

15 November 2011

The General Manager  
Manly Council  
PO Box 82  
MANLY NSW 1655



Dear Sir/Madam,

KIKKI.K SHOP FITOUT, STOCKLAND BALGOWLAH  
COMPLYING DEVELOPMENT CERTIFICATE NO: 111800

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 111800
- 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 Chris Michaels on 8270-3500.

Yours faithfully

Brendan Bennett  
Managing Director

Encl

PAR: 1005752  
NAR: 1126868  
PCA: 1100965

\$36.00  
R/w 821267  
17/11/2011

## 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:

Description of building works covered by this Notice:

**KIKKI.K Shop Fitout, Stockland Balgowlah  
Shop fitout (refit)**

### APPLICANT

Name:

Address:

Contact Details:

**Faculty Shop Fitting**

**14-16 Redwood Drive Notting Hill VIC 3168**

**Phone: (03) 9562 7222 Fax: (03) 9562 8333**

*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:

Date of Complying Development Certificate:

**CDC 111800**

**15/11/11**

### 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 **15th** day of **November** **2011**

  
Brendan Bennett  
Managing Director

PLANNING  
BUILDING  
HERITAGE  
URBAN DESIGN

CITY  
PLAN  
SERVICES

**KIKKI.K Shop Fitout, Stockland Balgowlah  
Complying Development Certificate No. 111800**

LEVEL 1, 364 KENT STREET, SYDNEY NSW 2000 TEL 82703500 FAX 82703501 [WWW.CITYPLAN.COM.AU](http://WWW.CITYPLAN.COM.AU)

CITY PLAN SERVICES PTY LTD ABN 30 075 223 353  
CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

CITY PLAN URBAN DESIGN PTY LTD ABN 41 107317 206  
CITY PLAN HERITAGE PTY LTD ABN 46 103 185 413



## COMPLYING DEVELOPMENT CERTIFICATE NO. 111800

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

### APPLICANT

Name:  
Address:  
Contact Details:

**Faculty Shop Fitting**  
**14-16 Redwood Drive Notting Hill VIC 3168**  
**Phone: (03) 9562 7222 Fax: (03) 9562 8333**

### 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:

**KIKKI.K Shop Fitout, Stockland Balgowlah**  
**Zone No.3 Business Zone**  
**Class 6**  
**Manly Council**  
**Type A**  
**Shop fitout (refit)**

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:

**SEPP (Exempt and Complying Development**  
**Code) 2008**  
**15/11/11**  
**15/11/16**  
**\$120,000.00**  
**See attached Notice**  
**Schedule 1**  
**Schedule 2**  
**Schedule 3**

### PROJECTS CO-ORDINATOR

Please contact **Chris Michaels**  
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

**15th day of November 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 plans prepared by Faculty Shopfitting

Plan Title	Drawing No	Revision	Date
Proposed Floor Plan	01	SK-2	08.11.11
Shopfront Elevation A	02	SK-2	08.11.11
Elevation B & C	03	SK-2	08.11.11
Elevation D	04	SK-2	08.11.11
Reflected Ceiling Plan	05	SK-2	08.11.11
Power & Data Plan	06	SK-2	08.11.11

### 2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	Faulty Shop Fitting	-	11.11.11
Owners Consent	Stockland Retail	-	08.11.11
Long Service Levy Receipt	Long Service Payments Corporation	5021197	08.11.11
Services Checklist	Faculty Shopfitting	-	02.11.11
Environmentally Sustainable Design Checklist	Faculty Shopfitting	-	08.11.11
BCA Compliance Specification	Faculty Shopfitting	-	15.11.11
BCA J6 Compliance	LPA Lighting Partners Australia	-	-
Location Plan	Allen Jack+Cottier	AT302.01 Issue 4	28.10.08
Complying Development Report	City Plan Services P/L	CDC111800	15.11.11
Inspection Report – Pre Certification	City Plan Services P/L	111800	14.11.11

## SCHEDULE 2 CONDITIONS OF CONSENT

### **CDC EP&A Act & Codes SEPP**

#### **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) Insurance requirements under the Home Building Act 1989**

A contract of insurance, under the Home Building Act 1989, must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

##### **(3) 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.

##### **(4) 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.

##### **(5) Notification of Home Building Act 1989 requirements**

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:

(i) the name and license number of the principal contractor, and

(ii) the name of the insurer by which the work is insured under Part 6 of that Act,

(b) in the case of work to be done by an owner-builder:

(i) the name of the owner-builder, and



- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

#### (6) Fulfillment of BASIX commitments

The commitments listed in each relevant BASIX certificate for the development must be fulfilled.

Note: This condition applies to the following development:

- (a) BASIX affected development,
- (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).

#### (7) Condition relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

Note: This condition does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

#### (8) Development involving bonded asbestos material and friable asbestos material

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a license under clause 318 of the *Occupational Health and Safety Regulation 2001*,
- (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
- (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
- (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

In this clause, **bonded asbestos material**, **bonded asbestos removal work**, **friable asbestos material** and **friable asbestos removal work** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1. Under clause 317 of the *Environmental Planning and Assessment Regulation 2000*, removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of this condition is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note 4. Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.



## 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**

##### **(9) 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**

##### **(10) 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.

##### **(11) 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.

##### **(12) 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.

##### **(13) 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.

##### **(14) Compliance with plans**

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

##### **(15) 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

### (16) 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.

### (17) 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.

### (18) Food businesses

If the complying development is a **food business** within the meaning of the Food Act 2003, the food business must be notified as required by that Act or licensed as required by the Food Regulation 2004, before an occupation certificate (whether interim or final) for the complying development is issued.

### (19) Premises where skin penetration procedures are carried out

If the complying development involves premises at which a **skin penetration procedure** within the meaning of the Public Health Act 1991 will be carried out, the premises must be notified as required under the Public Health (Skin Penetration) 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	BCA 2006 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 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 2011 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	BCA 2011 E4.2, E4.4 & AS/NZS2293.1-2005
	<b>Shop 65 &amp; 67:</b> BCA2009 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	BCA 2011 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	
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	BCA 2011 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	
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	-
	<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	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	-
- Horizontal fire separations		
- Vertical fire separations		
- Lift doors		
- Smoke guard containment system		
- External wall separation and protection of openings		
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:</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 2011 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	
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	Alternative	Solution	Report
	prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09			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:  
Description of building works covered by this Notice:

**KIKKI.K Shop Fitout, Stockland Balgowlah  
Shop fitout (refit)**

### APPLICANT

Name:  
Address:  
Contact Details:

**Anthony Marchant - Faculty Shop Fitting  
14-16 Redwood Drive Notting Hill 3168  
Phone: (03) 9562 7222 Fax: (03) 9562 8333**

### RELEVANT CONSENTS

Complying Development Certificate No:  
Date of Complying Development Certificate:

**CDC 111800**

### INSPECTION BOOKING PROCESS

Please telephone the following number to book a critical stage inspection:  
A minimum period of 48 hours is to be provided

**Ph: 8270 3500**

### 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

**15th day of November 2011**

  
Brendan Bennett  
Managing Director



## SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	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  
14 NOV 2011

BY: .....

# COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

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

## IDENTIFICATION OF BUILDING

Address Shop 048, 197-215 CONDOMINE ST.

Lot, DP/MPS etc \_\_\_\_\_

Suburb or town BALGOWLAH Post Code 2053

## DESCRIPTION OF DEVELOPMENT

Detailed Description:

SHOP FIT OUT (RE-FIT).

## APPLICANT

Name ANTHONY MARANT Company FACULTY SHOP FITTING

Address 14-16 REDWOOD DRIVE

Suburb or town NOTHING HILL Post Code 3168

Phone B/H (03) 9562 7222 Fax No (03) 9562 8333

Mobile 0407 600 155 Email am@facultyshopfitting.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 11/11/11

## CONSENT TO ALL OWNER(S)

Name REFER TO OWNERS CONSENT Company LETTER

Address \_\_\_\_\_

Suburb or town \_\_\_\_\_ Post Code \_\_\_\_\_

Phone B/H \_\_\_\_\_ Fax No \_\_\_\_\_

Mobile \_\_\_\_\_ Email \_\_\_\_\_

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

Signature of Owner

Sign N/A Date N/A

see above



Schedule 1 Information to be  
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?

90m<sup>2</sup>-shop.

(If vacant state vacant)

Location

Use

N/A

Does the site contain a dual occupancy?

N/A

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

N/A

Number of dwellings to be demolished

N/A

How many dwellings are proposed?

N/A

How many storeys will the building consist  
of?

N/A

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/terracott a 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

Schedule 3 – Proposed Essential Fire Safety Measures  
Part 2 of 2

Item No.	Proposed New Measure	Is this measure installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Building occupant warning system		
7	Emergency lighting		
8	Emergency lifts		
9	Emergency warning and intercommunication system		
10	Exit signs		
11	Fire control centres and rooms		
12	Fire dampers		
13	Fire doors		
14	Fire hydrant systems		
15	Fire seals (protecting openings in fire resisting components of the building)		
16	Fire shutters		
17	Fire windows		
18	Hose reel system		
19	Light weight construction		
20	Mechanical air handling systems		
21	Paths of travel stairways passageways or ramps		
22	Perimeter vehicle access for emergency vehicles		
23	Portable fire extinguishers		
24	Pressurising system		
25	Required (automatic) exit doors		
26	Safety curtains in proscenium openings		
27	Smoke and Heat Vents		
28	Smoke Control System		
29	Smoke dampers		
30	Smoke detectors and heat detectors		
31	Smoke doors		
32	Solid-Core doors		
33	Stand-By Power Systems		
34	Wall wetting sprinkler and drencher systems		
35	Warning and operational signs		
36	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed DAVID BARRAS (Owner/ Agent) Name DAVID BARRAS Date 11/11/11



- 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
- ☐ b) In the case of work done by any other person:
  - i) a statement detailing the person's name and owner builder permit number, or
  - ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purpose of the definition of **owner-builder work** in section 29 of that Act.
  - iii) \*A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

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



08 November 2011

Attn: **Anthony Marchant**  
Project Manager  
Faculty Shopfitting  
14-16 Redwood Drive, Notting Hill Victoria 3168

Dear Anthony

**Re: Development Application and Construction Certificate for fitout works for the below premises**  
**Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW**  
**Premises: Shop 48 Kiki-K – Stockland Balgowlah**

*This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 21/10/2011.*

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 )

Name of witness )

Occupation of witness )

Level 25, 133 Castlereagh Street  
Sydney NSW 2000 )

A handwritten signature in black ink, appearing to read "Will Smith", is written over a dotted line.

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



# Levy Online Payment Receipt

**LONG SERVICE**  
CORPORATION

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

Applicant Name:	FACULTY SHOPFITTING
Levy Application Reference:	5021197
Application Type:	CDC
Application No.:	1874
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	SHOP 048 STOCKLAND BALGOWLAH
	197-215 CONDAMINE STREET
	BALGOWLAH
	NSW
	2053
Value Of Work:	\$120,000
Levy Due:	\$420
Levy Payment:	\$420
Online Payment Ref.:	632288926
Payment Date:	8/11/2011 2:30:31 PM

**Exhaust Requirements (FOOD only):**

Equipment details and size are required to calculate exhaust quantities (AS1668.2 2002)

List capacity of each unit:

L/Sec

**HYDRAULICS**

I accept the water waste point in the existing location

YES ☒

NO ☐ refer to dwgs \*

I accept the cold water supply point in the existing location

YES ☒

NO ☐ refer to dwgs \*

Are any sub floor hydraulics work required ?

☐ Yes - submit hydraulics drawing for assessment of Category 1 works. \*

☒ No

**GAS**

Gas requirement:

Item	Description (size and type)	Mega/joules
Cook top	N/A	
Deep Fryer		
Oven		
Woks		
Rice cooker		
Other		
Total MJ =		

**HEAVY EQUIPMENT**

List any heavy equipment such as safes, fish tanks, compactus, etc.

Heavy equipment	Size	Load or Weight
N/A		

**QUESTIONNAIRE COMPLETED BY:**

Name:

DAVE BARRAS

Date:

2/11/11

MB: 0418 190 670

PH: (03) 5962 7222

FX: (03) 5962 8333

EML: db@facultyshipfitting.com.au





# **Environmentally Sustainable Design Check List** **FOR MANDATORY CRITERIA** **IN THE RETAIL DESIGN + FITOUT GUIDE**

January 2008

This ESD checklist *must* be submitted with your preliminary fitout drawings and these drawings must clearly indicate all mandatory listed items herein. Final Design Approval will not be issued unless all mandatory ESD criteria items have been addressed and this checklist submitted.

**Note: Specification data sheets on all finishes and fixtures to be submitted in conjunction with this Check List, finishes schedule and detailed drawings.**

TENANCY DETAILS		
SHOP NO 048	AREA 90m <sup>2</sup>	SHOP NAME KIKKI.K
RETAILER Kikki.K Pty. Ltd.	PH John Bryce.	EMAIL John.Bryce@Kikki-K.com
DESIGNER ANTHONY MARCHANT	PH 0407 600 155.	EMAIL am@facultyshopfitting.com.au.
HEAD CONTRACTOR FACULTY SHOPFITTING	PH (03) 9562 2807	EMAIL ht@facultyshopfitting.com.au.

FITOUT MATERIALS		refer page 9 in the Design + Fitout Guide
✓	Example: Design and Construction complies with the BCA – Part J	
✓	Design and Construction complies with relevant parts of Section J of the BCA.	
✓	Composite woods specified are either E1 or E0	
✓	Carpets, Paints & laminate material selection have low VOC	
✓	Timber is not sourced from old growth forests	
✓	New material finishes section has a content of recycled material within	
Optional ESD Criteria Achieved?		Please list

LIGHTING + SIGNAGE		refer page 10-11 in the Design + Fitout Guide
✓	Ceiling lighting heat load does not exceed 25W/m <sup>2</sup> .	
✓	All fluorescent lamps for lighting & signage use electronic ballasts	
✓	Shopfront ceiling / display lighting and signage is separately switched, on a timer and programmed to Centres' core operating hours	
✓	Front / Back of house and display cabinet lighting is separately switched	
✓	Motion sensor is installed to back of House / store room	
✓	Emergency and Exit lighting is on a separate circuit and has a test switch installed	
Optional ESD Criteria Achieved?		Please list N/A

**BCA Compliance Specification****Project: Shop fitout , Shop 048, 197-215 Condamine Street, Balgowlah**

15 November 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>
Fire hazard properties of materials	BCA C1.10
Fire stopping	BCA C3.15
Glazing	AS1288-2006
Access for people with disabilities	BCA D3
Artificial lighting and power	BCA J6 & F4.4 AS/NZS 1680.0 - 2009
Automatic fire detection and alarm system	BCA 2006 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
Mechanical ventilation	AS1668.2-1991 & BCA J5
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Emergency lighting	BCA 2011 E4.2, E4.4 & AS/NZS2293.1-2005
Emergency warning and intercommunication system	BCA 2011 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 2011 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 2011 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Wattage allowances

All Areas in green are calculations and are locked

Kikki K

Areas	Area usage	Dimming	Length	Width	Perimeter	Ceiling Height	m <sup>2</sup>	Calculation Height	W/m <sup>2</sup> Allowance	W/m <sup>2</sup>	Room Aspect Ratio	Dimming	Illumination Power Density Factor	Revised W/m <sup>2</sup> Allowance
A1	Office - artificially lit to an ambient level of 200 lux or more	None	1.500	2.800	8.600	3	4.200	3.00	9	38	0.55	1.00	0.5543	68
A2	Retail space including a museum and gallery whose purpose is the sale of objects	None	11.500	7.000	37.000	3.2	80.500	3.20	22	1771	0.7	1.00	0.7266	2437
Store Totals							84.700			1808.8				2505

BCA J6 Compliance

Total Wattage Allowance 2505

Project Kikki K

Location Balgowlah

Client Faculty Shopfitting

Calculations LPA Lighting Partners Australia

Performed by David Byrne MIES

Results Summary

Using the provisions of the BCA J6 the project has an allowance of;

2505 Watts

And has an aggregate design illumination power load of;

1951 Watts

Therefore the project is Deemed to satisfy the provisions of BCA section J6

✓ OK

Kikki K

Balgowlah

Usage

Qty	Light Fitting		W Each	W Total
9	D1	70w MH downlight	80	720
15	D2	35w MH downlight	40	600
4	D3	2x26w PLC downlight	40	160
3	D4	12v20w LV downlight	23	69
1	FL3	2x28w T5 batten	32	32
	SP1	70w MH spotlight	80	0
1	S1	pendant	60	60
10	FL2	28w T5	31	310
			Watts used	1951



## 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- 111880**  
Certifying Authority: **Brendan Bennett BPB0027**

Address of development: **Shop 048, 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 15<sup>th</sup> day of November 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
Proposed Floor Plan	Faculty Shopfitting	01-SK2	08.11.11
Shopfront Elevation A	Faculty Shopfitting	02-SK2	08.11.11
Elevation B & C	Faculty Shopfitting	03-SK2	08.11.11
Elevation D	Faculty Shopfitting	04-SK2	08.11.11
Reflected Ceiling Plan	Faculty Shopfitting	05-SK2	08.11.11
Power & Data Plan	Faculty Shopfitting	06-SK2	08.11.11
Alternative Solution Report	Defire	20050098 R1.10	19.10.09

## INSPECTION REPORT


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

Job No.	: 111800
CDC No.	: 111800
CDC application date	: 11.11.2011
Site Address	: Tenancy 048, 197-215 Condamine Street, Balgowlah
Inspection	: Inspection of existing building as per Clause 129B of the EP&A Regs
Inspection date	: 14.11.2011

## RESULT OF INSPECTION

- The current fire safety measures in the existing building, subject to inspection, and/or will be affected by the proposed works are as follows;
  - Emergency Lighting
  - Exit Signage
  - Automatic fire sprinklers
  - Emergency warning and intercommunication system.
  - Automatic fire detection & alarm.
- The plans and specifications accompanying the application for the CDC adequately and accurately depict the condition of the existing building and/or site conditions.
- At the time of the inspection, building works subject to the CDC had not commenced on site.
- No 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.

Signature :



Inspected by : Brendan Bennett

Accreditation No. : BPB0027

Date : 14.11.2011