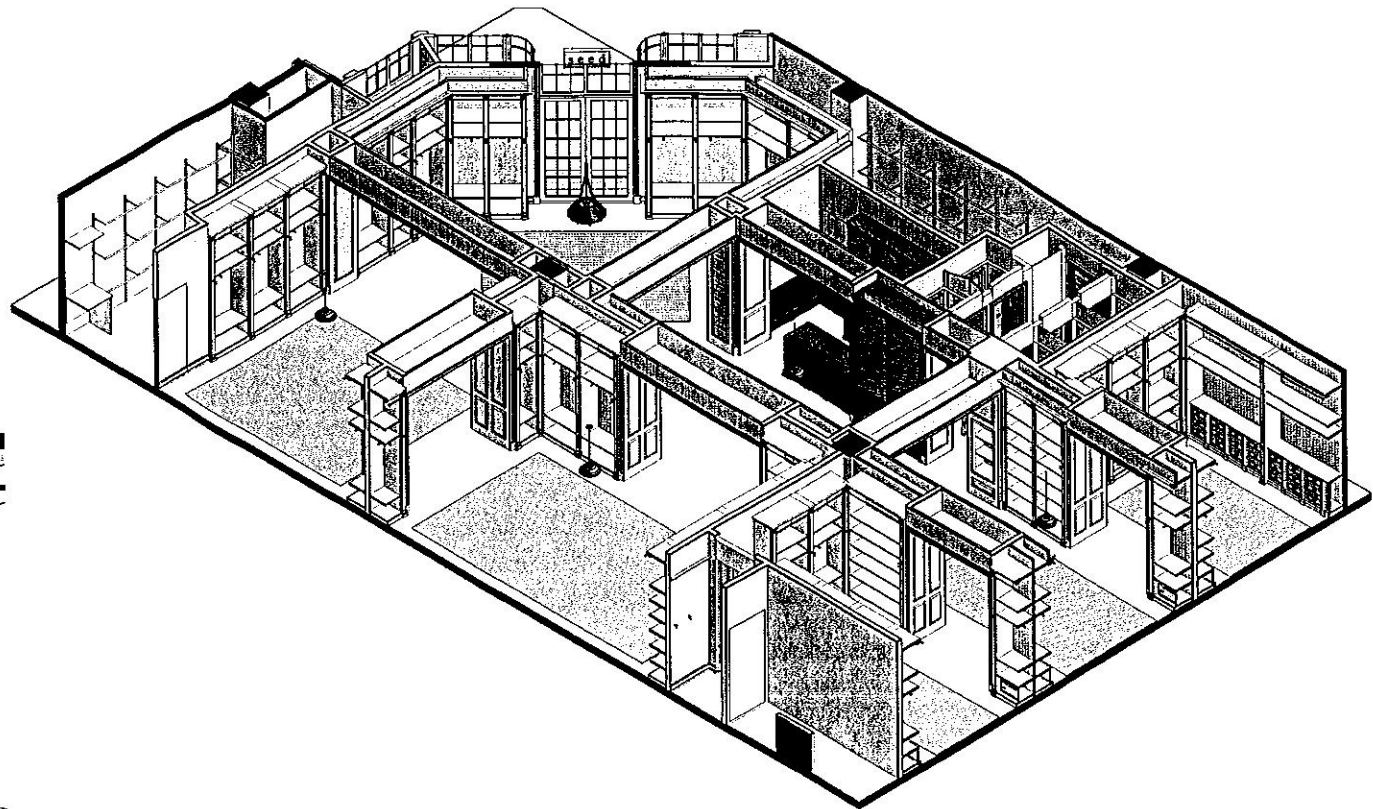
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1 Section D  
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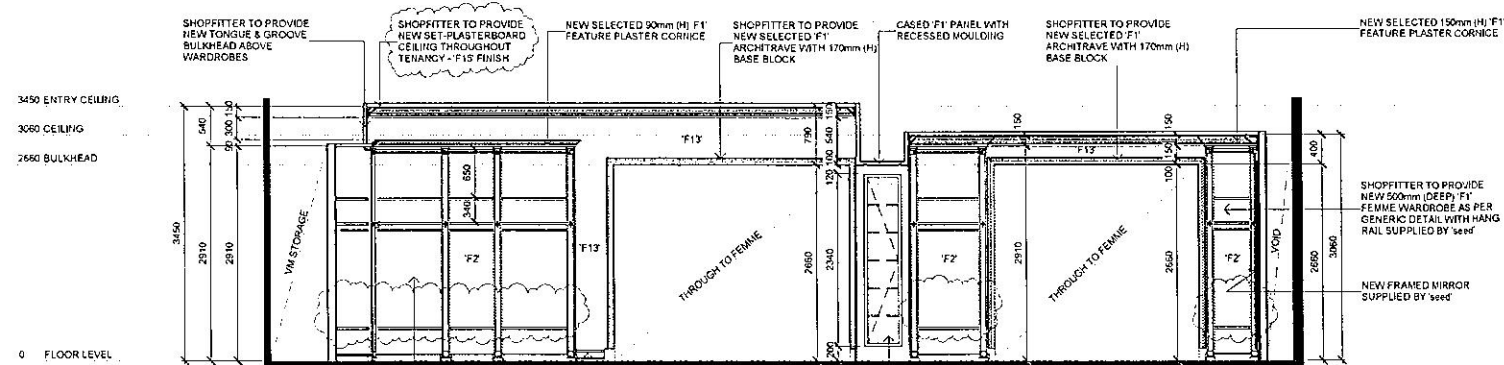


2 3D View 4

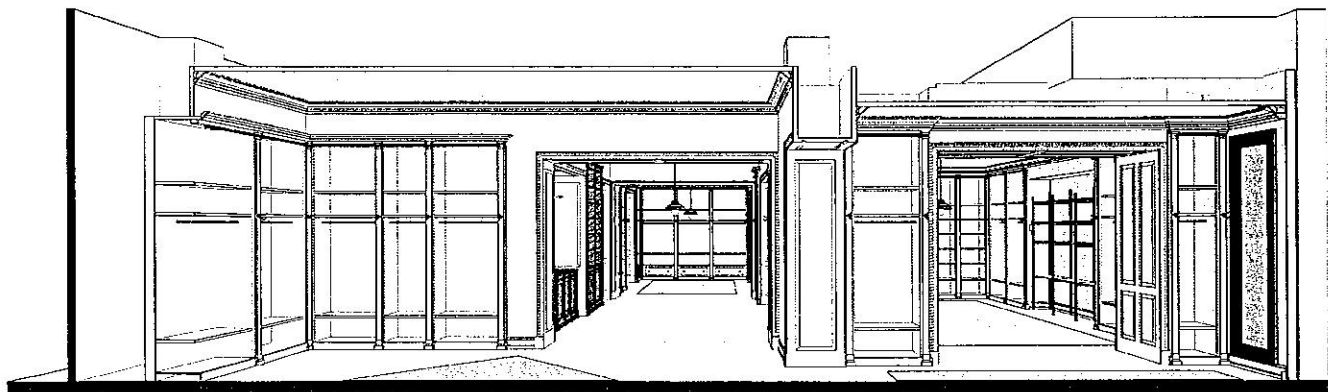


5 Isometric 5

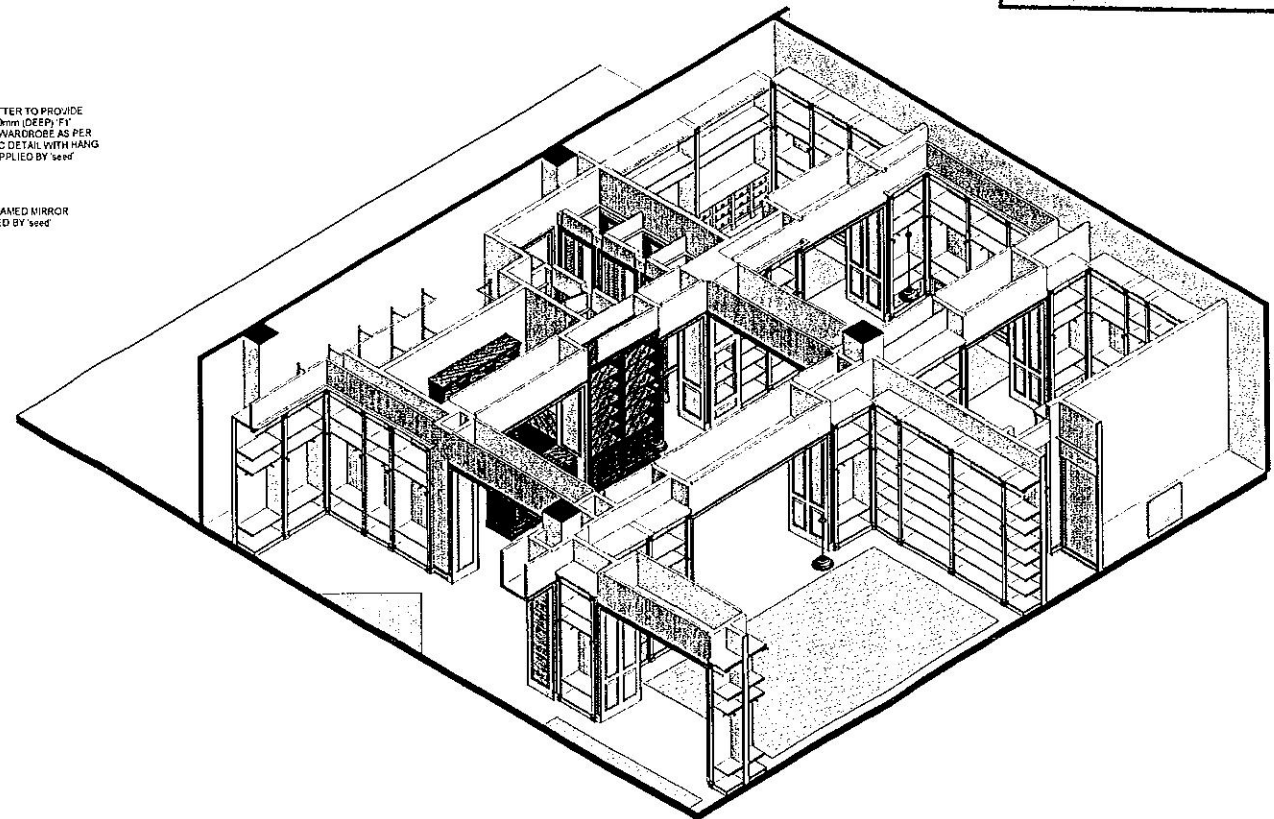
CITY PLAN SERVICES	
CDC No.	Approved Date:
111752	02 DEC 2011
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027



3 Section E  
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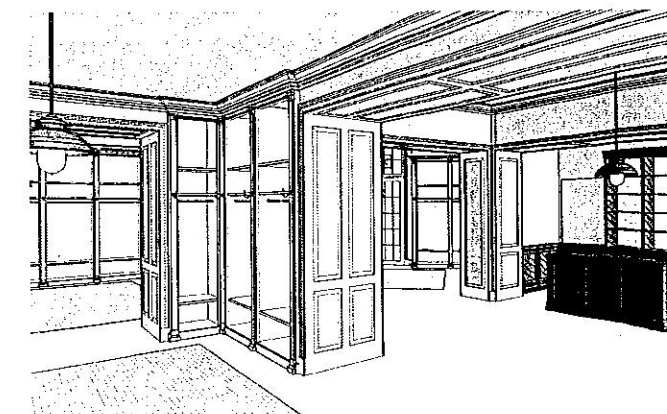
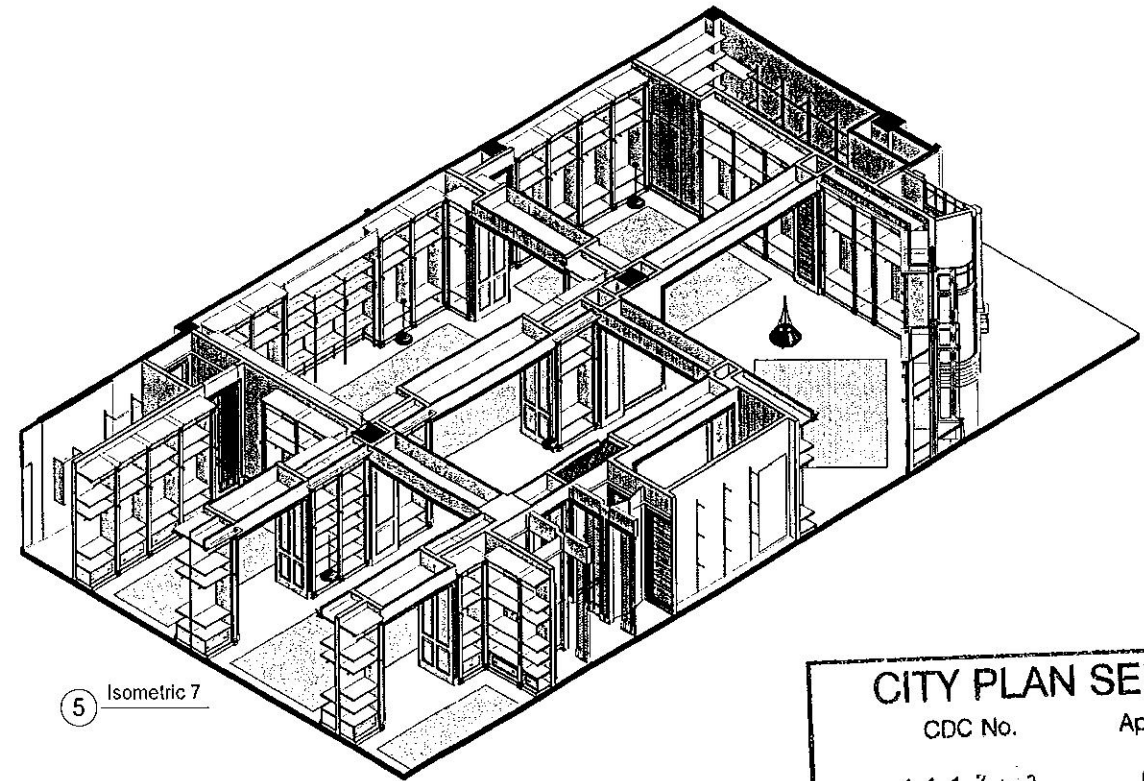
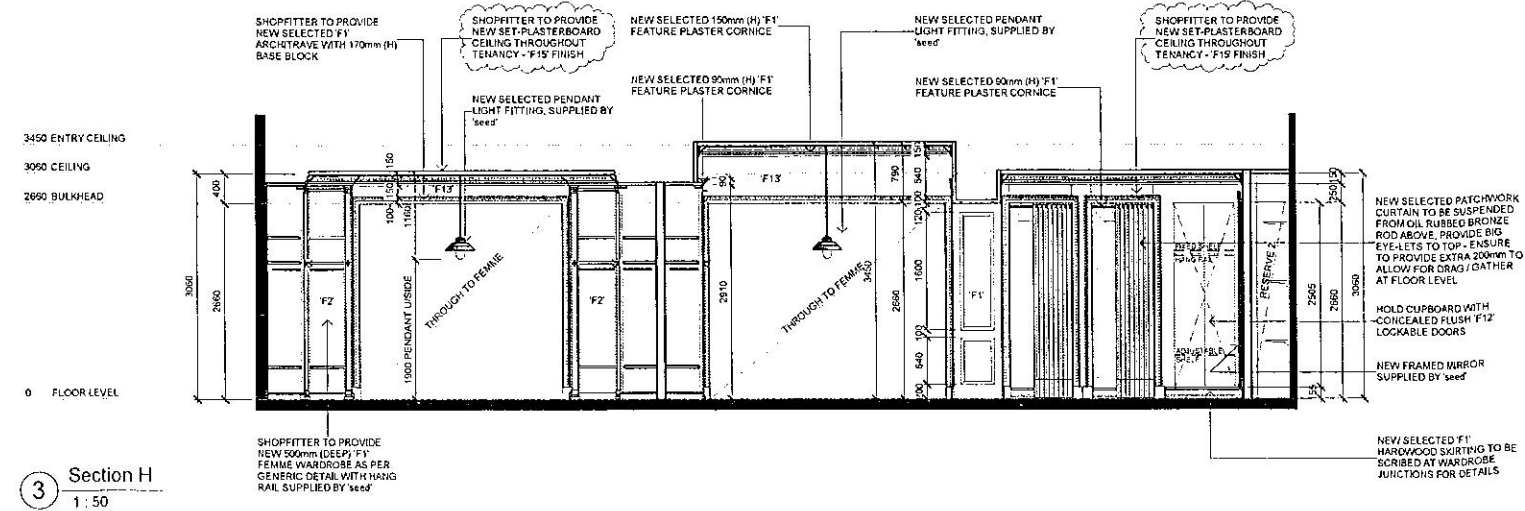
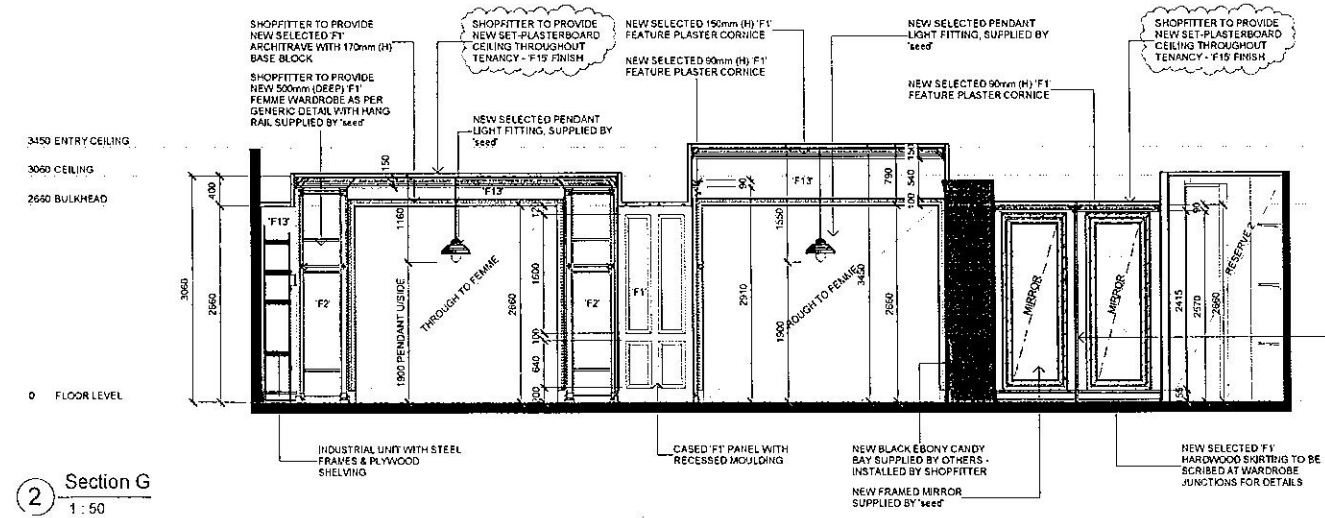
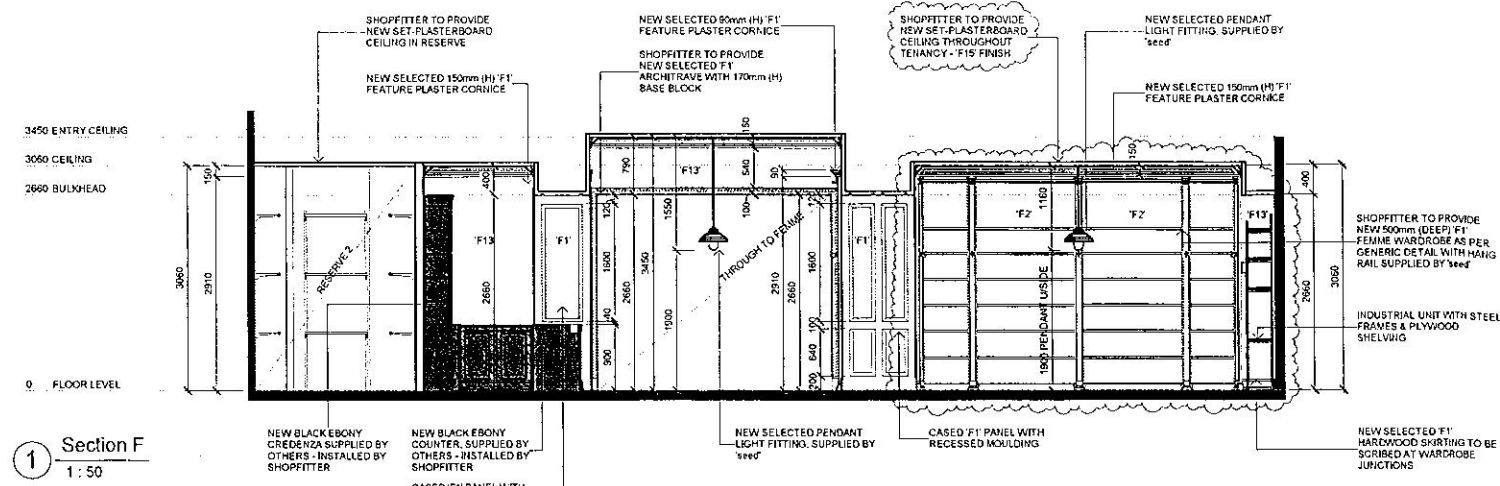
4 3D View 5



6 Isometric 6

COUNTER, FLOORING, WARDROBES, CEILING, FINISH, FIXTURES, PENDANTS, RESERVE LAYOUT & ANNOTATIONS REVISED				
A.	11.10.2011	P.S.		
Revision	No.	Date	By	Amendment
Project	Seed - Balgowlah			
SHOP 074, 197 - 215 CONDOMINE STREET, BALGOWLAH, NSW 2093				
Title	Sections			
Drawing	WD-04 A			
Drawn	Y.H.			
Checked	J.L.			
Date	06.10.2011			
Sheet Size	A1			
Scale	As Shown			

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CITY PLAN SERVICES	
CDC No.	Approved Date:
111792	02 DEC 2011
Certifying Authority:	Brendan Bennett
Accreditation No:	BPB 0027

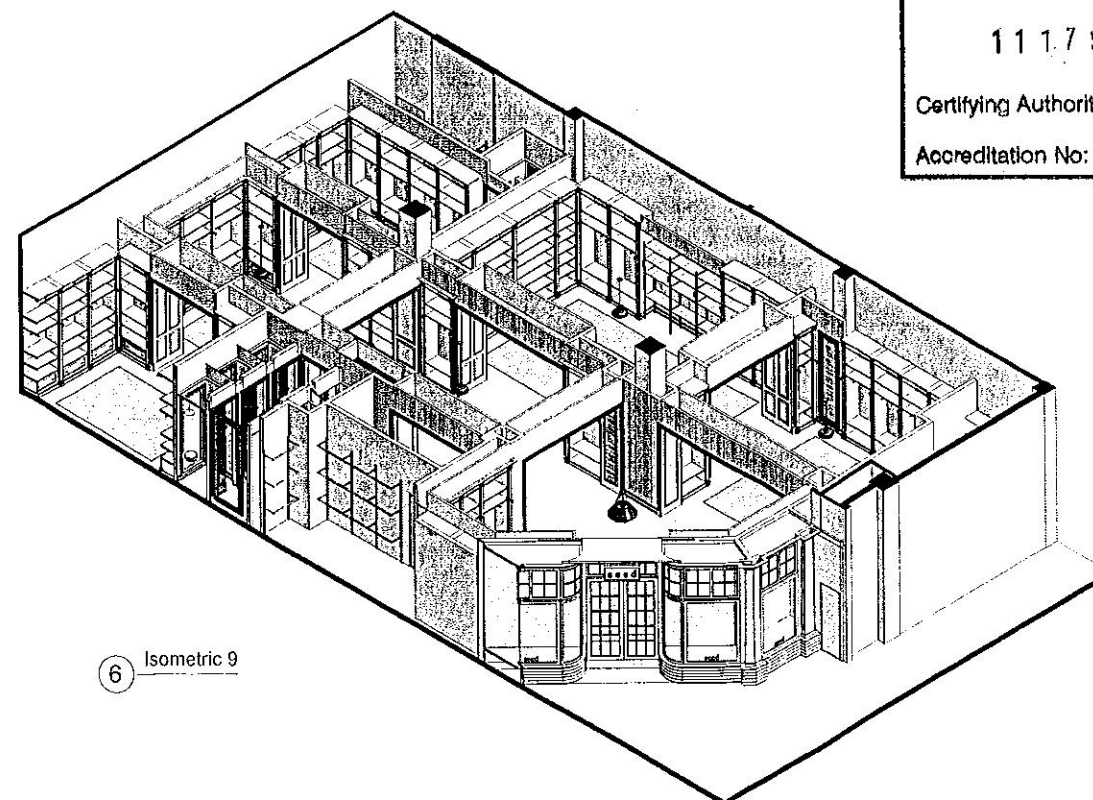
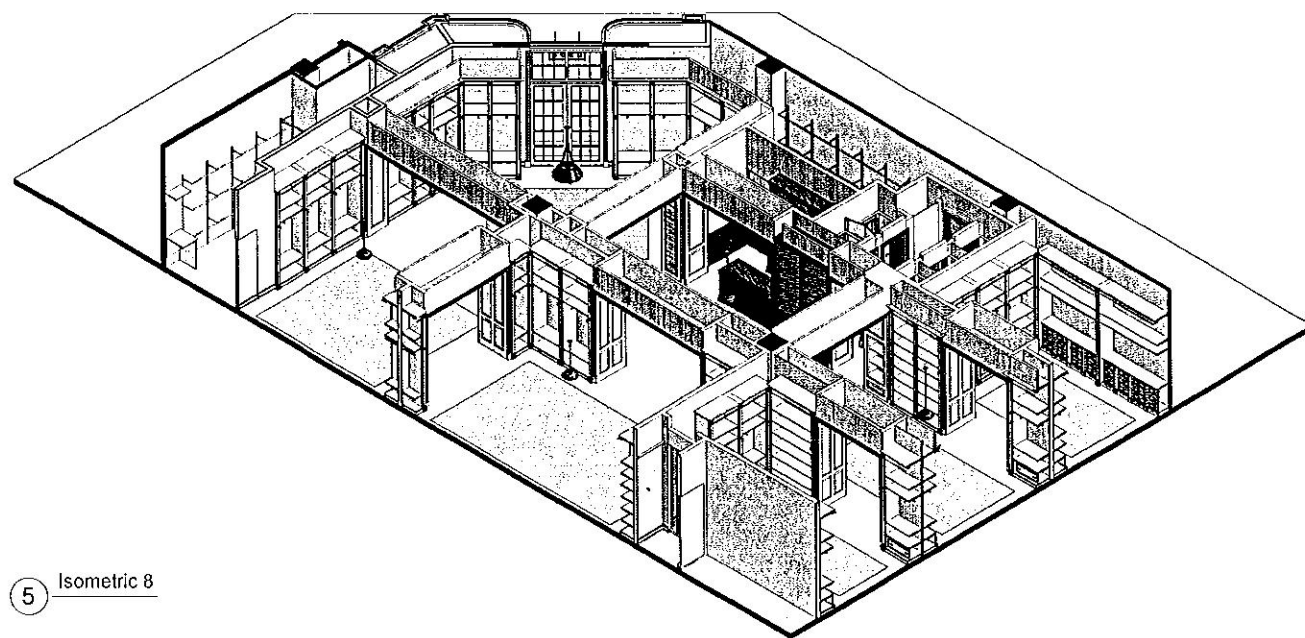
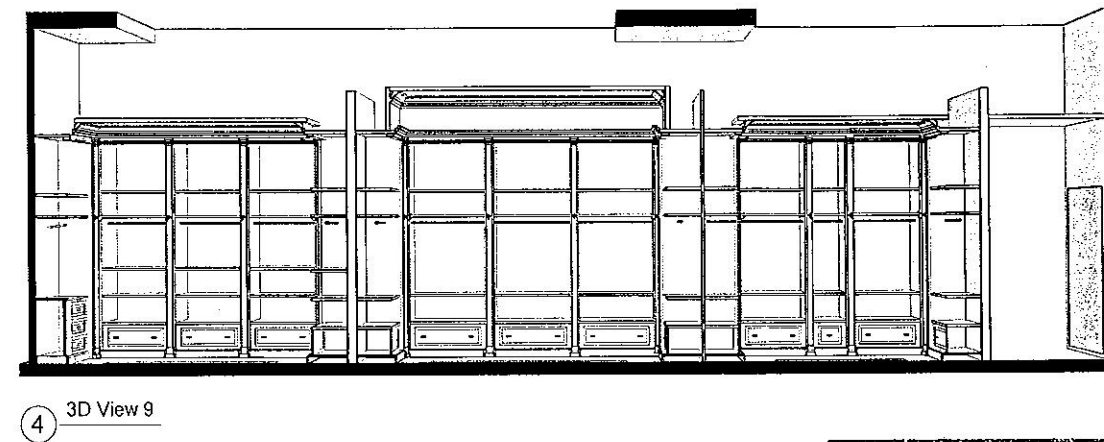
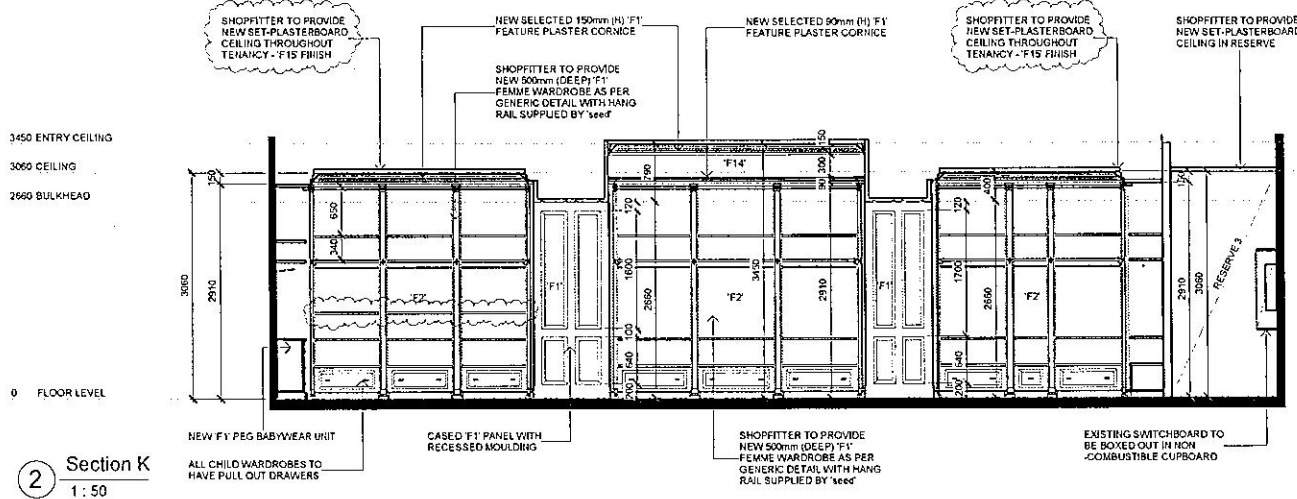
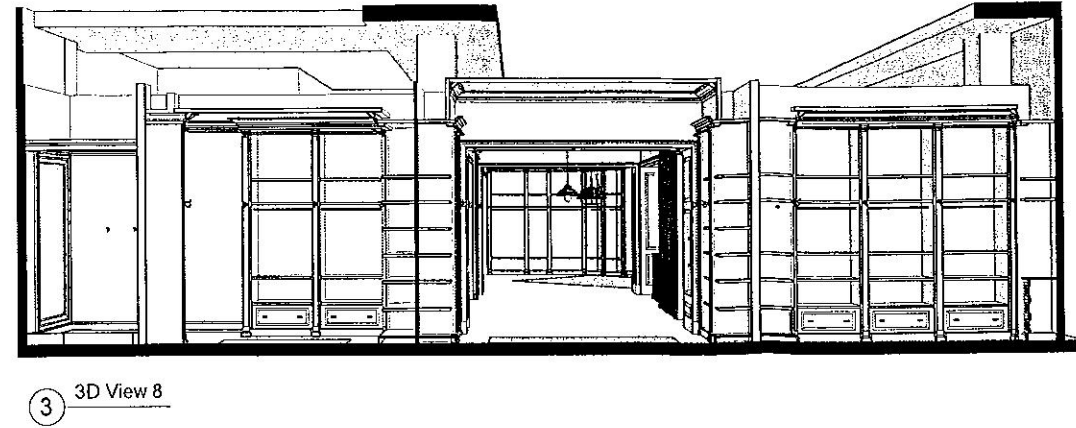
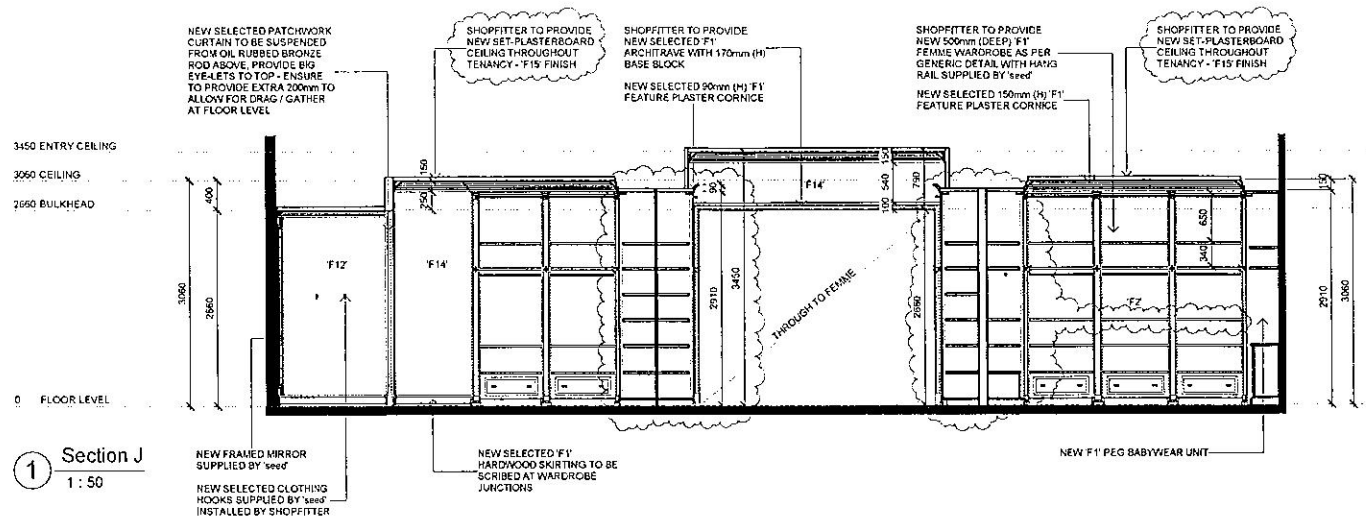
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A	11.10.2011	P.S.		COUNTER, FLOORING, WARDROBES, CEILING FINISH, FIXTURES, PENDANTS, RESERVE LAYOUT & ANNOTATIONS REVISED
Project	Seed - Balgowlah			
	SHOP 074, 197 - 215 CONDOMINE STREET, BALGOWLAH, NSW 2093			
Title	Sections			
Drawing	WD-05 A			
Drawn	Y.N.			
Checked	J.L.			
Date	06.10.2011			
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CITY PLAN SERVICES	
CDC No.	Approved Date:
111792	02 DEC 2011
Certifying Authority:	Bréndan Bennett
Accreditation No:	BPB 0027

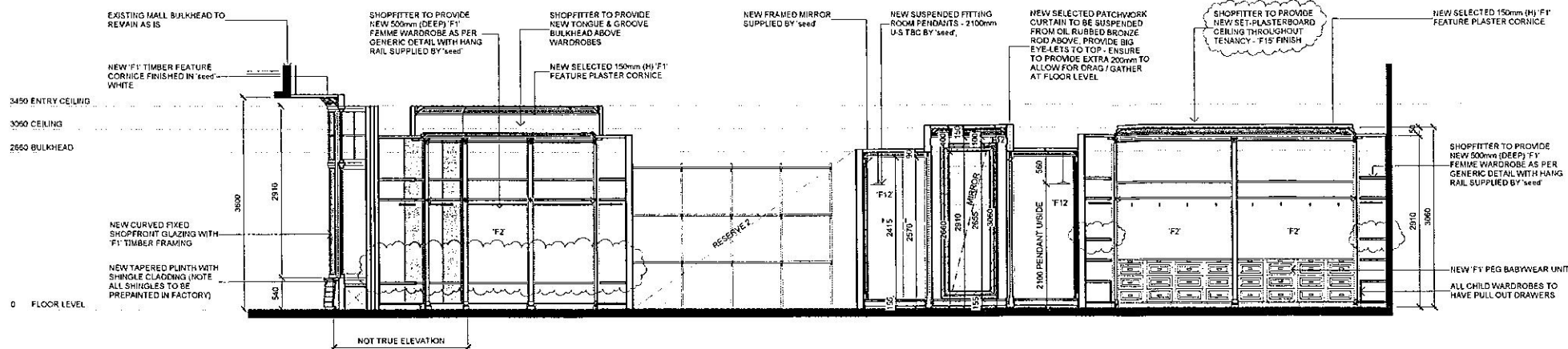
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Revision	No.	Date	By	Amendment
Project	Seed - Balgowlah			
	SHOP 074, 197 - 215 CONDOMINIE STREET, BALGOWLAH, NSW 2083			
Title	Sections			
Drawing	WD-06 A			
Drawn	Y.H.			
Checked	J.L.			
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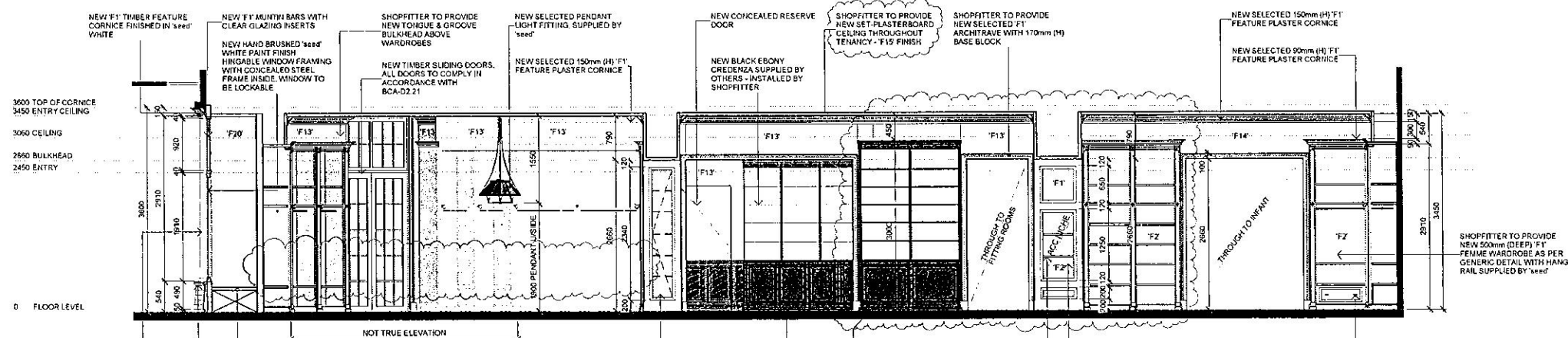
Notes  
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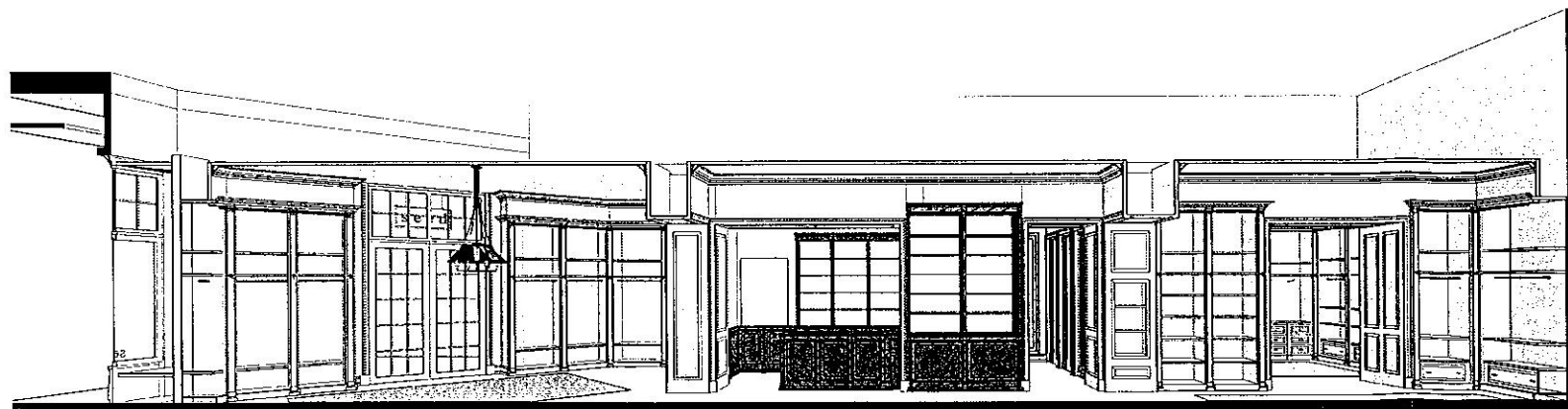
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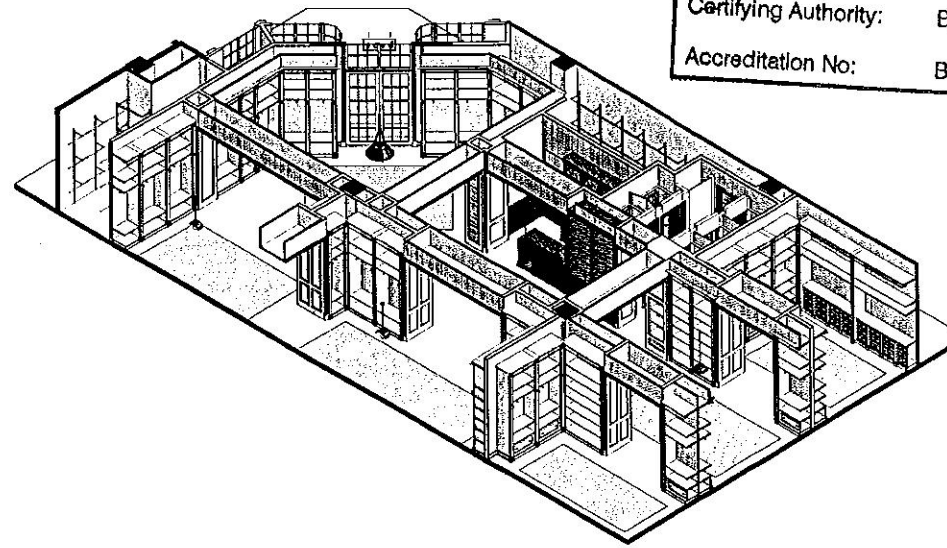
5 3D View 11



2 Section M 1:50



3 3D View 10



4 Isometric 10

**CITY PLAN SERVICES**  
CDC No. 111792  
Approved Date: 02 DEC 2011  
Certifying Authority: Brendan Bennett  
Accreditation No: BPB 0027

Revision  
A 11.10.2011 P.S.  
COUNTER, FLOORING, WARDROBES, CEILING FINISH, FIXTURES, PENDANTS, RESERVE LAYOUT & ANNOTATIONS REVISED

Project  
Seed - Balgowlah  
SHOP 074, 197 - 215 CONDOMINE STREET, BALGOWLAH, NSW 2093

Title  
Sections

Drawing  
WD-07 A

Drawn  
Y.H.

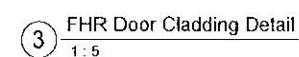
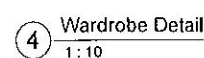
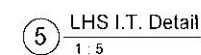
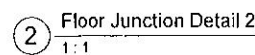
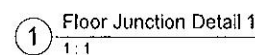
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06.10.2011

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