

BLACKETT
MAGUIRE+
GOLDSMITH

27 July 2015

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

Dear Sir / Madam,

**REFERENCE: BASSIKE, 2 DAYDREAM STREET, WARRIEWOOD
COMPLYING DEVELOPMENT CERTIFICATE**

As required by Clause 142(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Complying Development Certificate has now been approved.

Applicant: Bassike Pty Ltd ATF Bassike Unit Trust
Subject Address: 2 Daydream Street, Warriewood
Date Received: 07 July 2015
Date Determined: 27 July 2015

Please find undercover a copy of the Complying Development Certificate No. CDC-15074 for the proposed Fitout for office use at Level 2, and warehouse racking within warehouse Tenancy G2.

We have also enclosed a copy of the following for Councils record:

- + Application form and Notice of Commencement / Appointment of PCA form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Complying Development Certificate.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$36.00 for the submission of this Part 4A Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours Sincerely,

Tony Heaslip
Director
Blackett Maguire + Goldsmith Pty Ltd

\$36

REC: 380987

29/7/15

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bplusg.com.au



COMPLYING DEVELOPMENT CERTIFICATE

Pursuant to Part 4A of the Environmental Planning & Assessment Act 1979

CERTIFICATE NO.:	CDC-15074
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	27 July 2015
LAPSE DATE:	27 July 2020
SUBJECT LAND:	
Lot & DP	Lot 100 DP 1174851
Address	2 Daydream Street, WARRIEWOOD NSW 2102
LAND USE ZONE:	B7
LOCAL GOVERNMENT AREA:	Pittwater Council
APPLICANT:	
Name	Billy Voss
Company	Bassike Pty Ltd ATF Bassike Unit Trust
Address	5/2 Daydream Street WARRIEWOOD NSW 2102
Phone / Fax / Email	Phone: (02) 8457 6800 Fax: (02) 8457 6899 Mobile: 0402 012 958 Email: billy@bassike.com
OWNER:	
Name	Livpac Developments Pty Ltd
Address	PO Box R215 ROYAL EXCHANGE NSW 1225
Phone / Fax / Email	Phone: (02) 8274 0400 Fax: (02) 8274 0444 Email: mlivingstone@livgroup.com.au
DESCRIPTION OF DEVELOPMENT:	Fitout for office use at Level 2, and warehouse racking within warehouse Tenancy G2.
BCA CLASSIFICATION:	Class 5 & 7b
RELEVANT PLANNING INSTRUMENT:	SEPP (Exempt & Complying Development) Codes 2008
APPROVED PLANS:	As listed in Schedule 1
STATUTORY CERTIFICATION:	

Blackett Maguire + Goldsmith certify that the development is complying development and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of this certificate.

CONDITIONS:	As listed in Schedule 2
DETAILS OF CERTIFYING AUTHORITY:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC 4

SIGNATURE:  Date: 27/07/2015

SIGNED ON BEHALF OF BM+G: Tony Heaslip Accreditation No. BPB 0178



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
Location Plan - GA-211	Y	20/3/2015	Location Plan - GA-213	U	20/3/2015
CD D01	C	16 July 2015	CD E01	C	23 July 2015
Design Room Layout	-	-	Warehouse Plan	-	-

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Complying Development Certificate:

+ Other documents relied upon:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CDC Application Form	Bassike Pty Ltd ATF Bassike Unit Trust	2 July 2015
2.	Notice of Commencement / PCA Appointment Form	Bassike Pty Ltd ATF Bassike Unit Trust	2 July 2015
3.	Receipt of Payment - Long Service Levy - Receipt No.208587	Long Service Corporation	24 July 2015
4.	Section 149 Planning Certificate	Pittwater Council	24 March 2015
5.	Certificate of Title	Registrar General NSW	28 May 2012
6.	Design Certificate - Electrical works, lighting works, exit signs & emergency lighting	TAG Cabling Systems	13 July 2015
7.	Design Certificate - Hydraulic	Danny Hall Plumbing Pty Ltd	14 July 2015
8.	Design Certificate - Mechanical services	Whiffen & Andrews Air Conditioning	4 July 2015
9.	Design Certificate - Fire services	Force Fire & Safety Pty Ltd	24 July 2015
10.	Alternative Solution Report (Access)	ABE Consulting Pty Ltd	24 July 2015
11.	Pre-CDC Inspection Worksheet	BM+G	9 July 2015
12.	Fire Safety Review	BM+G	24 July 2015



SCHEDULE 2

CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATE

1. Conditions prescribed by the Environmental Planning & Assessment Regulation 2000

a) Compliance with Building Code of Australia:

The work must be carried out in accordance with the requirements of the *Building Code of Australia 2015*

Note: This condition does not apply 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) of the Regulation.

b) Home Building Act:

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

c) Notification of Home Building Act 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 has given the council written notice of the following information:

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

- + the name and licence number of the principal contractor, and
- + the name of the insurer by which the work is insured under Part 6 of that Act,

ii. in the case of work to be done by an owner-builder:

- + the name of the owner-builder, and
- + if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

iii. 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 has given the council written notice of the updated information.

Note: *This condition does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*

d) 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:

- i. showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- ii. 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
- iii. 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:

- + *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.*
- + *This condition does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.*

e) Fulfilment of BASIX Commitments:

Where a BASIX Certificate/s has been issued, the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

f) Conditions Applying to use of Building as Place of Public Entertainment:

- i. Where applicable, the use of the building must be in accordance with the requirements of Schedule 3A of the Regulation.



- ii. If the building is a temporary structure, Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* must be complied with.
- g) Shoring and Adequacy of Adjoining Property:
- i. 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:
 - + protect and support the adjoining premises from possible damage from the excavation, and
 - + where necessary, underpin the adjoining premises to prevent any such damage.
 - ii. The condition referred to in subclause (i) 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 that condition not applying.
- h) The following conditions apply in relation to asbestos:
- (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.

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.

2. Section 94A Contributions

Pursuant to Section 94EC of the Environmental Planning & Assessment Act 1979, payment of 94/94A Contributions to Council will be required prior to commencement of works in accordance with Council's Contributions Plan.

3. SEPP (Exempt & Complying Development Codes) 2008

Schedule 8 - Conditions applying to complying development certificates under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code

Note: *Complying development under the Commercial and Industrial Alterations Code and the Commercial and Industrial (New Buildings and Additions) Code must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Schedule.*

Note: *Division 2A of Part 7 of the Environmental Planning and Assessment Regulation 2000 specifies conditions to which certain complying development certificates are subject.*

Note: *In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.*

Note: *If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.*

Note: *Under section 86A of the Environmental Planning and Assessment Act 1979, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.*

Part 1 - Conditions applying before works commence

1 Protection of adjoining areas

A temporary hoarding or 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 the 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.

Note: Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 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.

3 Waste management

- (1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site
- (2) The waste management plan must:
 - (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
 - (b) identify the quantity of waste material in tonnes and cubic metres to be:
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
 - (c) if waste materials are to be reused or recycled on-site-specify how the waste material will be reused or recycled on-site, and
 - (d) if waste materials are to be disposed of or recycled off-site-specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.
- (3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

- (1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works.
- (2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.

5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Part 2 - 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.



6 Standard hours for construction

Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.

7 Works outside standard hours for construction

- (1) Work may be carried out outside the standard hours for construction if the work only generates noise that is:
 - (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the *Interim Construction Noise Guideline (ISBN 978 1 74232 217 9)* published by the Department of Environment and Climate Change NSW in July 2009, and
 - (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.
- (2) Work may be carried out outside the standard hours for construction:
 - (a) for the delivery of materials-if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
 - (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

8 Compliance with plans

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

9 Demolition

Any demolition must be carried out in accordance with *AS 2601-2001, the demolition of structures*.

10 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Copies of receipts stating the following must be given to the principal certifying authority:
 - (a) the place to which waste materials were transported,
 - (b) the name of the contractor transporting the materials,
 - (c) the quantity of materials transported off-site and recycled or disposed of.
- (4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (5) During construction:
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (6) At the completion of the works, the work site must be left clear of waste and debris.

11 Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site-must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
 - (d) that is excavated soil to be removed from the site-must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX])*, published in July 2012 by Safe Work Australia.



12 Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* must be held before the connection is carried out.

13 Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note: Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

14 Aboriginal objects discovered during excavation

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

15 When a survey certificate is required

- (1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority:
 - (a) before any form work below the ground floor slab is completed, or
 - (b) if there is no such form work-before the concrete is poured for the ground floor slab.
- (2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

Part 3 - Conditions applying before the issue of an occupation certificate

16 Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

17 Utility services

- (1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.
- (2) If the work will be the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed before the occupation certificate is issued.
- (3) If the work will be the subject of a compliance certificate under section 73 of the *Sydney Water Act 1994*, the work must be satisfactorily completed before the occupation certificate is issued.

18 Mechanical ventilation systems

If the work includes a mechanical ventilation system that is a "**regulated system**" within the meaning of the *Public Health Act 2010*, the system must be notified as required by the *Public Health Regulation 2012*, before an occupation certificate (whether interim or final) for the work is issued.

19 Food businesses

If the work relates to 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 2010*, before an occupation certificate (whether interim or final) for the work is issued.



20 Premises where skin penetration procedures are carried out

If the work relates to premises at which a "skin penetration procedure", within the meaning of the *Public Health Act 2010*, will be carried out, the premises must be notified as required by Part 4 of the *Public Health Regulation 2012* before an occupation certificate (whether interim or final) for the work is issued.

Part 4 - Operational requirements

21 Hours of operation

The development must not be operated outside the following hours:

- (a) if there are no existing conditions on the development consent applying to hours of operation-from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (b) if the development is a new building to be used for the purposes of industry or a warehouse or distribution centre-from 7.00 am to 7.00 pm on Monday to Saturday (other than public holidays) and 9.00 am to 6.00 pm on Sunday and public holidays,
- (c) if the development comprises the alteration of or addition to an existing building that is used for commercial premises where there are no existing conditions on the development consent applying to hours of operation-from 7.00 am to 10.00 pm on Monday to Sunday.

22 Noise

- (1) The development must comply with the requirements for industrial premises contained in the Noise Policy.
- (2) Noise emitted by the development:
 - (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and
 - (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
- (3) In this clause, "**the Noise Policy**" means the document entitled *NSW Industrial Noise Policy (ISBN 0 7313 2715 2)* published in January 2000 by the Environment Protection Authority.

23 Lighting

- (1) All new external lighting must:
 - (a) comply with *AS 4282-1997 Control of the obtrusive effects of outdoor lighting*, and
 - (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at vehicle access points to the development must be provided in accordance with *AS/NZS 1158 Set:2010 Lighting for roads and public spaces Set*.

24 Unobstructed driveways and parking areas

- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Driveways and car spaces:
 - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
 - (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

25 Landscaped area (planting and maintenance)

- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.



SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER:	Livpac Developments Pty Ltd
SUBJECT PROPERTY:	Bassike, 2 Daydream Street, Warriewood
COMPLYING DEVELOPMENT CERTIFICATE No.:	CDC-15074

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

Statutory Fire Safety Measure	Design/Installation Standard	Existing	Proposed
Alarm Signalling Equipment	AS1670.3 - 2004	✓	
Automatic Fire Detection & Alarm System <i>Tenancy 1 (Amber Technology) & Level 2 of Stage 2 Development</i>	Clause 5 of BCA Specification E2.2a Fire Engineering Report prepared by Exova Warringtonfire, Report No. 2567602- RPT01-2, Revision 2 dated 22/12/2011 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700- RPT01-9, Revision 9 dated 6/07/2015.	✓	✓
Automatic Fire Suppression Systems (Excluding Swim school tenancy)	BCA Spec. E1.5 & AS 2118.1-1999 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700- RPT01-9, Revision 9 dated 6/07/2015.	✓	✓
Building Occupant Warning System activated by the Sprinkler System	Clause 8 of BCA Spec E1.5 & Clause 3.22 of AS 1670.1 - 2004	✓	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 - 2005	✓	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 - 2005	✓	✓
Fire Blankets	AS 3504 - 1995 & AS 2444 - 2001	✓	
Fire Dampers	BCA Clause C3.15, AS 1668.1 - 1998 & AS 1682.1 & 2 - 1990	✓	
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 - 2005	✓	
Fire Hose Reels	BCA Clause E1.4 & AS 2441 - 2005	✓	
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 - 2005	✓	
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 - 2005	✓	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 - 1999	✓	
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 - 1998 & AS 1668.2 - 1991	✓	✓
Paths of Travel	EP & A Regulation Clause 186 and Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700- RPT01-9, Revision 9 dated 6/07/2015.	✓	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 - 2001	✓	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓	
Warning & Operational signs	Section 183 of the EP&A Regulations 2000, AS 1905.1 - 2005, BCA Clause C3.6, D2.23, E3.3	✓	✓



Statutory Fire Safety Measure	Design/Installation Standard	Existing	Proposed
Wall-wetting sprinklers (Stage 2 - Pool tenancy and fire stair 1)	AS 2118.1-1999 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solution relating to fire resisting construction (allowing reduced FRL's from 4hrs to 2hrs)	BCA Performance Requirements CP1 & CP2 Stage 1: Fire Engineering Report prepared by Exova Warringtonfire, Report No. 2567600-RPT02-3, Revision 3 dated 6/10/2011. Stage 2: Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solution relating to distances between alternative exits in Tenancy 1 (Amber Technology) comprising 75m in Lieu of 60m – Stage 1 development	Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	
Fire Engineered Alternative Solutions for the Stage 2 Development relating to: <ul style="list-style-type: none"> ▪ To allow the provision of a 120/120/120 FRL fire walls, floors and columns in lieu of 240/240/240 FRL to the warehouse areas. ▪ To allow drencher protected glazing in lieu of 120/120/120 FRL to the Ground Floor entry lobby of the swim school and Stair 2. ▪ Fire isolation of Fire Stair 2, and separation of rising and descending stairs in fire isolated exits. ▪ Travel distance of up to 65m to an exit within the basement carpark in lieu of 40m. ▪ Travel distance of up to 120m between alternative exits within the car parking basement levels in lieu of 60m. ▪ Travel distance up to 25m to the single exit in lieu of 20m within the warehouse mezzanine. ▪ Travel distance of up to 30m to the single exit in lieu of 20m within the Level 2 office. ▪ Travel distance up to 70m between alternative exits within Tenancy G.3 in lieu of 60m. ▪ Travel distance within the childcare centre on Level 2 of up to 70m between alternative exits in lieu of 60m. ▪ To allow the travel path egress width within the swim school between columns and the pools is 820mm wide, in lieu of 1m. ▪ The non-provision of a 	BCA Performance Requirements CP1, CP2, DP4, DP5, EP1.4 & EP2.2 Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.	✓	



Statutory Fire Safety Measure	Design/Installation Standard	Existing	Proposed
<p>sprinkler system to the swim school tenancy.</p> <ul style="list-style-type: none">▪ The use of jet-fans in lieu of a conventional exhaust air system in the basement carpark where the jet-fans do not comply with the requirements and recommendations in clause 5.5 of AS/NZS 1668.1.▪ The provision of Danpalon and Alucobond Plus, which are not considered “non-combustible”, to form part of the external walls at various locations.▪ Non-provision 120/120/120 FRL to the timber floor and timber columns supporting the floor of the offices of the Level 1 Swim School			



SCHEDULE TO APPLICATION

This information is required for the Australian Bureau of Statistics.

All New Buildings

- Number of Storeys (Including underground floors). _____
- Gross Floor Area of New Building (m²) _____
- Gross Site Area (m²) _____

Residential Buildings Only

- Number of Dwelling to be Constructed _____
- Number of Pre-existing Dwellings on site _____
- Number of Dwellings to be Demolished _____
- Will the New Building(s) be attached to other Building(s)? Yes No
- Will the New Building(s) be attached to Existing Building(s)? Yes No
- Does the site contain a dual occupancy? Yes No

Materials

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

Walls	Code	Roof	Code
<input type="checkbox"/> Brick Veneer	12	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Full Brick	11	<input type="checkbox"/> Concrete	20
<input type="checkbox"/> Single Brick	11	<input type="checkbox"/> Concrete Tile	10
<input type="checkbox"/> Concrete Block	11	<input type="checkbox"/> Fibrous Cement	30
<input type="checkbox"/> Concrete / Masonry	20	<input type="checkbox"/> Fibreglass	80
<input type="checkbox"/> Concrete	20	<input type="checkbox"/> Masonry/Terracotta Shingle Tiles	10
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Slate	20
<input type="checkbox"/> Fibrous Cement	30	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Hardiplank	30	<input type="checkbox"/> Terracotta Tiles	10
<input type="checkbox"/> Cladding – Aluminium	70	<input type="checkbox"/> Other	80
<input type="checkbox"/> Curtain Glass	50	<input type="checkbox"/> Unknown	90
<input type="checkbox"/> Other	80		
<input type="checkbox"/> Unknown	90		

Floor	Code	Frame	Code
<input type="checkbox"/> Concrete	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Timber	10	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Other	80	<input type="checkbox"/> Other	80
<input type="checkbox"/> Unknown	90	<input type="checkbox"/> Unknown	90

**COMPLYING
DEVELOPMENT
CERTIFICATE
APPLICATION**



**BLACKETT
MAGUIRE+
GOLDSMITH**

Information for the Applicant

It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the local Council and provide it with this application. This may expedite the determination of the application.

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

APPLICANT

Note – This must be the person eligible to appoint the PCA for the development. Cannot be the builder unless the builder is the owner of the property.

Company

ABN (if applicable)

Bassike Pty Ltd ATF Bassike Unit Trust 83097642 965

Applicant Name

Billy Voss

Applicant Postal Address

512 Daydream St Warriewood, NSW, 2102

Phone

Fax

Mobile

02 84576800 02 84576899 0402012 958

Email

billy@bassike.com

Signature

x [Signature]

Date: 2/7/15

SUBJECT LAND

Location and title details of the land where the building work or subdivision work is to be carried out.

Unit / Street No

Street Name

2 Daydream St

Suburb / Town

State

Postcode

Warriewood NSW 2012

Lot No

DP / SP No

100 DP 1174851

PROPOSED DEVELOPMENT

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

Description

Fitout for office use & warehouse racking.

Existing BCA Classification

Proposed BCA Classification

Estimated Cost of Works (incl GST)

420,000

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

OFFICE USE – RECEIPT OF APPLICATION

This Complying Development Certificate Application was received by Blackett Maguire + Goldsmith on:

(Please stamp 'Received' stamp or write date received in the space provided).

<i>Date Received:</i>	Received
	07-Jul-15
	Blackett Maguire + Goldsmith

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



ENVIRONMENTAL PLANNING INSTRUMENT

Provide the name of the 'environmental planning instrument' under which the development is complying development or if the development is specified as complying development by a 'development control plan' referred to in an environmental planning instrument, also provide the name of that development control plan.

*Environmental planning instruments (EPI) are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or a Local Environmental Plan of the Council for the area where the development is to be carried out.

*Development Control Plan. An EPE may refer to another instrument called a 'Development Control Plan' (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.

<input type="checkbox"/> State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	<input type="checkbox"/> Other environmental planning instrument (EPI)
Name of EPI	Name of Development Control Plan

Does the development relate to building work or subdivision?

Building Work Subdivision

Does the development involve a change of use of a building?

Yes No

ASBESTOS

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

CONSENT OF OWNER & AUTHORITY TO ENTER AND INSPECT LAND

A certifying authority must not issue a complying development certificate for development unless the certifying authority (or an accredited certifier, Council or consent authority on behalf of the certifying authority) has carried out an inspection of the site of the development.

If the applicant is the owner of the land, by signing the application authority is given to Blackett Maguire + Goldsmith to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of the Application. The applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owners of the subject property, I / we consent to this application. I/we also consent to Blackett Maguire + Goldsmith to enter the property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I / we accept to take all necessary steps to make access available to the property to enable the inspection to be carried out.

Name

MARK LIVINGSTONE + DIRECTOR

Signature

Date:

6 / 07 / 2015

OWNERS DETAILS

Company / Full Name

LIVPAC DEVELOPMENTS PTY LIMITED

ABN (if applicable)

65 122 395 091

Postal Address

PO BOX R215 ROYAL EXCHANGE NSW 1225

Phone

8274 0400

Fax

8274 0444

Mobile

Email

mlivingstone@livgroup.com.au

DELIVERY OF THE APPLICATION

Applications for complying development certificates must be delivered to the principal office of Blackett Maguire + Goldsmith by one of the following methods:

- By hand;
- By post; or
- Transmitted electronically.

Applications **MAY NOT** be sent by fax.

REQUIRED DOCUMENTATION

Please refer to the CDC Requirements list issued separately for all documentation required to be forwarded to our office to support this application and facilitate the approval of the Complying Development Certificate.

Levy Online Payment Receipt

Building and Construction

INTEGRATED PROJECT GROUP
845 PACIFIC HWY
CHATSWOOD NSW 2067

Application Details:

Applicant Name:	INTEGRATED PROJECT GROUP
Levy Number:	5100630
Application Type:	CDC
Application Number:	CDC15074
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	2 DAYDREAM ST WARRIEWOOD NSW 2102
Value of work:	\$420,000
Levy Due:	\$1,470.00

Payment Details:

LSC Receipt Number:	208587
Payment Date:	24/07/2015 11:47:55 AM
Bank Payment Reference:	815235320
Levy Paid:	\$1,470.00
Credit card surcharge:	\$5.88
Total Payment Received:	\$1,475.88

PITTWATER COUNCIL
Section 149 Pt 2 & 5 Planning Certificate
Environmental Planning & Assessment Act, 1979

Certificate No: e149/15/0254 Date:24/03/2015

Applicant: NIKY BLACKETT MAGUIRE + GOLDSMITH
 SUITE 2.01 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
Cert. No: e149/15/0254
Cert. Date: 24/03/2015
Fee: \$133.00
Property No: 94830

Your Reference:

Address of Property: 2 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Description of Property: Lot 100 DP 1174851

Strata Unit Details (if applicable):

County: Cumberland **Parish:** Narrabeen

NOTE:

The zoning information in this certificate is based on the lot and plan number referred to in this Certificate. If the lot and plan number is not the current description of the land then this Certificate will be incorrect. Persons relying on this Certificate should satisfy themselves by reference to the Title Deed that the land to which this Certificate relates is identical to the land the subject of the enquiry.

A reference in this certificate to any instrument, including Pittwater Local Environmental Plan 2014, is a reference to that instrument, as amended.

Pittwater Council ABN 61 340 837 871

All correspondence to be addressed to General Manager:
 Village Park,
 1 Park Street,
 MONA VALE NSW
 P O Box 882
 MONA VALE NSW 1660
 DX 9018 MONA VALE

Telephone (02) 9970 1111
 Facsimile (02) 9970 1200
 Internet: www.pittwater.nsw.gov.au
 Email: pittwater_council@pittwater.nsw.gov.au

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The prescribed matters required by Section 149 (2) of the Environmental Planning & Assessment Act are as follows and relate to the subject land at the date of this certificate.

RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1

LOCAL ENVIRONMENTAL PLAN

EP&A Regulations 2000
Schedule 4 Clause 1 (1)

Pittwater Local Environmental Plan 2014

PROPOSED LOCAL ENVIRONMENTAL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (2)

Note: Where no information has been provided under the heading "PROPOSED LOCAL ENVIRONMENTAL PLANS", Council is unaware of any Proposed Local Environmental Planning Instrument that is or has been the subject of community consultation or on public exhibition under the Act, applying to the land.

STATE ENVIRONMENTAL PLANNING POLICIES AND PROPOSED STATE ENVIRONMENTAL PLANNING POLICIES

EP&A Regulations 2000
Schedule 4 Clause 1 (1) & (2)

- SEPP NO. 19 - Bushland in Urban Areas (gazetted 24.10.86)
- SEPP NO. 21 - Caravan Parks (gazetted 24.4.92)
- SEPP NO. 30 - Intensive Agriculture (gazetted 8.12.89)
- SEPP NO. 32 - Urban Consolidation (Redevelopment of Urban Land) (gazetted 15.11.91)
- SEPP NO. 33 - Hazardous and Offensive Development (gazetted 13.03.92)
- SEPP NO. 44 - Koala Habitat Protection (gazetted 6.01.95)
- SEPP NO. 50 - Canal Estate Development (gazetted 10.11.97)
- SEPP NO. 55 - Remediation of Land (gazetted 28.08.98)
- SEPP NO. 62 - Sustainable Aquaculture
- SEPP NO. 64 - Advertising and Signage (gazetted 16.3.2001)
- SEPP NO. 65 - Design Quality of Residential Flat Development (gazetted 26/07/2002)
Amendment 2 (gazetted 4/07/2008)
- SEPP - Building Sustainability Index: BASIX (gazetted 1.7.2004)
- SEPP - (Major Development) 2005 (gazetted 25.05.2005)
- SEPP - (Mining, Petroleum Production & Extractive Industries) 2007 (gazetted 16.02.2007)
- SEPP - (Miscellaneous Consent Provisions) 2007
- SEPP - (Infrastructure) 2007 (gazetted 21.12.2007)
- SEPP - (Affordable Rental Housing) 2009
- SEPP - (Exempt & Complying Development Codes) 2008 (gazetted 12.12.2008) As amended

Deemed SEPP - Hawkesbury-Nepean River (No. 2 - 1977)

DEVELOPMENT CONTROL PLANS

EP&A Regulations 2000
Schedule 4 Clause 1 (3)

Pittwater 21 Development Control Plan

The purpose of this plan is to provide best practice standards for development.

ZONING AND LAND USE UNDER RELEVANT LEPS

EP&A Regulations 2000
Schedule 4 Clause 2

LAND ZONING MAP

EP&A Regulations 2000
Schedule 4 Clause 2 (a), (b), (c) & (d)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones affecting the land as identified on the maps to which Pittwater Local Environmental Plan 2014 applies.

Zone B7 Business Park

2 Permitted without consent

Nil

3 Permitted with consent

Boat building and repair facilities; Child care centres; Community facilities; Depots; Environmental protection works; Funeral homes; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Light industries; Mortuaries; Neighbourhood shops; Office premises; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Research stations; Respite day care centres; Restaurants and cafes; Roads; Service stations; Signage; Storage premises; Takeaway food and drink premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies

4 Prohibited

Any other development not specified in item 2 or 3

ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT - SCHEDULE 1

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of Pittwater Local Environmental Plan 2014:-

Note: Where no additional permitted uses have been listed under the heading "ADDITIONAL PERMITTED USES FOR WHICH DEVELOPMENT IS PERMISSIBLE WITH DEVELOPMENT CONSENT", then clause 2.5 of Pittwater Local Environmental Plan 2014 is inapplicable to the land the subject of this certificate.

FURTHER PLANNING CONTROLS

EP&A Regulations 2000
Schedule 4 Clause 2 (e) (f) (g) (h)

Note: Where no information has been provided under the heading "FURTHER PLANNING CONTROLS", then such information is inapplicable to the land the subject of this certificate.

ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

EP&A Regulations 2000
Schedule 4 Clause 2A

Note: Where no information has been provided under the heading "ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006", then such information is inapplicable to the land the subject of this certificate.

COMPLYING DEVELOPMENT

EP&A Regulations 2000
Schedule 4 Clause 3

The following notations relate to the extent to which the land is land on which complying development may or may not be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL HOUSING CODE

Complying development under the General Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

3.1 Land to which code applies

This code applies to development that is specified in clauses 3.2-3.5 on any lot in Zone R1, R2, R3, R4 or RU5 that:

- (a) has an area of at least 200m², and
- (b) has a width, measured at the building line fronting a primary road, of at least 6m.

RURAL HOUSING CODE

Complying development under the Rural Housing Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

3A.1 Land to which code applies

This code applies to development that is specified in clauses 3A.2-3A.5 on lots in Zone RU1, RU2, RU3, RU4, RU6 and R5.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

Complying development under the Commercial & Industrial (Alterations) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

Complying development under the Commercial & Industrial (New Buildings and Additions) Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: Further zone based limitations may apply. See *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* clause:

5A.1 Land to which code applies

This code applies to development that is specified in clause 5A.2 on any lot in Zone B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3.

SUBDIVISION CODE

Complying development under the Subdivision Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

DEMOLITION CODE

Complying development under the Demolition Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

FIRE SAFETY CODE

Complying development under the Fire Safety Code may be carried out on all of the land the subject of this certificate, in accordance with the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Note: *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ("SEPP") must be read and applied in conjunction with Pittwater Local Environmental Plan 2014.*

COASTAL PROTECTION

EP&A Regulations 2000
Schedule 4 Clause 4

The Council has not been notified by the Department of Services, Technology and Administration that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

EP&A Regulations 2000
Schedule 4 Clause 4A

- 1) Council is not aware of any order made under Part 4D of the *Coastal Protection Act 1979* in relation to temporary coastal protection works to the land the subject of this certificate, or on public land adjacent to that land.
- 2) Council has not been notified under section 55X of the *Coastal Protection Act 1979* that temporary coastal protection works have been placed on the land subject of this certificate, or on public land adjacent to that land.

ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 2014 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

EP&A Regulations 2000
Schedule 4 Clause 4B

Council is not aware of any charges under section 496B of the *Local Government Act 2014* for coastal protection services levied upon land the subject of this certificate.

MINE SUBSIDENCE

EP&A Regulations 2000
Schedule 4 Clause 5

The land has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act, 1961*.

ROAD WIDENING AND ROAD REALIGNMENT

EP&A Regulations 2000
Schedule 4 Clause 6

- (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by any road widening or road realignment under Pittwater Local Environmental Plan 2014.
- (c) The land is not affected by any road widening or road realignment under any resolution of Council.

Note: *The Roads and Maritime Services may have proposals that are not referred to in this item. For advice about affectation by RMS proposals, contact the Roads and Maritime Services.*

COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

EP&A Regulations 2000
Schedule 4 Clause 7

Council has adopted a number of policies with regard to various hazards or risks which may restrict development. The identified hazard or risk and the respective Council policies which affect the property, if any, are listed below.

Geotechnical Risk (Landslide Hazard)

The Council has adopted by resolution, on 20.07.2009, a policy that has the effect of restricting development of the land (subject to satisfying the policy) because of the potential impact from

geotechnical hazards. The policy is entitled "Geotechnical Risk Management Policy for Pittwater - 2009". A copy of the current policy can be obtained from Council.

Bushfire Hazard/Risk

This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act: 2002 No 67. The requirements of the NSW Rural Fire Service document *Planning for Bushfire Protection* apply to this land. For further information please contact Warringah Pittwater District Rural Fire Service.

The property is not affected by any other policy adopted by any other planning authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates that restricts development of the property because of the likelihood of land slip, bushfire, tidal inundation, subsidence or any other risk (other than flooding):

Note: *The absence of a policy to restrict development of the land because of the likelihood of any other risk does not imply that the land is free from risk. Detailed investigation carried out in conjunction with the preparation or assessment of an application may result in the Council imposing restrictions on development that are not identified above.*

FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 7A

On the information available to Council, the land or part of the land in question is subject to the Flood Planning Level and the Probable Maximum Flood and is therefore classified as Category 3 - Overland Flow Path - Major.

The land or part of the land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land or part of the land in question is also subject to flood related development controls for any other purpose.

Development controls are set out in Council's Pittwater 21 Development Control Plan.

Note: *This is the latest available information incorporating detailed hydraulic modeling and ground truthing. On the information available to Council, the land or part of the land in question may be subject to high velocities and/or depth during a flood event. The Flood Levels and the flood study used to determine the flood levels are available from Council and should be compared with the surveyed floor level and ground level to assess flood risk.*

The land in question is located within the Warriewood Valley Urban Land Release Area. All development on this land is subject to the requirements of the Warriewood Valley Water Management Specification (12 February 2001 or as revised).

The land or part of the land in question is subject to flood related development controls for the purposes (where permissible) of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings.

The land or part of the land in question is also subject to flood related development controls for any other purpose.

Note:

At the time of registration of the Plan of Subdivision for building lots released for any portion of a Sector, this notation will be removed and replaced by a Section 149(2) Notation for either Category 1 or Category 2, or the notation removed as set out in Council's Flood Risk Management Policy for Pittwater to accord with the Sector Water Management Report.

LAND RESERVED FOR ACQUISITION

EP&A Regulations 2000
Schedule 4 Clause 8

This land is not affected by any provisions within Pittwater Local Environmental Plan 2014 that would provide for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

CONTRIBUTIONS PLANS

EP&A Regulations 2000
Schedule 4 Clause 9

S.94 Plan No. WV - Warriewood Valley

This Plan was approved by Council to levy contributions towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Warriewood Valley Urban Release Area.

BIODIVERSITY CERTIFIED LAND

EP&A Regulations 2000
Schedule 4 Clause 9A

Note: Where no information has been provided under the heading "BIODIVERSITY CERTIFIED LAND", then such information is inapplicable to the land the subject of this certificate.

BIOBANKING AGREEMENTS

EP&A Regulations 2000
Schedule 4 Clause 10

Note: Where no information has been provided under the heading "BIOBANKING AGREEMENTS", then Council is unaware of any such agreement applying to the land the subject of this certificate.

BUSH FIRE PRONE LAND

EP&A Regulations 2000
Schedule 4 Clause 11

Part of the land the subject of this certificate is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land as per the Rural Fires and Environmental Assessment Legislation Amendment Act 2002 No 67.

PROPERTY VEGETATION PLANS

EP&A Regulations 2000
Schedule 4 Clause 12

Note: Where no information has been provided under the heading "PROPERTY VEGETATION PLANS", then such information is inapplicable to the land the subject of this certificate.

ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

EP&A Regulations 2000
Schedule 4 Clause 13

Note: Where no information has been provided under the heading "ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006", then such information is inapplicable to the land the subject of this certificate.

DIRECTIONS UNDER PART 3A

EP&A Regulations 2000
Schedule 4 Clause 14

Note: Where no information has been provided under the heading "DIRECTIONS UNDER PART 3A", then such information is inapplicable to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

EP&A Regulations 2000
Schedule 4 Clause 15

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

EP&A Regulations 2000
Schedule 4 Clause 16

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

EP&A Regulations 2000
Schedule 4 Clause 17

Note: Where no information has been provided under the heading "SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING", then Council is unaware of any such site compatibility certificate applying to the land the subject of this certificate.

PAPER SUBDIVISION INFORMATION

EP&A Regulations 2000
Schedule 4 Clause 18

Note: Where no information has been provided under the heading "PAPER SUBDIVISION INFORMATION" then Council is unaware of any such development plan or subdivision order applying to the land the subject of this certificate.

SITE VERIFICATION CERTIFICATES

EP&A Regulations 2000
Schedule 4 Clause 19

Note: Where no information has been provided under the heading "SITE VERIFICATION CERTIFICATES", then Council is unaware of any such site verification certificate applying to the land the subject of this certificate.

MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Contaminated Land Management Act 1997
Section 59 (2)

Note: Where no information has been provided under the heading "MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997", then such information is inapplicable to the land the subject of this certificate.

OTHER RELEVANT MATTERS PROVIDED UNDER SECTION 149 (5)

The following advice is provided in good faith under Section 149 (5) of the Environmental Planning and Assessment Act, 1979 and the Council shall not incur any liability in respect of any such advice.

COMPANY TITLE SUBDIVISION

Clause 4.1 of the Pittwater Local Environmental Plan 2014 provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Pittwater local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

TREE PRESERVATION AND MANAGEMENT ORDER

The land is affected by a Tree Preservation and Management Order.

COUNCIL RESOLUTION TO AMEND ENVIRONMENTAL PLANNING INSTRUMENT

The following instrument or resolution of Council, if any, proposes to vary the provisions of an Environmental Planning Instrument (other than as referred to in the Certificate under Section 149 (2)).

ADDITIONAL INFORMATION

Additional information, if any, relating to the land the subject of this certificate:

Council is currently undertaking a review of the flood models for the McCarrs Creek, Mona Vale and Bayview Catchments, which will provide more detailed information about the properties at risk from flooding. Further site specific information will be made available as the study progresses.

Warriewood Valley Water Management Specification

Pittwater Council has adopted a Water Management Specification for the protection, restoration and maintenance of the chemical, physical and biological integrity of waterways within the Warriewood Valley Urban Land Release Area.

Warriewood Valley Urban Land Release - Planning Framework

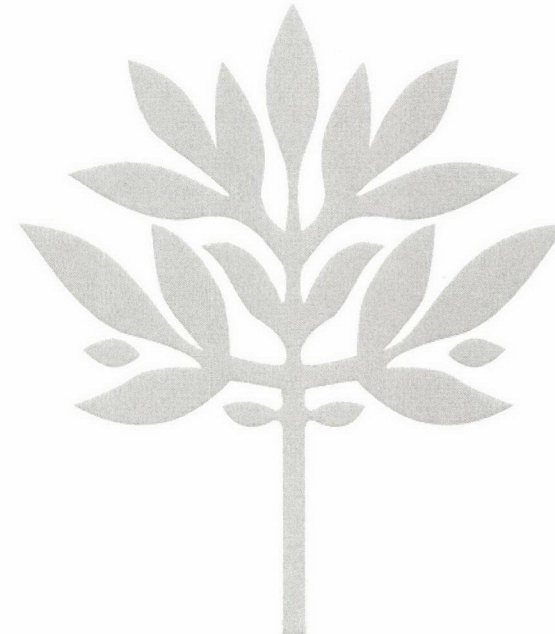
This planning framework applies to all land within the Warriewood Valley Urban Land Release area.

The objectives are:

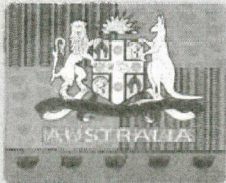
- To provide for development of Warriewood Valley as a whole which is environmentally and economically sustainable in the short, medium and long term, with minimal financial impact on Council.
- To ensure that future residents and occupiers of the Valley are provided with an appropriate level of community facilities and services and an amenable and safe neighbourhood.
- To ensure that development in the Valley is compatible with and does not detract from the amenity of surrounding land uses, particularly residential properties.

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.

MARK FERGUSON
General Manager



BOX 323X
(DP1174851)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE 100/1174851	
EDITION 1	DATE OF ISSUE 28/5/2012
CERTIFICATE AUTHENTICATION CODE PQQW-M3-MDPC	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 100 IN DEPOSITED PLAN 1174851
AT WARRIEWOOD.
LOCAL GOVERNMENT AREA: PITTWATER.
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1174851

FIRST SCHEDULE

LIVPAC DEVELOPMENTS PTY LTD

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. LAND EXCLUDES MINERALS OF 2 ACRES 1 ROOD 20 PERCHES BY THE CROWN GRANT WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
 3. AG848785 POSITIVE COVENANT
 4. DP1174851 EASEMENT TO DRAIN WATER 2.5 METRE(S) AND 4.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 5. DP1174851 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 6. DP1174851 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 7. DP1174851 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).



Installation Statement

I confirm that the work specified in our Bassike Quotation will be installed in accordance with the relevant clauses of the Building Code of Australia, the relevant Australian Standards and any other relevant requirements of the Development Consent or Alternative Solution including those listed below.

ELECTRICAL WORKS

Australian Standard & Building Code Of Australia Clause

No.	Date	Title	BCA 2015 Clause
AS/NZS 3000	2007	Electrical Installation 'Wiring Rules'	

Building Code of Australia 2013 requirement

BCA	Clause Title	Requirement
J6.6	boiling water or chilled water storage units	all new boiling water or chilled water storage unit is controlled by a time switch in accordance with BCA Spec J6.

LIGHTING WORKS

Australian Standard & Building Code Of Australia Clause

No.	Date	Title	BCA 2015 Clause
AS/NZS 3000	2007	Electrical Installation 'Wiring Rules'	
AS/NZS 1680.0	2009	Interior Lighting – Safe Movement	F4.4

Building Code of Australia 2013 requirement

BCA	Clause Title	Requirement
J6.2	Interior artificial lighting	all new lighting is to comply with the BCA's Energy efficiency requirements
J6.3	Interior artificial lighting and power control	all new lighting is to comply with the BCA's Energy efficiency requirements
J6.4	Interior decorative and display lighting	all new lighting is to comply with the BCA's Energy efficiency requirements

EXIT SIGNS AND EMERGENCY LIGHTING WORKS

Australian Standard & Building Code Of Australia Clause

No.	Date	Title	BCA 2015 Clause
AS 2293.1	2005	Emergency escape lighting and exit signs for Buildings System Installation, installation and operation	E4.4 E4.8

We will also submit certification prepared by an appropriately qualified person certifying the supply and installation of new/altered artificial lighting and power complies with F4.4 and J6 of the BCA and AS/NZS1680.0-2009.

Niky Makroglou

From: TAG Cabling - Simon. <simon@tagcabling.com.au>
Sent: Monday, 13 July 2015 9:06 AM
To: Rhys McInerney
Subject: RE: URGENT: Bassike - Design statement of intent

Rhys,

Installation Statement

I confirm that the work specified in our Bassike Quotation will be installed in accordance with the relevant clauses of the Building Code of Australia, the relevant Australian Standards and any other relevant requirements of the Development Consent or Alternative Solution including those listed below.

ELECTRICAL WORKS

Australian Standard & Building Code Of Australia Clause

No. Date Title BCA 2013 Clause

AS/NZS 3000 2007 Electrical Installation 'Wiring Rules'

Building Code of Australia 2013 requirement

BCA Clause Title Requirement

J6.6 boiling water or chilled water storage units All new boiling water or chilled water storage unit be controlled by a time switch in accordance with BCA Spec J6.

LIGHTING WORKS

Australian Standard & Building Code Of Australia Clause

No. Date Title BCA 2013 Clause

AS/NZS 3000 2007 Electrical Installation 'Wiring Rules'

AS/NZS 1680.0 2009 Interior Lighting – Safe Movement F4.4

Building Code of Australia 2013 requirement

BCA Clause Title Requirement

J6.2 Interior artificial lighting All new lighting is to comply with the BCA's energy efficiency requirements

J6.3 Interior artificial lighting and power control All new lighting is to comply with the BCA's energy efficiency requirements

J6.4 Interior decorative and display lighting All new lighting is to comply with the BCA's energy efficiency requirements

EXIT SIGNS AND EMERGENCY LIGHTING WORKS

Australian Standard & Building Code Of Australia Clause

No. Date Title BCA 2013 Clause

AS 2293.1 2005 Emergency escape lighting and exit signs for buildings System Installation, installation and operation E4.4 E4.8

We will also submit certification prepared by an appropriately qualified person certifying the supply and installation of new/altered artificial lighting and power complies with F4.4 and J6 of the BCA and AS/NZS1680.0-2009.

Regards

Simon Marchant

0424 890 312

simon@tagcabling.com.au

Unit 7 276 Newline Rd, Dural 2158 –

P.O. Box 607, Pennant Hills, 2120

Phone (02) 9653 9695

Fax (02) 9653 9694

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From: Rhys McInerney [mailto:rhysm@integratedproject.com.au]
Sent: Thursday, 9 July 2015 9:44 AM
To: TAG Cabling - Simon.
Cc: Andrew Robertson; Daren Keyes
Subject: URGENT: Bassike - Design statement of intent
Importance: High

Hi Simon,

In order to get the CDC issued to start construction the PCA has requested the following;

Design statements are required to reference the relevant Australia Standards and BCA Clause. Where the services will be undertake on a D&C basis then design statements of intent by services contractors will suffice.

Please let me know if you are okay with this, if you have any queries etc. and can get something back urgently today so we can get the CDC issued.

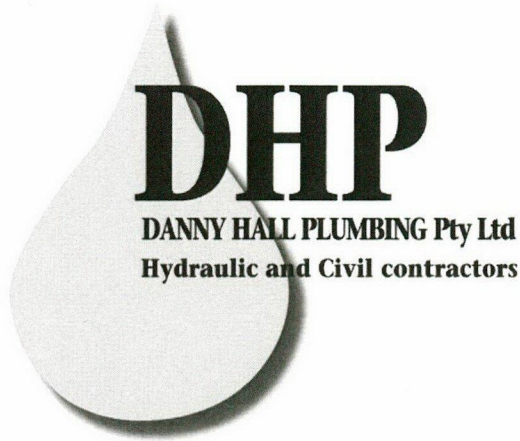
Regards,

Rhys McInerney
Project Manager

www.integratedproject.com.au



RHYS MCINERNEY PROJECT MANAGER	BEST PRACTICE CERTIFICATION	BEST PRACTICE CERTIFICATION	BEST PRACTICE CERTIFICATION
LEVEL 5, 845 PACIFIC HWY CHATSWOOD NSW 2067	ISO14001 ENVIRONMENT	AS4801 O H & S	ISO9001 QUALITY
PH: 02 9406 0900 MOB: 0431 056 827	<small>MANAGEMENT SYSTEMS</small>	<small>MANAGEMENT SYSTEMS</small>	<small>MANAGEMENT SYSTEMS</small>



Danny Hall Plumbing Pty Ltd
PO Box 58, Galston NSW 2159
Ph. 02 9656 1800
Fax. 02 9656 1710
Mob. 0417 525 123
danny@dhpnc.com.au

14th July 2015

Principal Certifying Authority

Dear Sir,

RE: Warriewood (Stage 2) – Level 2 Bassike Fitout
2 Daydream Street, Warriewood NSW 2102

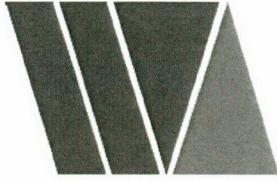
Hydraulic Design Certificate

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia 2014, I hereby certify that the above design will be in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, the Environmental Planning and Assessment Regulation and relevant Australian Standards. In particular, the design will be in accordance with the following:

<u>Services</u>	<u>Building Code of Australia</u>	<u>Australian Standards</u>	<u>Other</u>
Fire Hydrants	E1.3 – 2014	2419.1 – 2005	
Fire Hose Reels	E1.4 – 2014	2441 – 2005	
Plumbing Services	F2 – 2014	3500 – 2003	Plumbing Code of Australia
Hot Water Supply	J7 – 2014	3500.4 - 2005	

Yours Sincerely,
Danny Hall Plumbing Pty Ltd

Danny Hall
Director



Whiffen & Andrews The Air Conditioning Professionals

4 July 2015

Integrated Project Group
L5, 845 Pacific Highway
CHATSWOOD NSW 2067

Attention: Rhys McInerney

Dear Rhys

**RE: Level 2 Bassike Fitout
Lot 17, 2 Daydream Street
WARRIEWOOD NSW 2102**

CERTIFICATE OF DESIGN INTENT – *Mechanical Services*

SUBJECT PREMISES

LEVEL 2 BASSIKE FITOUT

DEVELOPMENT APPLICATION

Pursuant to the provisions of **Clause A2.2 of the Building Code of Australia**, I hereby certify that the design intent for the above project will be in accordance with normal engineering practice and will meet the requirements of the Building Code of Australia, any relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian Standards, relevant conditions of the Development Consent and Engineered Solution. In particular the design intent will be in accordance with the following:

Australian Standard	BCA Clause Reference
AS/NZS 1668 – The use of ventilation and air conditioning in buildings Part 1 – 1998 Fire & smoke control in multi-compartment buildings	C2.5,C2.12,C3.15,D1.7,E2.2,F4.12, Spec E1.8, Spec E2.2a, Spec G3.8
AS1668 Part 2 – 2012 Mechanical ventilation for acceptable indoor air quality	F4.5, F4.11, F4.12
AS3000 – 2007 Amdt 1 2009	
AS 3666 Microbial Control of Air Handling & Water Systems in Buildings	F2.7, F4.5
AS4254.2 – 2012 – Ductwork for air-handling systems in the buildings	Spec C1.10, Spec J5.2
AS 1682.1-1990 & AS 1682.2-1990 Fire Dampers	C3.12, C3.15,
Energy Efficiency (Air Conditioning and Ventilation Systems)	Part J5 Spec J5.2 and 5.4

Whiffen & Andrews Air Conditioning

Unit 5-6/16 Narabang Way, BELROSE NSW 2085 Telephone: (02) 9986 1199 Fax: (02) 9986 1299

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Full Name of Designer: Andrew Short
Qualifications: B.E Mech. Eng. (Hons)
Address of Designer: Unit 5-6 / 16 Narabang Way, Belrose NSW 2085
Business Telephone No: 02 9986 1199
Business Facsimile No: 02 9986 1299
Name of Employer: Whiffen & Andrews Air Conditioning

Yours faithfully,

Whiffen & Andrews Air Conditioning



Andrew Short
Project Engineer



FORCEFIRE

DETECT ► SUPPRESS

FORCE FIRE & SAFETY P/L
ABN 113 595 145 ACN 39 113 595 145
Unit 49, 11-21 Underwood Rd Homebush NSW
P.O Box 3178 Rhodes NSW 2138

Ph: 1300 66 77 04
Fax: 1300 66 77 31
Web: www.forcefire.com.au

Integrated Project Group

24.7.15

ATTENTION: Rhys McInerney

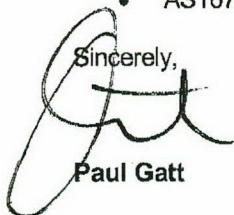
Certificate of Design – Fire Services

Subject Premises: Warriewood Stage 2 – Bassike Fitout

We Force fire & Safety P/L being Fire Services Designers & Engineers hereby certify that this office will be responsible for the Fire Sprinkler Design to the works nominated above. It is proposed that this work will be designed in accordance with relevant provisions of the standard building codes and SAA codes as listed below, and in accordance with accepted engineering practice and principles.

- BCA Clause E1.5
- AS2118.1 – 1999
- FM Data Sheet 2-0 & 8-9 March 2010 Revision
- BCA Clause E2.2a Clause 6
- AS1670.4 Clause 3.22

Sincerely,

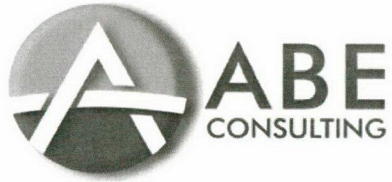


Paul Gatt

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Force Fire & Safety Pty Ltd



Alternative Solution Report

Office Tenancy Refurbishment – Suite 5
 Level 2, 2 Daydream Street, Warriewood

24 July 2015

Prepared for: Bassike Pty Ltd

Report Version: **ASR5226v1.1**

ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

ABE Consulting Pty Ltd | ABN 69 163 787 826
 Ph: 02 8065 0400
 Suite 2.02 | 92 Norton Street, Leichhardt NSW 2040
 info@abeconsulting.com.au | www.abeconsulting.com.au

Ref: 5226 - 12.2 Daydream St, Warriewood - ASP v1.1 - 20150724

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Report Status	Revision	Date	Details
Draft	1.0	22 July 2015	For Review and Comment
Final	1.1	24 July 2015	For Certification



Executive Summary

PROJECT: Office Tenancy Refurbishment – Suite 5
ADDRESS: Level 2, 2 Daydream Street, Warriewood

A building solution in the form of an alternative solution report has been developed in accordance with the Building Code of Australia (BCA) and satisfies the relevant Performance Requirements.

The proposed building work involves an internal office fitout to the office tenancy. The tenancy works involve the construction of director's office suites, meeting rooms and a showroom within Suite 5 Level 2.

The building is located at 2 Daydream Street, Warriewood. This report addresses the non-compliance issues listed below within office Suite 5 located on Level 2.

The Alternative Solution report relates to the following non-compliance issues:

Issue No.	Non-Compliance	BCA Clause	Performance Requirement
1	Proposed directors toilets are not provided with an accessible sanitary facility	F2.4	FP2.1
2	Reduced corridor turning space to sliding & swing doors from within the upper corridor	D3.1	DP1
3	Reduced circulation space within corridors for a wheelchair to make a 90° turn	D3.1	DP1
4	Meeting room is not provided with any no latch-side clearance to the sliding doorway	D3.1	DP1

INTRODUCTION

This assessment is carried out in accordance with Clause A0.5 of the BCA.

The Alternative Solution has been formulated by ABE Consulting, Accessibility & Essential Services Consultants and has been prepared by Abe Strbik.

A full design review by ABE Consulting has not been carried out for the project. It is assumed that other items/ areas not listed in this report either comply or have been addressed by others.

This alternative solution provided forms part of the assessment presented by the project certifier in order to assess the design solution presented by the design team as complying with the Performance Requirements of the BCA.

LIMITATIONS

This document has been prepared solely for the use of our client in accordance with our current professional standards and as per our agreement for providing compliance consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. This document represents the opinions of ABE Consulting based on the facts and matters known at the time of preparation of this document. Opinions, judgments and recommendations detailed in this document, which are based on our understanding and interpretation of current statutory and regulatory obligations and standards, should not be construed as legal opinions.

MEETING THE PERFORMANCE REQUIREMENTS

Building Code of Australia 2015 – Volume 1: Class 2 – 9 Buildings.

A0.4 Compliance with the BCA

A Building Solution will comply with the BCA if it satisfies the Performance Requirements.

A0.5 Meeting the Performance Requirements

Compliance with the Performance Requirements can only be achieved by—

- a) complying with the Deemed-to-Satisfy Provisions; or
- b) formulating an Alternative Solution which—
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- c) a combination of (a) and (b).

A0.9 Assessment Methods

The following Assessment Methods, or any combination of them, can be used to determine that a Building Solution complies with the Performance Requirements:

- a) Evidence to support that the use of a material, form of construction or design meets a Performance Requirement or a Deemed-to-Satisfy Provision as described in A2.2.
- b) Verification Methods such as—
 - (i) the Verification Methods in the BCA; or
 - (ii) such other Verification Methods as the appropriate authority accepts for determining compliance with the Performance Requirements.
- c) Comparison with the Deemed-to-Satisfy Provisions.
- d) Expert Judgement.

A0.10 Relevant Performance Requirements

The relevant Deemed-to-Satisfy Provisions that are the subject of this Alternative Solution include:

- D3.1 – General building access requirements
- F2.4 – Accessible sanitary facilities

The relevant Performance Requirements are DP1 & FP2.1 which state:

DP1 – Access must be provided, to the degree necessary, to enable-

- (a) People to-
- Approach the building from the road boundary and from any accessible carparking spaces associated with the building; and
 - Approach the building from any accessible associated building; and
 - Access work and public spaces, accommodation and facilities for personal hygiene; and

Identification of accessways at appropriate locations which are easy to find.

FP2.1

Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, to the degree necessary, appropriate to—

- the function or use of the building; and
- the number and gender of the occupants; and
- the disability or other particular needs of the occupants.

RELEVANT STAKEHOLDERS

This document has been developed based on information relating to the building and operations as provided by the client / project team. ABE Consulting accepts no liability on the accuracy of the information provided.

Role	Representative	Organisation
Certifying Authority	Tony Heaslip	Blackett Maguire & Goldsmith
Architect	Pouwel Wind	Akin Creative
Client Representative	Billy Voss	Bassike Pty Ltd
Access Consultant (preparation of Alternative Solution Report Only)	Abe Strbik/ John Liska	ABE Consulting

ALTERNATIVE SOLUTION(S) AND REASONS FOR ALTERNATE SOLUTION(S)

Issue 1: Proposed directors toilets are not provided with an accessible sanitary facility

Location:

The proposed unisex sanitary facilities are located within each directors office. As highlighted in Red below.

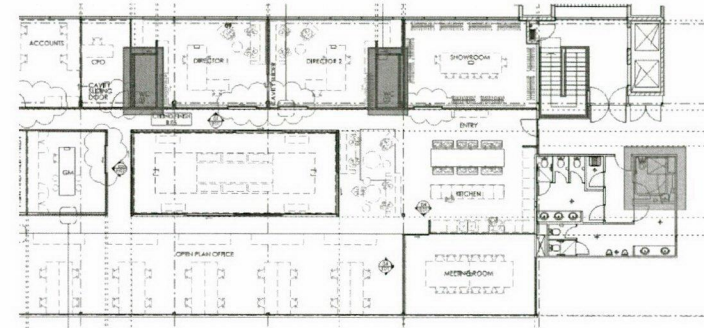


Figure 1 – Location of sanitary facilities
Red highlights the Director's sanitary facilities
Green highlights the existing Accessible sanitary facility

Technical Requirement:

In accordance with Clause F2.4 'Accessible sanitary facilities' (a) of the BCA states, Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a):

Table F2.4(a):

Class 5	Where F2.3 requires closet pans –
	a) 1 on every storey containing sanitary compartments; and
	b) Where a storey has more than 1 bank of sanitary compartments containing male & female sanitary compartments, at not less than 50% of those banks.

Technical Departure:

As part of the proposed works, 2 new sanitary facilities are located within the tenancy adjacent to the director's offices. In lieu of BCA requirement providing accessible sanitary facilities on every storey and at not less than 50% of those banks, the following is proposed:

- No accessible sanitary facility is proposed within the director's offices.

This is a technical departure from the deemed to satisfy provisions of the BCA.

Discussion/ Justification of Alternative Solution:

Due to the proposed sanitary facilities located within the office tenancy, it is therefore proposed to permit a bank of sanitary facilities without an accessible sanitary facility:

- Currently, the existing base building is provided with a bank of sanitary facilities including male & female toilets and an accessible unisex sanitary facility located within a common area of the existing building. This common area accessible sanitary facility is highlighted in green in Figure 1 above.
- The proposed building works consists of a development of 2x sanitary facilities located within each director's office. The toilets located within the director's offices will be solely used by each director only. These sanitary facilities will be located within a restricted area and off limits to other staff members.
- The Guide to the BCA 2015 explains Table 2.4(a) which states "If the male or female toilets are located separately and not in a single bank then the unisex accessible toilet is only required at one of those banks". The Guide to the BCA could be interpreted as having sanitary facilities split over different areas within the same tenancy could be considered to be a "single bank". Therefore, in this instance the proposed sanitary facilities located within the director's offices has been determined to be a single bank of toilets.
- Furthermore, Performance requirement FP2.1 requires sanitary facilities to be provided 'to the degree necessary' which is defined by the BCA Clause A1.7 (b) as 'consideration of all criteria referred to in the performance requirement will determine the outcome appropriate to the circumstances. It indicates that in certain situations it may not be necessary to incorporate any specific measures to meet performance requirements'.
- Therefore, the office floor level could be considered to be provided with 2 banks of sanitary facilities (one within the common area and another located within the proposed tenancy). This is in line with the requirements of the BCA with an accessible unisex sanitary facility located at not less than 50% of sanitary compartments.
- It is our belief that the proposed solution will not functionally compromise the use of the area for staff and visitors and is deemed practical and reasonable in this instance.

Therefore, Performance requirements FP2.1 of the BCA has been met and access has been provided as far as reasonable for the current user group.

Associated Technical Compliances:

This Alternative Solution is subject to the following specifications:

- In the event that changes occur to the tenancy layout, a reassessment of the alternative solution is required.

Issue 2: Reduced corridor turning space to sliding & swing doors from within the upper corridor

Location:

The internal doorways to accounts, CFO and Director's offices are located off a reduced sized corridor. Doorways are highlighted in Blue & Orange.

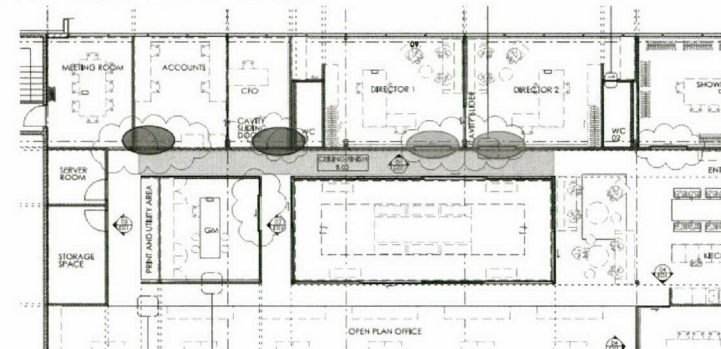


Figure 2 – Proposed doorways with reduced circulation spaces
 Orange highlights sliding doorways
 Blue highlights swing doorways

Technical Requirement:

In accordance with D3.1 of the BCA, access for people with a disability is to be provided to and within all areas normally used by the occupants, unless exempted by D3.4.

Door circulation spaces are required to provide a sufficient maneuvering area to every door on a continuous accessible path. Figures 31 (c) & 32 (c) of AS1428.1-2009 requires the following door circulation spaces for a side approach from both directions:

Sliding Doors:	Swing Doors:
○ 850mm door open clearance, and	○ 850mm door open clearance, and
○ 1280mm corridor width.	○ 1240mm corridor width.

Technical Departure:

The new works to the office tenancy includes the use of existing atrium wall. Due to the location of the existing atrium walls a reduced door circulation spaces is provided. Therefore, the following is to be permitted (As per Figure 2 Orange & Blue):

Sliding Doors:	Swing Doors:
○ 850mm door open clearance,	○ 850mm door open clearance, and
○ 1210mm corridor width.	○ 1210mm corridor width.

This is a technical departure from the Deemed-to-Satisfy requirements of the BCA.

Discussion/ Justification of Alternative Solution:

Due to the existing base building atrium wall limitations within the office tenancy, it is therefore proposed to permit reduced access of doorways along the highlighted corridor within the subjected rooms based on the following:

- Due to existing the existing base building atrium wall, the subject doorways of the proposed refurbished office tenancy are unable to achieve compliant corridor circulation spaces without significant building alterations.
- The new office tenancy will be provided with a number of office facilities including Office accounts, CFO, director 1 & 2 and a range of open plan office areas. The open plan office areas are provided with sufficient circulation spaces around desk areas. Where a tenant/ visitors with a higher accessible needs will be allocated this area as required.
- The subject doorways will have a corridor clearance space of 1210mm which is a shortfall of 30mm (swing doors) and 70mm (sliding doors), therefore will meet the access requirements of a majority of users with accessible needs.
- In reference to the below extracts Figures 12 (d) and 13 (d) from the previous standard AS1428.1-2001 'Design for access and mobility'. This standard appropriately verifies the minimum corridor width to enable a person with a mobility aid to approach the door which requires a minimum of 1140mm (Swing door) and 1180mm (sliding door) corridor clearance associated with an 850mm door open clearance. Therefore, in this instance it is deemed appropriate to accept the reduced corridor clearance of 1210mm to the subjected doorways highlighted in Figure 2.

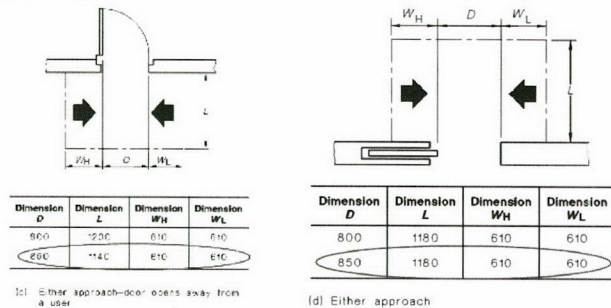


Figure 3 – Figures 12 (d) & 13 (d) of AS1428.1-2001

- All doorways will be provided with a minimum 850mm open clearance and door controls/ hardware are to be installed in accordance with AS1428.1-2009. This will enable a wheelchair occupant to pass through the doorway.

- Given the nature and use of this tenancy, it is our belief that the proposed solution will not functionally compromise the use of the tenancy area for staff and visitors and is deemed practical and reasonable in this instance.

Therefore, Performance requirement DP1 of the BCA has been met and access has been provided as far as reasonable for the current user group.

Associated Technical Compliances:

This Alternative Solution is subject to the following specifications:

- Door hardware to comply with Clause 13.5 of AS1428.1-2009,
- The force to operate the door shall be less than 20N,
- The circulation spaces within the accessible areas of the tenancy are to otherwise comply with the minimum requirements of Figure 31 & 32 of AS1428.1-2009 with regards to a doorway clear opening width of 850mm.

Issue 3: Reduced circulation space within corridors for a wheelchair to make a 90° turn

Location:

The internal corridor areas are not provided with insufficient widths adjacent to the utility area and GM office (highlighted below in red).

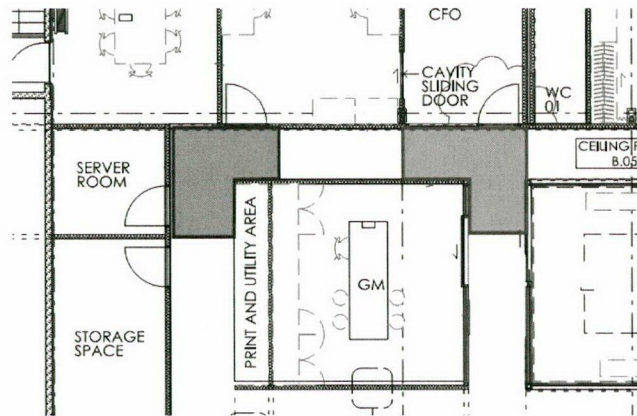


Figure 4 – Proposed tenancy layout
Red & Blue highlights the reduced 90° turn

Technical Requirement:

In accordance with D3.1 of the BCA, Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by D3.4. Access for people with a disability is to be provided to and within all areas normally used by the occupants;

Class 5	To and within all areas normally used by the occupants.
---------	---

Clauses 6.5.1 of AS1428.1-2009, states the required circulation space for a 90° wheelchair turn: That a gradient of 1:40 is to be maintained and shall not be less than 1500mm wide and 1500mm long in the direction of travel. The space may be splayed.

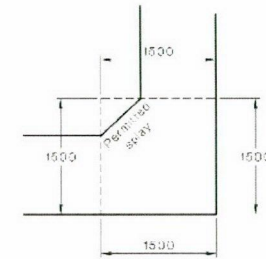


Figure 5 – 90° turn in accordance with AS1428.1-2009

Technical Departure:

Due to the proposed tenancy layout a 1500mm long x 1500mm wide turning space is unable to be achieved within the corridor. As part of the proposed works access the following will be permitted (Blue and Red are consistent with Figure 4):

Corridor size (90° Turn):	Corridor size (90° Turn):
- 1500mm long x 1210mm wide	- 1340mm long x 1210mm wide

This is a technical departure from the Deemed-to-Satisfy provisions of the BCA.

Discussion/ Justification of Alternative Solution:

The reduced 90° corridor turns are deemed appropriate and acceptable based on the following:

- The internal corridor is provided with a reduced 90° landing space due to site conditions. However, the proposed reduced landing space allows for a sufficient area for the operation/ use of an A90 wheelchair to make a turn as shown in Figure 5. A 90th percentile wheelchair footprint is demonstrated in Clause 2 of AS1428.1-2009 which provides a dimension of 1300mm in length and 800mm wide.
- As indicated in Figure 6 below which illustrates an A90 wheelchair which is able to perform a 90° turn within the corridor in one motion. With the corridor space providing a clearance indicated in the table within the Technical Departure above between internal walls it is indicated that the corridor is provided with suitable clearances to allow an occupied wheelchair to perform a 90° turn.

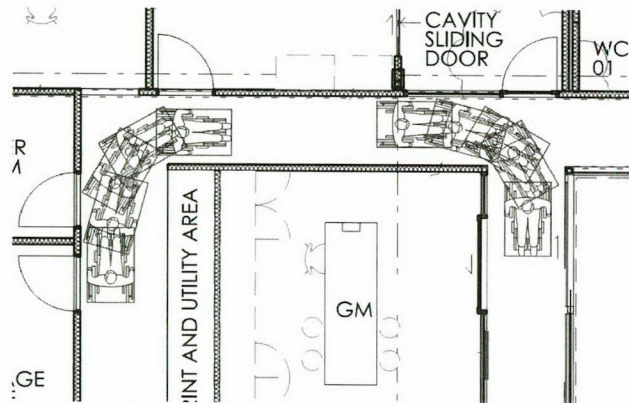


Figure 6 – A90 Wheelchair Footprint – Corridor 90° turn

- In further support, access to the opposite side of the tenancy adjacent to open plan office is provided with an accessible path of travel from the tenancy entry. Figure 7 below indicates access to the opposite side of the tenancy via an alternate route without the need to perform a reduced corridor size 90° turn.

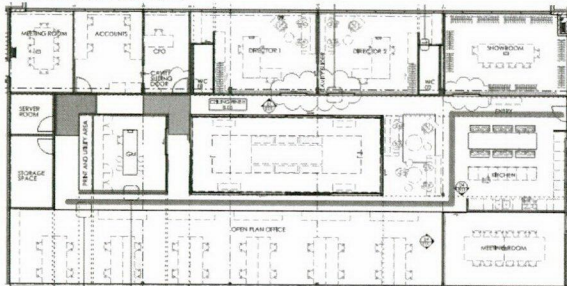


Figure 7 – Alternate Access Route

- It is our belief that the proposed solution will not functionally compromise the use of the office tenancy for staff or visitors, and is deemed practical and reasonable in this instance.

Therefore, Performance Requirement DP1 of the BCA has been met and access has been provided as far as is reasonable for the current user group.

As part of this Alternative Solution, the following conditions apply:

- The corridor width is to be maintained at all times, ensure obstruction are located outside of the wheelchair turning spaces.

Issue 4: Meeting room is not provided with any no latch-side clearance to the sliding doorway

Location:

Doorway to the proposed meeting room is located next to the kitchen & open plan office, which is highlighted in Red below.

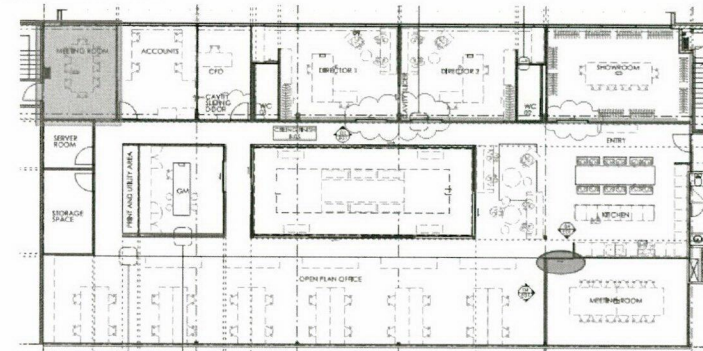


Figure 8 – Meeting Room Latch-side Clearance
Red highlights sliding door to meeting room with no latch-side clearance
Green highlights accessible meeting room location

Technical Requirement:

In accordance with D3.1 of the BCA, access for people with a disability is to be provided to and within all areas normally used by the occupants, unless exempted by D3.4.

Door circulation spaces are required to provide a sufficient maneuvering area to every door on a continuous accessible path. Figure 32 (d) of AS1428.1-2009 requires the following door circulation spaces for a side front-on approach to the sliding door:

Sliding Door – Front Approach
o 530mm latch-side clearance required,
o No hinge-side clearance required,
o 850mm door open clearance, and
o 1450mm corridor length.

Technical Departure:

The new works to the office tenancy includes the construction of 2 meeting rooms. Due to the location of the kitchenette and meeting room wall a reduced door circulation space is provided. Therefore, the following is to be permitted:

Sliding Door – Front Approach

- 0mm latch-side clearance provided,
- No hinge-side clearance required,
- 850mm door open clearance, and
- 1450mm corridor length.

This is a technical departure from the Deemed-to-Satisfy requirements of the BCA.

Discussion/ Justification of Alternative Solution:

Due to space limitations, location of kitchen benches, the nature and use of the meeting rooms, is proposed to permit reduced access within one of the meeting rooms based on the following:

- The office tenancy will be provided with 2 meeting rooms with one of the two achieving compliance. Figure 6 illustrates a typical layout plan which indicates the location of the meeting rooms and provide the identical services in each room.
- Clause A1.7 of the BCA states that the term “to the degree necessary” means that consideration of all criteria referred to in the Performance Requirement will determine the outcome appropriate to the circumstances. In certain situations it may not be necessary to incorporate any specific measures to meet the Performance Requirements.
- The Guide to the BCA further explains this meaning by allowing appropriate authorities to determine the degree of compliance necessary in a particular case. Based on the use of the meeting rooms providing identical services, it is considered acceptable in providing compliant access to one of the meeting rooms highlighted in Green in Figure 8 above.
- It is understood that visitors/ customers will be accompanied by a staff member to the assigned meeting room. Staff members will provide the required assistance necessary to assist visitors/ customers with reduced mobility. In addition, reception will allocate the appropriate accessible meeting rooms based on the visitor’s requirements.
- Furthermore, the subject doorway is provided with an obstructed latch-side clearance from within the meeting room only. Access into the meeting achieves compliance with AS1428.1-2009 attaining a 530mm latch-side clearance.
- All doorways will be provided with a minimum 850mm open clearance and door controls/ hardware are to be installed in accordance with AS1428.1-2009. This will enable a wheelchair occupant to pass through the doorway with assistance from a staff member.
- An operational accessibility management plan will be in place whereby if a visitor who requires the use of a wheelchair be allocated the accessible meeting room, refer to Appendix A.
- It is our belief that the proposed solution will not functionally compromise the use of the area for staff and/ or visitors and is deemed practical and reasonable in this instance.

Therefore, it is our professional opinion that Performance Requirement DP1 of the BCA have been met and that access has been provided as far as is reasonable for the current user group.

This Alternative Solution is subject to the following specifications:

- An operational management plan to be developed to address access reduced access of the subject meeting room,
- Opening clear width of doorway to achieve at least 850mm,
- The force to operate the door shall be less than 20N,
- Door hardware shall be ‘D’ type handles as per Clause 13.5.2 of AS1428.1-2009.

ASSESSMENTS METHODS IN ACCORDANCE WITH CLAUSE A0.9

The following combination of assessment methods have been used to determine that the proposed building solution complies with the relevant performance requirements:

- Clause A0.9 (d) Expert Judgment; used in conjunction with
- Clause A0.9 (c) Comparison with the BCA Deemed to Satisfy Provisions

SUPPORTING EVIDENCE

This Alternative Solution is based on the follow key project drawings/documentation:

Prepared by Akin Creative;

Drawing Number	Revision	Title
CD D01	C	Proposed GA & Setout Plan
		Accessibility Management plan prepared by Bassike; Dated 22 July 2015

CONCLUSION

The alternative solution provided above meets the BCA 2015 Performance Requirements DP1 & FP2.1 will provide a functional, accessible environment that ABE Consulting accessibility staff consider is an appropriate alternative solution when considered relative to the spirit and intent of the Disability Discrimination Act.

AUTHORISATION BY DDA & ACCESSIBILITY CONSULTANT

PREPARED BY



John Liska
Accessibility Consultant

REVIEW PROVIDED BY



24 July 2015

Abe Strbik
Director

Date

Member - Association of Consultants in Access Australia # 405

APPENDIX A – Client Letter





bassike

Bassike Pty Ltd ATF Bassike unit Trust
Unit 5, 2 Daydream Street,
Warriewood, NSW, 2102
PH 02 8457 6800
Fax 02 8457 6899

Date 22 July 2015

ABE Consulting Pty Ltd
Suite 2.02, 92 Norton Street
Leichhardt NSW 2040

Dear Abe,

Disability Access Plan - Tenancy

Bassike has a commitment to providing services to the staff on an equal basis and as part of focus on customer service, is committed to the improved provision of facilities and services for people with disabilities.

Bassike is aware that only the meeting room located adjacent to the kitchenette area is not accessible for staff/ visitors that may have require the use of a mobility device due to the provision of reduced circulation space to the sliding doorway.

Bassike is also aware that no access is provided to that area, therefore this proposal does not fully meet the intent of the Disability Discrimination Act 1992 (DDA).

Bassike will also have an access management procedure in place for booking meeting rooms/ the use of meeting rooms, to ensure that where persons who may use a mobility device that these are provided the use of accessible meeting rooms.

The above obligations will form part of our operational procedures and will be provided to all new staff members. These documents will be reviewed on a regular basis to ensure equitable access for people with disabilities is maintained.

Should you require further information or clarification please do not hesitate to contact me at your convenience.

Regards,

Billy Voss
General Manager
Unit 5, 2 Daydream St
Warriewood, NSW, 2102



CLAUSE 129B PRE-CDC INSPECTION WORKSHEET

Address:	Bassike, 2 Daydream Street, Warriewood	
Certifier:	Tony Heaslip	Project No: 150282
BPB Number:	BPB0178	Date: 9 July 2015
Inspection by:	Tony Heaslip	CDC No: CDC-15074

Type of Inspection: Inspection for the purposes of Clause 129B of the EP&A Regulation 2000

Fire Safety Measures identified in the existing building are the subject of this inspection:

Yes	No		Yes	No	
		Access Panels, Doors & Hoppers	✓		Paths of Travel
✓		Alarm Signalling Equipment			Perimeter Vehicular Access
		Automatic Fail Safe Devices	✓		Portable Fire Extinguishers
✓		Automatic Fire Detection & Alarm System			Pressurising Systems
✓		Automatic Fire Suppression Systems			
✓		Building Occupant Warning System (activated by the Sprinkler System)			
		Emergency Evacuation Plan			
		Emergency Lifts	✓		Required Exit Doors (power operated)
✓		Emergency Lighting			Residential Automatic Sprinkler System
✓		Exit Signs			Safety Curtains in Proscenium Openings
		Exit Signs (non-illuminated)			Self-Closing Fire Hoppers
		EWIS			Smoke Dampers
✓		Fire Blankets			Smoke Alarms
		Fire Control Centres and Rooms			Smoke Doors
✓		Fire Dampers			Smoke and Heat Vents
✓		Fire Doors			Smoke and/or Heat Alarm Systems
✓		Fire Hose Reels			Smoke Hazard Management Systems
✓		Fire Hydrant Systems			Solid Core Doors
✓		Fire Seals			Stand-by Power Systems
		Fire Shutters	✓		Wall-Wetting Sprinklers
		Fire Windows	✓		Warning & Operational Signs
✓		Lightweight Construction			
✓		Mechanical Air Handling Systems			

Do the plans and specification accompanying the application for the complying development certificate adequately and accurately depict the condition of the existing building, the subject of the inspection?

YES	NO
✓	

Are there any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the Complying Development Certificate:

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

- i. Not being complying development;
- ii. Or not complying with the Building Code of Australia

IF YES, PLEASE GIVE DETAILS:

.....

129B Restriction on issue of complying development certificate

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

If the development affects an existing building that is a class 1b, 2, 3, 4, 5, 6, 7, 8 or 9 building, an inspection of the site of the development must include an inspection of:

- (a) the parts of the building affected by the development, and
- (b) the egress routes from those parts of the building

Comments

.....

Clause 129D - have we become aware of any significant fire safety issues?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
	<input type="checkbox"/>

If 'yes' - has a letter to Council been drafted within two (2) days of becoming aware of the issue?



SIGNATURE: _____

NAME: TONY HEASLIP

DATE: 9/7/2015



Memo

FIRE SAFETY REVIEW

Attention:	Tony Heaslip	Date:	24 July 2015
From:	Dean Goldsmith	Pages:	2
Project:	Bassike Head Office	Project No:	150282
Address:	2 Daydream Street, Warriewood	CDC No.:	CDC-15074

Tony,

I have carried out a review of the proposed tenancy fitout at the subject premises for the purposes of determining whether the proposed new building works is consistent with the existing Alternative Solutions that apply to the subject building pursuant to clause 130(2E) of the *Environmental Planning & Assessment Regulation 2000* and clause 5.3(a) of the SEPP (Exempt & Complying Development) Codes 2008.

In undertaking this review, I have considered the possible impact of the proposed Office fitout upon the existing Fire Engineering Alternative Solutions that apply to the subject building.

Referenced Documentation

This assessment is based on a review of the following documentation:

- Fire Engineering Report prepared by Exova Warringtonfire, Report No. 26664700-RPT01-9, Revision 9 dated 6/07/2015.
- Architectural Plans – Location Plan – GA-211 Rev. Y, Location Plan – GA-213 Rev. U, CD D01 Rev. CD E01 Rev. C, Design Room layout and Warehouse plan.

Project Description – Existing Building

For the purposes of the BCA 2012 the existing building can be described as follows:

BCA Classification:	Class 5
Rise in Storeys:	Three (3)
Type of Construction:	Type A
Effective Height:	Less than 12 m

Assessment and Conclusion

Pursuant to clause 130(2E) of the EP&A Regulation 2000, and clause 5.3(a) of the SEPP (Exempt & Complying Development) Codes 2010, I am of the opinion that the proposed new building works are consistent with the existing Alternative Solution Report currently in place for the building, subject to the new building works comply with the BCA 2015.



Regards,

A handwritten signature in black ink, appearing to read 'D Goldsmith', with a long horizontal stroke extending to the right.

Dean Goldsmith
Grade A1 Accredited Certifier - Building Surveying
Accreditation No. BPB 0141
Blackett Maguire + Goldsmith Pty Ltd