

22 April 2016

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir / Madam,

**SHOP MM002, JACKSONS ROAD, WARRIEWOOD SQUARE, WARRIEWOOD NSW 2012
INTERNAL SHOP FIT OUT FOR "COTTON ON MEGA" (EXCLUDING SHOPFRONT, CEILINGS AND
SMOKE EXHUAUST SYSTEM)
COMPLYING DEVELOPMENT CERTIFICATE**

Pursuant to the requirements of the Environmental Planning and Assessment Act notice is hereby given that the following application for Complying Development Certificate has now been approved.

Complying Development Certificate no.: CBS161794

Date Determined: 22 April 2016

Please find enclosed a copy of the following documents for the above project:

- Complying Development Certificate No. CBS161794 with associated Fire Safety Schedule issued by Checkpoint Building Surveyors in accordance with Part 4 of the Environmental Planning & Assessment Act 1979;
- A copy of the Complying Development Certificate Application and Appointment of the Principal Certifying Authority
- A copy of the completed Notice to Commence Works form;
- A copy of the Long Service Levy receipt;
- 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 Certificate and request that a receipt for which is forwarded to our office.

Please contact the undersigned should you have any further enquiries on 02 4647 3023.

Yours sincerely,

FOR CHECKPOINT BUILDING SURVEYORS

Joshua Graham

State Manager NSW

936 Rec: 394413 29/4/16

22 April 2016

Cotton on Group
59 Captial Link Drive
CAMPBELLFIELD VIC 3061

Dear Trent,

**SHOP MM002, JACKSONS ROAD, WARRIEWOOD SQUARE, WARRIEWOOD NSW 2012
INTERNAL SHOP FIT OUT FOR "COTTON ON MEGA" (EXCLUDING SHOPFRONT, CEILINGS AND
SMOKE EXHUAST SYSTEM)
COMPLYING DEVELOPMENT CERTIFICATE**

Your recent application for a Complying Development Certificate & Appointment of the Principal Certifying Authority (PCA) dated 5 April 2016 has now been approved. We hereby enclose a copy of the Complying Development Certificate No. CBS161794 and associated documentation for the above-mentioned development.

We have forwarded a copy of the Complying Development Certificate together with the approved documentation to Council for its record.

Pursuant to the requirements of the Environmental Planning and Assessment Act, you are hereby notified that the following Mandatory Critical Stage Inspections are required to be carried out by the PCA appointed for this project:

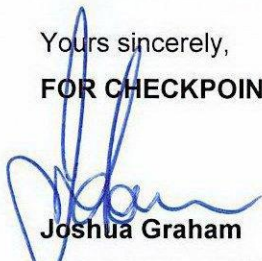
- **After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.**

Failure to have the above critical stage inspections carried out will prevent the PCA from issuing an Occupation Certificate. It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

Should you require any clarification or further information, please contact us 02 4647 3023.

Yours sincerely,

FOR CHECKPOINT BUILDING SURVEYORS



Joshua Graham
State Manager NSW

COMPLYING DEVELOPMENT CERTIFICATE

checkpoint
building surveyors

Complying Development Certificate No.: CBS161794

This certificate authorises the Applicant (or person having the benefit of this certificate) to carry out the development in accordance with the conditions set out in the certificate and the plans and specifications that have been approved.

SECTION A. DETAILS OF THE APPLICANT

Mr ☐ Ms ☐ Mrs ☐ Dr ☐

Other:

Company

Applicant Name (company or individual):

Cotton on Group

Applicant Address (Unit/Street Name, Suburb or Town, State, Postcode):

59 Capital Link Drive, Campbellfield VIC 3061

Daytime Telephone:

Fax:

Mobile:

03 9357 7777

Email:

Trent Robertson trent.robertson@cottonon.com.au

SECTION B. DECISION OF THE CERTIFYING AUTHORITY

This Complying Development Certificate is issued:

- ☒ with conditions
- ☒ subject to the conditions listed in Attachments B & C
- ☐ to erect a temporary building
- ☒ the issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application
- ☐ subject to conditions of the kind referred to in clauses 144, 187 or 188 of the Environmental Planning and Assessment Regulation 2000

This Complying Development Certificate is for:

Cotton on Mega

Address:

Shop MM002, Jacksons Road, Warriewood Square, Warriewood NSW 2012

Description of work:

Internal shop fit out for "Cotton on Mega" (Excluding shopfront works, ceilings and smoke hazard management system and core hole penetrations in the fire rated elements which has been confirmed as being lessor works that will be certified separately by the lessor's Certifier).

BCA Classification: Class 6

Building under the Building Code of Australia when works are complete.

The decision was made under the following planning instrument:

State Environmental Planning Policy (Exempt & Complying Development Codes) 2008

Land use zone within which the land is situated: Zone B2 – Local Centre

Equivalent land use zone applicable to the land under the Policy:

**Note: insert the equivalent land use zone if the land use zone is not zoned under a 'standard instrument' (i.e. an environmental planning instrument made in a standard form, by order of the Governor under Section 33A (2) of the EP&A Act). See Clause 134(1A) EP&A Reg.*

SECTION C. CERTIFICATION

Joshua Gary Graham (For Checkpoint Building Surveyors) **certifies that:**

- ☒ the proposed development is complying development
- ☒ the proposed development (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 this regulation concerning the issue of the certificate.

The issue of this certificate has been endorsed on the documents listed in Attachment A.

Pursuant to Section 86A of the EP&A Act 1979, the duration of a complying development certificate is based on the following:

1. *A complying development certificate becomes effective and operates from the date endorsed on the certificate;*
2. *A complying development certificate lapses 5 years after the date endorsed on the certificate;*
3. *However, a complying development certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate;*
4. *No proceedings may be taken before court or tribunal to extend the 5-year period.*

Date of this certificate: 22 April 2016

Date on which this certificate lapses: 22 April 2021

SECTION D. SIGNATURE OF CERTIFYING AUTHORITY

For this certificate to be valid, it must be signed by the certifying authority

Signature:



Name: Joshua Gary Graham

Accreditation body of the certifier: Building Professionals Board

Accreditation no. of the certifier: BPB1945

SECTION E. INFORMATION ATTACHED TO THIS DECISION

- ☒ Attachment A: Schedule of endorsed plans and documents relied upon
- ☒ Attachment B: Conditions applying to complying development certificate under SEPP (Exempt and Complying Development Codes) 2008
- ☒ Attachment C: Prescribed conditions in accordance with clause 136 of the Environmental Planning and Assessment Regulation 2000
- ☒ Attachment D: Fire Safety Schedule for new / modified essential fire safety measures

ATTACHMENT A

SCHEDULE OF DOCUMENTATION

Architectural plans:

DRAWING NUMBER	REV	PREPARED BY	DATE
Floor Plan	B	Cotton On	3 March 2016

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 / PCA Appointment Form	Cotton on Group	6 April 2016
2.	Notice of Commencement Works Form	Cotton on Group	6 April 2016
3.	Pre CDC Inspection for the purpose of Clause 129B	Joshua Graham for Checkpoint Building Surveyors	15 April 2016
4.	Receipt of Payment - Long Service Levy	Long Service Corporation	20 April 2016
5.	Waste Management Plan	Cotton on Group	6 April 2016
6.	Design Certificate (Compliance with the BCA)	Martin Kwaskowski	4 April 2016
7.	Design Certificate – Mechanical	Jasmine Mousavi	23 February 2016
8.	BCA Section J6.2a Certificate	Ipa lighting specialist	18 April 2016
9.	Alternative Solution Statement (pursuant to Clause 130(2E) of the EP&A Regulation 2000)	Robert Kuman	20 April 2016
10.	Various other documents relied upon	Cotton on Group	

ATTACHMENT B

CONDITIONS OF COMPLYING DEVELOPMENT CERTIFICATE

STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

Current version for 5 March 2015

This Complying Development Certificate has been approved subject to conditions. Your attention is drawn to the fact that these conditions may require additional works to be carried out prior to the commencement of works on the site.

Failure to observe the requirements of these conditions may result in the Local Council taking any action in a Court of appropriate jurisdiction or otherwise to rectify any situation that may eventuate.

Should you require any additional information regarding these conditions, or any other matter associated with your consent, please contact your Principal Certifying Authority for further information at your convenience.

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

Note 3. In addition to the requirements specified for development under this Policy, adjoining owners' property rights, the applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4. 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 5. 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

- (1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.
- (2) If there are no existing conditions on a development consent applying to hours of operation, the development must not be operated outside the following hours:
 - (a) if the development involves a new use as bulky goods premises or other commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,
 - (b) if the development involves a new use as something other than a bulky goods premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,
 - (c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.

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.

ATTACHMENT C
PRESCRIBED CONDITIONS

ADDITIONAL CONDITIONS IMPOSED UPON THIS COMPLYING DEVELOPMENT CERTIFICATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (AS AMENDED) AND THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 2000.

136A Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.
- (3) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) 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.
- (4) This clause 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.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (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 licence under clause 458 of the *Work Health and Safety Regulation 2011*,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) In this clause, ***bonded asbestos material***, ***bonded asbestos removal work***, ***friable asbestos material*** and ***friable asbestos removal work*** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

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

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

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
 - (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) 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.

136K When complying development certificates must be subject to section 85A (9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 94 contribution or section 94A levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 85A (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 85A (9) must be paid before work commences

- (1) A complying development certificate issued subject to a condition required by section 85A (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if:
 - a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - b) the development is to be carried out on land adjacent to a public road, and
 - c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:
 - i. development of the same type or description, or
 - ii. development carried out in the same circumstances, or
 - iii. development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
 - a) deposit with the council, or
 - b) a guarantee satisfactory to the council.
- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

ADVISORY NOTE

Should the subject site be located within an area that uses recycled or reclaimed water then an approval would be required under Section 68 of the Local Government Act, 1993. Should this be the case separate enquires should be made to the Local Authority to determine if additional inspections will be required. Failure to have these inspections completed and certified as being satisfactory by the Local Authority may prevent the Principal Certifying Authority from issuing an Occupation Certificate.

ATTACHMENT D

FIRE SAFETY SCHEDULE

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

SUBJECT PROPERTY:	Shop MM002, Jacksons Road, Warriewood Square, Warriewood NSW 2012
COMPLYING DEVELOPMENT CERTIFICATE No.:	CBS161794
BASIS OF EXISTING FIRE SAFETY MEASURES WITHIN THE BUILDING:	Annual Fire Safety Statement

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.

The single storey shopping mall is currently under construction, the proposed extension is a 3 storey building with Class 6 retail areas and Open-deck Class 7a carpark. The certifying authority and principal certifying authority for the extension is McKenzie Group Pty Ltd, once the base building works are complete and the final occupation certificate issued then the proposed schedule below will be modified to become a final fire safety schedule for the building.

SCHEDULE

Statutory & Other Fire Safety Measure	Minimum Standard of Performance	Currently Implemented	Proposed Implementation
NEW PORTION OF WARRIEWOOD SQUARE			
Automatic fail safe devices, self closing, automatic closing and latching device	BCA Clauses C3.5, C3.6, C3.7, C3.8, D2.19, D2.21 & Spec C3.4, AS 1670.1-2004 (Amdt 1)		
Automatic fire detection & alarm system	BCA Clauses C2.3, C3.5, C3.6, C3.7, C3.8, Spec C3.4, Spec E2.2a, AS 1670.1-2004 (Amdt 1) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Automatic fire detection & alarm system – system monitoring	BCA Spec E2.2a, AS 1670.3-2004 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Automatic fire suppression systems	BCA Clause E1.5, Spec E1.5 AS 2118.6-2012 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Building elements required to satisfy prescribed fire-resistance levels	Part C & Spec C1.1 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Building occupant warning system	Clause 8 of Spec E1.5 & Clause 6 of Spec E2.2a, AS 1670.1-2004 (Amdt 1) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Emergency lighting	BCA Clause E4.2, E4.4, AS/NZS 2293.1-2005 (Amdt 1) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Emergency Evacuation Plan	AS 3745-2002 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓

Statutory & Other Fire Safety Measure	Minimum Standard of Performance	Currently Implemented	Proposed Implementation
Fire control centres and rooms	BCA Clause E1.8, Spec. E1.8 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Fire dampers	BCA Clause C3.15, AS/NZS 1668.1-1998 (Amdt 1)		
Fire doors	BCA Clause C3.4, C3.5, C3.6, C3.7, C3.8, C3.10, , Spec C3.4, AS 1905.1-2005, AS 1905.2-2005, AS 1735.11-1986.		
Fire hose reel systems	BCA Clause E1.4, AS 2441-2005 (Amdt 1)		
Fire hydrant systems	BCA Clause E1.3, AS 2419.1-2005 (Amdt 1) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Fire safety notices	Clause 183 of EP&A Regulation 2000		
Fire seals protecting openings in fire-resisting components of the building	BCA Clauses C3.12, C3.13, C3.15, Spec A2.4 & Spec C3.15, AS 1530.4-2005 & AS 4072.1-2005 (Amdt 1)		✓
Materials and assemblies required to have fire hazard properties	BCA Clause C1.10, Spec C1.10, AS/NZS 1530.3-1999, AS 4254.1-2012, AS 4254.2-2012, AS/NZS 3837-1998, AS ISO 9705-2003		✓
Mechanical air handling systems	BCA C3.15, E2.2, Spec E2.2a, NSW E2.2b & NSW Table E2.2b &, AS/NZS 1668.1-1998 (Amdt 1), AS 1668.2-2012 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Passenger lift fire service controls	BCA Clauses E3.7, E3.9, E3.10, AS 1735.11-1986, AS 1735.12-1999 (Amdt 1)		
Perimeter vehicular access for emergency vehicles	BCA Clause C2.4 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Passenger lift fire service controls	BCA Clauses E3.7, E3.9, E3.10, AS 1735.11-1986, AS 1735.12-1999 (Amdt 1)		
Portable fire extinguishers	BCA Clause E1.6 , AS 2444-2001 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Pressurising systems	BCA Clauses D1.7, E2.2, Spec E1.8 & Spec E2.2a , AS/NZS 1668.1-1998 (Amdt 1) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Required exit doors (power operated)	BCA Clause D2.19(b)(iv) & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Smoke hazard management systems	BCA Clause E2.2, NSW E2.2, Spec E2.2a, Spec E2.2b, Spec E2.2c, AS/NZS 1668.1-1998 (Amdt 1) & AS 1670.3-2004 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Sound systems and intercom systems for emergency purposes	BCA Clause E4.9, AS 1670.4-2004		
Stretcher facilities in lifts	BCA Clause E3.2, E3.8		
Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016	Recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
EXISTING MALL			
Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS 1851.3-1985	✓	
Automatic fire detection & Alarm System	AS 1670-2001, AS 1851.8-1987	✓	
Emergency Warning and Intercommunication System (EWIS)	AS 2220.1/2, AS 4428.1-1998, AS1851.10	✓	
Fire Hydrants	AS 2419.1-1996, AS 1851.4-1992	✓	
Hose reel system	AS 2441-1988, AS 1851.2-1995	✓	

Statutory & Other Fire Safety Measure	Minimum Standard of Performance	Currently Implemented	Proposed Implementation
Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995	✓	
Emergency lighting	AS 2293.1, BCA E4.2 & E4.4	✓	
Exit signs	AS 2293.1, BCA E4.5 & E4.8	✓	
Fire doors	AS 1905.1-1997	✓	
Automatic fail-safe devices	BCA D2.19, D2.21	✓	
Warning and operational signs	LGA 654, BCA D2.22 & D2.23	✓	
Mechanical air handling system/smoke control	AS 1668.1	✓	
Fire dampers	AS 1668.1, AS 1682.1 & 2	✓	
Fire seals protecting openings in fire resisting components of the building	AS 4072.1-1992, AS 1530.4-1975	✓	
Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg. 2000	✓	

Critical Fire Safety Measures (enter Nil if there are no Critical Fire Safety Measures)	Minimum Standard of Performance	Currently Implemented	Proposed Implementation
Nil			

***Notes:**

1. Critical Fire Safety Measures are measures that must be certified at intervals of less than 12 months.
2. An earlier fire safety schedule issued for the building is superseded by a later fire safety schedule, and ceases to have effect when the later fire safety schedule is issued

APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE & APPOINTMENT OF THE PCA

checkpoint
building surveyors

INFORMATION FOR THE APPLICANT

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- It is recommended that applicants should obtain a planning certificate issued under Section 149 of the Environmental Planning and Assessment Act 1979 from the local Council and provide it with this application. This may expedite the determination of the application.
- Applications for complying development certificates must be delivered to the principal office of Checkpoint building surveyors by hand, post or transmitted electronically. Applications MAY NOT be sent by fax.
- Depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (e.g. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

SECTION A. APPLICANT DETAILS

Note - This must be the person having the benefit of the complying development certificate. This cannot be the builder unless they own the land on which the work is to be carried out.

Mr ☐ Ms ☒ Mrs ☐ Dr ☐

Other:

Company

Applicant Name (company or individual)

Cotton on Group

Applicant Address (Unit/Street no., Street Name, Suburb or Town, State, Postcode)

59 Capital Link Drive, Campbellfield VIC 3061

Phone

Fax

Mobile

03 9357 7777

Email:

Trent Robertson trent.robertson@cottonon.com.au

Signature



Date: 05 / 04 / 2016

SECTION B. ADDRESS OF THE LAND ON WHICH THE DEVELOPMENT IS TO BE CARRIED OUT

Note - Location and title details of the land are shown on your rate notices and property deeds.

Unit / Street

Street Name

Shop MM02

Jacksons Road, Warriewood Square

Suburb or Town

State

Postcode

Warriewood

NSW

2012

Lot no.

DP / SP no.

SECTION C. DESCRIPTION OF THE 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.)

Does the development relate to building work or subdivision?

☒ Building Work

☐ Subdivision

Description of the work

Proposed shop fitout for "Cotton On Mega"

Existing BCA Classification

Proposed BCA Classification

6

6

Estimated Cost of Works (including GST)

\$816,773

The estimated cost of works includes all labour and material costs associated with all demolition, preparation works and construction of the development. GST must be included in your estimated cost of works.

SECTION D. RECEIPT OF APPLICATION

This Complying Development Certificate Application was received by Checkpoint Building Surveyors on:

Date Received:



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

SECTION E. ENVIRONMENTAL PLANNING INSTRUMENT

Provide the name of the 'environmental planning instrument' under which the development is complying development and, if the development is specified as complying development by a 'development control plan' referred to in that instrument, the name of the 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 EPI may refer to another instrument called a 'Development Control Plan' (DCP) which contains more detailed provisions which supports the EPI. A DCP may specify certain development as being complying development under the EPI.

☒ State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008

☐ Other Environmental Planning Instrument (EPI)

Name of EPI

Name of Development Control Plan

Does the development involve a change of use of a building or part (Other than a BCA Change of use)?

☐ Yes

☒ No

SECTION F. 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? _____

SECTION G. PART 5A OF SEPP (EXEMPT & COMPLYING DEVELOPMENTS CODES) 2008

Has this application been made for the purpose of a new building, or the alteration of, or addition to an existing building, to which Part 5A of SEPP (Exempt & Complying Development Codes) 2008 applies:

☐ Yes ☒ No

If yes, then you must indicate the following:

Is the subject land on which this development is to be carried out used for, or was it formerly used for the purpose listed in Table 1 to Clause 3.2.1 of the documents entitled *Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land* and published in 1998 by the Department of Urban Affairs and Planning and the Environmental Protection Authority

☐ Yes ☒ No; or

Is the subject land on which the development is to be carried out on the list of sites notified under section 60 of the Contaminated Land Management Act 1997

☐ Yes ☒ No

SECTION H. OWNER(S) CONSENT

- Every owner of the land must sign this application.
- If the owner is a company, this form must be signed by an authorised director of the company.
- If the property is a unit under strata title, or a lot in a community title, this form must be signed by the chairman or the secretary of the Body Corporate or the appointed managing agent.
- If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (e.g. power of attorney, executor, trustee, company director, etc.)

I/We confirm that I am / we are the owner(s) of the above Property. I/We:

- Consent to this application and any future amendments in relation to this application;
- Authorise the Applicant with details provided in Section A of this form to submit all relevant applications to the Certifying Authority/PCA for the issue of complying development certificate and occupation certificate for this development.
- Consent to the certifying authority granting staged approvals (if necessary) to this application.
- Consent to permit Checkpoint building surveyors staff to enter the land to carry out inspections relating to this application and any future amendments in relation to this application;
- Consent to appoint the Tenant, the contractors and consultants who are employed/ contracted or commissioned to carry out the proposed building work, as the Owner's agent to issue Fire Safety Certificates (as required under the Environmental Planning and Assessment Regulations 2000).

Company / Full Name (Owner 1)

ABN (if applicable)

See Attached Letter

Daytime Telephone

Mobile

Email

Signature



Date: / / 2016

Company / Full Name (Owner 2, if applicable)

ABN (if applicable)

Daytime Telephone

Mobile

Email

Signature



Date: / / 2016

SECTION I. APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

Appointment of Joshua Gary Graham as PCA:

Name of PCA

Joshua Graham

Accreditation Body:

Building Professionals Board

Accreditation No:

BPB1945

I, appoint Joshua Gary Graham of Checkpoint building surveyors as the PCA for the proposed work under this application and any future amendments in relation to this application.

I am the owner or person having the benefit of the complying development certificate.

Company / Full Name

Cotton on Group

Signature



Date:

05 / 04 / 2016

Postal Address

59 Capital Link Drive, Campbellfield VIC 3061

Daytime Telephone

03 9357 7777

Mobile

Email

trent.robertson@cottonon.com.au

SECTION J. AUTHORITY TO ENTER AND INSPECT LAND

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

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

SECTION K. LONG SERVICE LEVY PAYMENT

Information for the Applicant: Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

SECTION L. REQUIRED DOCUMENTATION TO ACCOMPANY AN APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE

- Applicants must provide the documents listed below that are relevant to the type of development that is proposed.
- Information that is incomplete may delay the process with more information being required.
- If the information that is provided is misleading or false any approval granted 'may be void'.

PART 1. ATTACHMENTS FOR FIRE LINK CONVERSIONS

Does the Application relate ONLY to a fire link conversion?

☐ Yes

☒ No

If yes,

- A plan that describes the location of the new fire alarm communication link and any associated works
- a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

PART 2. OTHER ATTACHMENTS

Site plan of the land

☐ Provide a site plan indicating:

- the location, boundary dimensions, site area and north point of the land,
- existing vegetation and trees on the land,
- the location and uses of existing buildings on the land,
- existing levels of the land in relation to buildings and roads,
- the location and uses of buildings on sites adjoining the land.

Provide a sketch of the development

☐ Provide a sketch which indicates:

- the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's

boundaries and adjoining development,

- floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made.
- proposed finished levels of the land in relation to existing and proposed buildings and roads,
- proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- proposed methods of draining the land,
- in the case of development to which Clause 4A applies, such other matters as any BASIX certificate for the development requires to be included on the sketch
- in the case of BASIX optional development – if the application for a complying development certificate is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under Clause 4A for it to be so accompanied), such other matters as any BASIX certificate for the development requires to be included on the sketch.

Does the development involve subdivision work?

☐ Yes

☒ No

If yes, provide appropriate subdivision work plans and specifications, which are to include:

- details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- detailed engineering plans as to the following matters:
 - a) earthworks,
 - b) roadworks,
 - c) road pavement,
 - d) road furnishings,
 - e) stormwater drainage,
 - f) water supply works,
 - g) sewerage works,
 - h) landscaping works,
 - i) erosion control works.
- copies of any compliance certificates to be relied on.

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure or work that relates only to fire link conversion)?

☒ Yes

☐ No

If yes, provide:

- a list of the Category 1 fire safety provisions that currently apply to the existing building,
- a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?

☐ Yes

☒ No

If yes, provide:

- A detailed description of the development (completing Section M of this Application).
- Appropriate building work plans and specifications, which are to include:
 - detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - a plan of each floor section, and
 - a plan of each elevation of the building, and
 - the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
 - the height, design, construction and provision for fire safety and fire resistance (if any),
 - specifications for the development:
- that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
- that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
- a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979. Section 85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.
- copies of any compliance certificate to be relied on,
- if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
- in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
- in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?

☐ Yes

☒ No

If yes, provide:

- a list of any existing fire safety measures provided in relation to the land or any existing building on the land (attached to this Application is a table that is suitable for you to import this information), and
- a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work (attached to this Application is a table that is suitable for you to import this information).

Does the development involve the erection of a wall to boundary that has a wall less than 0.9m from the boundary?

☐ Yes

☒ No

If yes, provide:

- A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to boundary that has a wall less than 0.9m from the boundary?

☐ Yes

☒ No

If yes, provide:

- A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the development involve the erection of a temporary structure?

☐ Yes

☒ No

If yes, provide:

- documentation that specifies the live and dead loads the temporary structure is designed to meet,
- a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- in the case of a temporary structure proposed to be used as a place of public entertainment--a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,
- copies of any compliance certificates to be relied on.

Does the development involve the use of a building as an entertainment venue or function centre, pub, registered club or restaurant?

☐ Yes

☒ No

If yes, provide:

- an entertainment venue is persons.
- a function centre is persons.
- a pub is persons.
- a registered club is persons.
- a restaurant is persons.

Does the development involve building work (see-note below) in respect of which alternative solution under the Building Code of Australia in respect of fire safety requirements is proposed?

☐ Yes

☒ No

If yes, provide either or both of the following from a "fire safety engineer" (i.e. private accredited certifier holding Category C10 accreditation):

- a compliance certificate (as referred to in Section 109C(1)(a)(v) EP&A Act that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.

***Note:** The above requirement only applies to building work in respect of:

- a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- any building (other than a class 9a building) that is proposed to have:
- a fire compartment with a total floor area of more than 2000 square meters, or
- a total floor area of more than 6000 square meters, that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.

Does the proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternative solution relating to a fire safety requirements under the BCA?

☐ Yes

☒ No

If yes, provide:

- A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.

Will this Application be for development to which Part 5A of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies

☐ Yes

☒ No

If yes, provide:

- a certificate issued by Roads and Maritime Services certifying that any impacts on the surrounding road network as a result of the development are acceptable or will be acceptable if specified requirements are met, but only in a case where:
 - i. the development is for the purposes of a new building, or the alteration of or addition to an existing building, to which Part 5A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies, and

- ii. the total gross floor area of the new building or the existing building as altered or added to will be 5,000 square metres or more, and
- iii. the site on which the development is to be carried out has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90 metres of the connection,
- if the development is proposed to be carried out on land referred to in clause 3 (i) of this Schedule, a statement issued by a qualified person certifying that:
 - i. the land is suitable for the intended purpose of the development having regard to the contamination status of the land, or
 - ii. the land would be so suitable if the remediation works specified in the statement were carried out,
- if a development standard applying to the development requires that development must be set back from any registered easement:
 - i. a copy of the certificate of title for the lot on which the development is to be carried out, and
 - ii. if the land is subject to a registered easement—a title diagram for the lot and any adjoining lot that benefits from the easement.

Does the Application relate to an alteration to a hydraulic fire safety system?

☐ Yes

☒ No

If yes, provide:

- a plan that indicates the location of the hydraulic fire safety system alteration and any associated works, and
- a document that describes:
 - i. the required pressure and flow characteristics of the hydraulic fire safety system that is to be altered, and
 - ii. the pressure and flow characteristics that will be available from the town main following mains pressure reduction by or on behalf of the relevant water utility, and
 - iii. the design, construction and performance of the hydraulic fire safety system alteration and any associated works.

Does the Application involve BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained?

☐ Yes

☒ No

If yes, provide:

- the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"—see below):

- development that involves the erection (but not the relocation) of a BASIX affected building,
- development that involves a change of building use by which a building becomes a BASIX affected building,
- development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

- development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

- development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

SECTION M. DESCRIPTION OF THE DEVELOPMENT

Please complete this schedule. This information will be sent to the Australian Bureau of Statistics

Each New Building

Number of storeys (including underground floors) in the building.

Gross floor area of the building (m²)

Gross site area of the land on which the building is to be erected (m²)

Each New Residential Building

Number of existing dwellings on the land on which the new building is to be erected?

Number of those existing dwellings that are to be demolished in connection with the erection of the new building?

Number of dwellings to be included in the new building?

Whether the new building is to be attached to any existing building?

☐ Yes

☐ No

Whether the new building is to be attached to any other new building

☐ Yes

☐ No

Whether the land contains 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
☐ Brick Veneer		12	☐ Aluminium		70
☐ Full Brick		11	☐ Concrete		20
☐ Single Brick		11	☐ Concrete Tile		10
☐ Concrete Block		11	☐ Fibrous Cement		30
☐ Concrete / Masonry		20	☐ Fibreglass		80
☐ Concrete		20	☐ Masonry/Terracotta Shingle Tiles		10
☐ Steel		60	☐ Slate		20
☐ Fibrous Cement		30	☐ Steel		60
☐ Hardiplank		30	☐ Terracotta Tiles		10
☐ Cladding – Aluminium		70	☐ Other		80
☐ Curtain Glass		50	☐ Unknown		90
☐ Other		80			
☐ Unknown		90			
Floor		Code	Frame		Code
☐ Concrete		20	☐ Timber		40
☐ Timber		10	☐ Steel		60
☐ Other		80	☐ Other		80
☐ Unknown		90	☐ Unknown		90

Application for Complying Development Certificate

Existing Fire Safety Schedule

(for the whole building and the land on which it is situated)

Item No.	Existing Measure	Is this measure installed in the building? Yes/No	If yes, enter the current standard of performance (e.g.: AS 2419.1-2005)
1	Access panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrants systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Path of travel for stairways, passageways and ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) Exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and heat vents		
27	Smoke control system		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-core doors		
32	Stand-by power systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS – Specify		

SEE ATTACHED
AFCS

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed: Name:
(owner/agent) Date:

Application for Complying Development Certificate

Proposed Fire Safety Schedule to be installed/modified in the building

(for the whole building and the land on which it is situated)

Item No.	Proposed New Measure	Is this measure to be installed/modified in the building? Yes/No	If yes, enter the proposed standard of performance (e.g.: AS 2419.1-2005)
1.	Access panels, doors and hoppers to fire resisting shaft		
2.	Automatic fail safe devices		
3.	Automatic fire detection and alarm system		
4.	Automatic fire suppression system (sprinkler)	YES	AS 2118.1.
5.	Automatic fire suppression system (others – specify)		
6.	Emergency lighting	YES	AS 2293.1
7.	Emergency lifts		
8.	Emergency warning and intercommunication system	YES	AS 2220.1.
9.	Exit signs	YES	AS 2293.1.
10.	Fire control centres and rooms		
11.	Fire dampers		
12.	Fire doors		
13.	Fire hydrants systems		
14.	Fire seals (protecting openings in fire resisting components of the building)	YES	AS 1530.1.
15.	Fire shutters		
16.	Fire windows		
17.	Hose reel system		
18.	Light weight construction		
19.	Mechanical air handling systems		
20.	Path of travel for stairways, passageways and ramps		
21.	Perimeter vehicle access for emergency vehicles		
22.	Portable fire extinguishers	YES	AS 2444.
23.	Pressurising system		
24.	Required (automatic) Exit doors		
25.	Safety curtains in proscenium openings		
26.	Smoke and heat vents		
27.	Smoke control system		
28.	Smoke dampers		
29.	Smoke detectors and heat detectors		
30.	Smoke doors		
31.	Solid-core doors		
32.	Stand-by power systems		
33.	Wall wetting sprinkler and drencher systems		
34.	Warning and operational signs		
35.	OTHERS – Specify		

This is an accurate statement of all the proposed fire safety schedule to be installed/modified in the whole building and the land on which it is situated.

Signed: Name:
 (owner/agent) Date:

NOTICE OF INTENTION TO COMMENCE WORK & APPOINTMENT OF PCA

checkpoint
building surveyors

INFORMATION FOR THE APPLICANT

This form can be used to:

- notify the council and the principal certifying authority that you intend to commence building or subdivision work,
- notify the council and the authority that granted development consent or a complying development certificate that you have appointed a principal certifying authority,
- notify council and the authority that granted development consent or complying development certificate that the accredited certifier accepts their appointment as the principal certifying authority,

In accordance with the requirements of the Environmental Planning and Assessment Act 1979, Sections 81(1), (2) & (3) and 86(1) & (2)

**Note: a separate notice will be forwarded to the person with the benefit of the development consent or complying development certificate notifying of any critical stage inspections and other inspections that are to be carried out in respect of building or subdivision works*

SECTION A. DETAILS OF THE APPLICANT / PERSON GIVING NOTICE

Note - This must be the person having the benefit of the development consent or complying development certificate. This cannot be the builder unless they own the land on which the work is to be carried out.

Mr ☐ Ms ☐ Mrs ☐ Dr ☐

Other:

Company

Applicant Name (company or individual)

Cotton on Group

Applicant Address (Unit/Street no. , Street Name, Suburb or Town , State , Postcode)

59 Capital Link Drive, Campbellfield VIC 3061

Daytime Telephone

Fax

Mobile

03 9357 7777

Email

Trent Robertson trent.robertson@cottonon.com.au

Signature



Date: 05 / 04 / 2016

SECTION B. ADDRESS OF THE LAND ON WHICH THE DEVELOPMENT IS TO BE CARRIED OUT

Note - Location and title details of the land are shown on your rate notices and property deeds.

Unit / Street no.

Street Name

Shop MM02

Jacksons Road, Warriewood Square

Suburb or Town

State

Postcode

Warriewood

NSW

2012

Lot no.

DP / SP no.

SECTION C. DESCRIPTION OF THE 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.)

Does the development relate to building work or subdivision?

☒ Building Work

☐ Subdivision

Description of the work

Proposed shop fitout for "Cotton On Mega"

SECTION D. DETAILS OF THE DEVELOPMENT APPROVAL(S)

Development Application no.

Date the development consent was granted

OR

Complying Development Certificate no.

Date the certificate was granted

CBS161794

22/4/2016

Construction Certificate no.

Date the certificate was granted

SECTION E. RECEIPT OF APPLICATION

This Notice was received by Checkpoint Building Surveyors on:

Date Received:

RECEIVED
5/4/16

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

SECTION F. STEPS TAKEN BY THE APPLICANT/PERSON WITH THE BENEFIT OF THE DEVELOPMENT CONSENT OR COMPLYING DEVELOPMENT CERTIFICATE

Indicate the steps that you have taken by ticking the appropriate boxes below ☒.

- ☒ I have met all of the conditions in the development consent or the complying development certificate required to be satisfied prior to commencement of any building or subdivision works.
- ☒ The owner or the person with the benefit of the development consent or complying development certificate has appointed the principal certifying authority for the whole project as described in Sections B & C above. (Refer to the construction certificate/complying development certificate and appointment of principal certifying authority form)

Principal Certifying Authority

Name of PCA

Joshua Gary Graham

Accreditation Body:

Building Professionals Board

Accreditation No:

BPB1945

Postal Address

Studio 9, Shop 10-11, 38 Exchange Parade, Smeaton Grange, NSW, 2567

Daytime Telephone

Mobile

Email

02 4647 3023

joshuag@check-point.com.au

SECTION G. RESIDENTIAL BUILDING WORK

PART 1. Are you going to be carrying out any residential building work?

- ☐ Yes  Please complete Part 2 and 3 below
- ☒ No  Please go directly to Section H

PART 2. Are you an owner builder?

- ☐ Yes  What is your owner builder permit number:
- ☐ No  The work must be carried out by a principal contractor who is the holder of a valid contractor license. As the person with the benefit of the development consent or complying development certificate, you are responsible for notifying your principal contractor of any critical stage inspections and other inspections. This information will be forwarded to you with this appointment of the principal certifying authority.

Provide the details of the principal contractor for this residential development below:

Postal Address

Principal contractors license no.

Daytime Telephone

Mobile

Email

Name of the insurer by which work is insured under Part 6 of the Home Building Act 1989 (Copy of Home Warranty Insurance)

***Note:** If arrangements for doing the residential building work are changed while the work is in progress so that the information above 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.

Part 3. Does Clause 74 (Exemptions from insurance for multi-storey buildings) of the Home Building Regulation 2004 apply to this development?

- ☐ Yes  Please go directly to Section H
- ☐ No  Please go to Part 4 below.

Part 4. Is the reasonable market cost of the labour and materials to be used less than \$12,000?

- ☐ Yes  Attach to this notice a declaration (signed by each owner of the land) that the reasonable market cost of labour and materials to be used is less than \$12,000.
- ☐ No  Attach to this notice evidence (a certificate of insurance pursuant to Part 6 of the Home Building Act) that the licensed person to

carry out this type of work

*Note: Where an owner-builder engages any sub-contractor for any work component exceeding \$12,000 in cost, a contract of insurance pursuant to Part 6 of the Home Building Act must be in force for each component.

SECTION H. DATE THE WORK WILL COMMENCE

The building/subdivision work described above is intended to commence on (*Note: this date cannot be less than 2 days from the date of this notice)

DATE OF COMMENCEMENT:

Day / Month / Year

27/4/2016

SECTION I. ACKNOWLEDGEMENT BY PRINCIPAL CERTIFYING AUTHORITY

The principal certifying authority must sign this notice.

- ☒ I acknowledge that in the case of residential building work, I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.
- ☒ I acknowledge that I have been appointed as the Principal Certifying Authority for this development.
- ☒ I can confirm that contributions and levies payable under Section 85A (9) have been paid.
- ☒ I can confirm that receipt for payment of the security and bonds has been received, in accordance with Clause 136M of the EP&A Regulation 2000.
- ☒ I am satisfied that the preconditions of complying development certificate have been met before commencement of work.

Applicant Name (company or individual)

Joshua Gary Graham

Applicant Address (Unit/Street no. , Street name, Suburb or Town , State , Postcode)

Studio 9, Shop 10-11, 38 Exchange Parade, Smeaton Grange, NSW, 2567

Daytime Telephone

Email

Mobile

joshuag@check-point.com.au

0418 211 132

Signature



Date:

22/4/2016

SECTION J. PRIVACY POLICY.

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.

ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of Statement	☒ annual ☐ supplementary (Tick One)
Annual statement name owner/agent address	I Ray Humphrey of EnFact PTY LIMITED SUITE 202, 43 HUME ST, CROWS NEST NSW 2065 Certify: (a) That each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:- (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and (c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.
Identification of building Location	House/unit no or name: WARRIEWOOD SQUARE Street 12 Jacksons Road Suburb WARRIEWOOD NSW 2102 Description of part (where applicable): WHOLE OF BUILDING
Owner's details Name Address	FEDERATION CUSTODIAN PTY LTD (ACN 077 870 243) & ISPT PTY LTD (CAN 064 041 283) 12 Jacksons Road Warriewood NSW 2102 Phone: (02) 9913 4444 Fax: (02) 9913 1056

ANNUAL FIRE SAFETY STATEMENT

Item No.	Fire Safety Measure	Assessed	BCA or Other	Relevant Australian Standard or Other Standard
1.	Automatic fail safe devices	22.09.2015	BCA D2.19 & D2.21	
2.	Automatic fire suppression systems (Sprinklers)	20.08.2015	BCA Clause E1.5	AS 2118.1 – 2005 AS 1951.3 – 1985
3.	Automatic fire detection & alarm system	22.09.2015	BCA Spec E2.2a	AS 1670 – 2001 AS 1851.8 – 1987
4.	Emergency Warning & Intercommunication System (EWIS)	22.09.2015	BCA Spec E2.2a	AS 2220.1 & 2 AS 4428.1 – 1998 AS 1851.10
5.	Fire hydrant systems	26.09.2015	BCA Clause E1.3	AS 2419.1 – 1996 AS 1851.4 – 1992
6.	Fire hose reel systems	26.09.2015	BCA Clause E1.4	AS 2441 – 1988 AS 1851.2 – 1995
7.	Portable fire extinguishers	26.09.2015	BCA Clause E1.6	AS 2444 – 2001 AS 1851.1 – 1995
8.	Emergency lighting	12.08.2015	BCA Clause E4.2, E4.4	AS 2293.1
9.	Exit signs	12.08.2015	BCA Clause E4.5 & E4.8	AS 2293.1
10.	Fire doors	26.09.2015	BCA Clause C3.5, C3.8	AS 1905.1 – 1997
11.	Warning & operational signs	22.09.2015	LGA 654, BCA D2.22 & D2.23	
12.	Mechanical air handling systems / smoke control	22.09.2015	BCA Clauses E2.2	AS 1668.1
13.	Fire dampers	22.09.2015	BCA Clause C3.15	AS 1668.1 AS 1682.1 & 2
14.	Fire seals protecting openings in fire-resisting components of the building	26.09.2015	BCA Clause C3.15, Spec A2.4 & Spec C3.15	AS 1530. 4 – 1975 AS 4072.1 – 1992
15.	Paths of travel stairways, passageways or ramps	26.09.2015	BCA D2.7	EP&A Regulation 2000
Date on which building or part of building was inspected		Dated this 22nd September 2015		
Date of statement		Dated this 15th October 2015		
Authorisation				
Federation Centres		Ray Humphrey	Agent	
		Print Name	Owner/Agent	Signature

FALSE OR MISLEADING STATEMENTS

A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with a consent authority or certifying authority for the purposes of the Act or this Regulation (Clause 283 of the Environmental Planning and Assessment Regulation 2000)

NOTES:

A copy of this statement (together with a copy of the current fire safety schedule) must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades, Fire Safety Division, Locked Bag 12, PO GREENACRE NSW 2190.

A copy of this statement (together with a copy of the current fire safety schedule) must be prominently displayed in the building.

DESIGN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

SUBJECT PREMISES: Shop MM002 Warriewood Square, Jacksons Road
PROJECT DESCRIPTION: Internal shop fit out for 'Cotton On Mega'
CDC No. CBS 152640
CERTIFYING AUTHORITY: Checkpoint Building Surveyors

Item no.	Design criteria	Legislative requirements (2014)
1.	All floor, wall and ceiling materials and linings will have fire hazard properties complying with Clause C1.10 & Specification C1.10 of the BCA as applicable	Specification C1.10 of the BCA requires floor, walls and ceilings to comply with CRF values, Group numbers appropriate to the types of construction and smoke development indices requirements as nominated in that part of the BCA.
2.	All floor linings will have appropriate slip resistant surface linings complying with Section D of the BCA	Floor linings must be appropriate to the occupancy usage in accordance with the requirements of HB 197:1999 An introductory guide to the slip resistance of pedestrian surface materials.
3.	All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA	Clause D2.21 of the BCA requires all door handles to: "Be readily openable without a key from the side that faces a person seeking egress, by a single hand downward or pushing action on a single device which is located between 900mm and 1,100mm from the floor
4.	All exits and paths of travel to an exit from any point on the floor, including the minimum unobstructed width of any path of travel to exits, will comply with Clause D1.6 of the BCA	Clause D1.6 of the BCA requires that the unobstructed width of each exit or path of travel to an exit, except for doorways, (including spacing of shop fittings) must not be less than 1000mm.
5.	All glazing including decals will comply with AS 1288.1-2006, AS 2047 and AS 1170.1 and AS1428.1-2009.	Part B1.4(h) of the BCA requires all glazing to comply with AS 1288-2006 and AS 2047-1999. Part B1.2 of the BCA requires glazing members to compliance with Structural Loading Code AS 1170.1.
6.	Disable access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4;	Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4
7.	Artificial lightning not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable	Clause J6.2 (b) & Table J6.2a of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m ² for general retail space and 18W/m ² for restaurant/café (excluding lighting in display cabinet, signage and emergency lighting).
8.	All required essential fire safety measures will be provided and /or adjusted (where appropriate) to comply with the base building fire safety schedule and alternative solution requirements, unless otherwise altered in the fire safety schedule issued with the CDC approval for the proposed works. Refer to Fire Safety Schedule (or Annual Fire Safety Statements) issued for the base building and the CDC issued for the proposed works.	

I, the undersigned, confirm that:

The proposed works have been designed in accordance with BCA and in particular, the above BCA design specification by appropriately qualified persons who have:

- Appropriate current professional indemnity insurance to the satisfaction of the building owner or the principal authorising the design work; and
- Relevant experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentations required to demonstrate compliance with the BCA will be forwarded to Checkpoint Building Surveyors prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

Name of designer: <u>Martin Kwaskowski</u>
Qualification/s: <u>Interior Architecture of Design B/A</u>
Business name: <u>Cotton On</u>
Business address: <u>14 Shepherd Court North Geelong VIC</u>
Business telephone: <u>03 5277 7000</u>
Signature: 
Dated: <u>4/4/2016</u>

15 April 2016

The General Manager
Pittwater Council
PO Box 882
MONAVALLE NSW 1660

Attention: **The Manager, Building Compliance**
 Pittwater Council

RE: Clause 129D - Notification of Significant Fire-safety Issue
 Building Address: 12 Jackson Road, Warriewood

Dear Sir/Madam

We are undertaking an assessment of an application for works at the above premises.

Clause 129D of the EP&A Regulation requires that an Accredited Certifier notify Council in the event he/she becomes aware of a "significant" fire-safety issue. We note that the subject building is not a new building and hence does not comply with the current version of the Building Code of Australia (BCA), which changes from year to year.

It is our view that clause 129D is not workable and places an onerous obligation on Private and Council certifiers. In the absence of any clear regulatory clause, the legal advice received by the AAC is that we should treat any departure from the current version of the BCA as "significant".

Accordingly, please note the following:

Fire-safety Issue identified	The building does not comply with Parts C, D, E, G and H (as appropriate) of the current version of the BCA.
Part of the building affected	All

This notification is made purely to offset the legal risk imposed on us by Clause 129D and does not necessarily mean that the building is less safe than the community accepted standard for levels of fire safety in existing building stock.

The AAC are calling for the repeal of this unworkable and onerous legislative change, and would like your council through the Local Government and Shires Association to also call for the repeal of this legislation, so that a workable solution can be found to this issue.

Please note that this notification is confidential in nature between the council and our company, and should not be disclosed to any third parties or public in any ongoing council correspondence.

Regards,



State Manager NSW
Joshua Graham

AAC Position Paper: EP&A Amendment (Fire Safety) Regulation 2014

AAC Position Paper: EP&A Amendment (Fire Safety) Regulation 2014

9th Sep 14

The Association of Accredited Certifiers (AAC) is alarmed at the recently gazetted EP&A Amendment (Fire Safety) Regulation 2014, which has the potential to leave certifiers (public and private) with onerous liability in the carrying out of their work.

The AAC has sought for the urgent repeal of this legislation as the latest changes to Clause 129D, 162D, 131, 132 of the EP&A Regulation by the Department of Planning has once again inflicted a regulatory change on Accredited Certifiers (public and private) without proper consideration of the impact.

We have written to the Minister for Planning and the NSW Premier asking for immediate attention to this issue. Copies of these letters are attached.

The attached Position Paper contains more information about the issues surrounding this new legislation and it outlines the AAC's recommendations to members on how to manage the process until the legislation is repealed, or changed to a more workable solution, in order to mitigate your risk.

[AACPositionPaper_FireSafetyRegs2014.pdf \(176 KB\)](#)

[Blank Letter - Significant Fire Issues AAC Format.docx \(17 KB\)](#)

[AAClettertoMinister_FireSafetyAmendmentReg_July14.pdf \(147 KB\)](#)

[AAClettertoPremier_FireSafetyAmendmentReg_July14.pdf \(151 KB\)](#)

**Add your comments to this
article**

Position Paper

EP&A Amendment (Fire Safety) Regulation 2014

DATE ISSUED

9 September 2014

BACKGROUND

The Association of Accredited Certifiers (AAC) is alarmed at the recently gazetted legislation, which has the potential to leave certifiers (public and private) with onerous liability in the carrying out of their work.

The AAC has sought for the urgent repeal of this legislation as the latest changes to Clause 129D, 162D, 131, 132 of the EP&A Regulation by the Department of Planning has once again inflicted a regulatory change on Accredited Certifiers (public and private) without proper consideration of the impact.

The new requirements are that

- Certifiers (public and private) must report to council any **“significant”** fire safety issues that they are aware of on application for any Part 4A or Complying Development Certificate (Clause 129D and 162D); and
- a Complying Development Certificate (CDC) cannot be issued unless the certifier (public and private) warrants that there are **“adequate”** measures in the building to provide **“safe”** egress in the event of fire on completion of the CDC works. (Clause 131 (2)(a)(a1) and 132(2)).

THE ISSUE

While this may seem simple, the problem is that there are no definitions for **“significant”** **“adequate”** or **“safe”**. The AAC has sought legal advice on this issue and the ramifications are that certifiers (public and private) are unable to exercise any discretion against these requirements without becoming liable for **any fire safety or egress shortcoming in the building** should there be an incident in the future.

Certifiers in both the Private and Local Government sectors are now placed in an untenable position, whereby any building approval, **no matter how minor the works**, carries a massive responsibility to **warrant the fire safety features** in an existing building.

Using the same example above, a certifier (public and private) in order to mitigate their risk according to Clause 129D, which equally applies to all approvals in existing buildings, and given the legal liability imposed by the new legislation, will be forced to notify Council that **upgrade of every fire system in every building will be warranted, whether it actually is or is not**.

Practise notes or Guidelines whilst handy for minor issues are, as found in the recent Supreme Court case on effective height, to have no weight and are not able to be relied upon for legal defence or protection.

What is most concerning about the entire process is the lack of evidence that buildings and their egress paths need to be upgraded so extensively or even at all. Building regulations from as far back as 30-40 years ago were still relatively rigorous. There is little evidence that the level of non-compliance of current building stock with current building regulations presents a real hazard to the occupants in practice. Building owners (and by association the superannuation funds representing the NSW tax payers) are being forced to spend millions of dollars upgrading buildings with relatively minor safety issues for no reason other than Codes and Standards constantly changing.

It has been highlighted to the Department and the Minister that there is already a framework within the legislation for the proportionate upgrade of truly deficient unsafe buildings through the Fire Order process and the DA process where Council can invoke a fire safety upgrade at any time.

The AAC has sought legal advice on this matter and the advice given has been that all issues should be notified in order for the certifier to fulfil the requirements.

AAC Advisory on Procedure for Clause 129D and 162D for Practising Certifiers

The AAC advocates that all Accredited Certifiers (both Public and Private) should use the attached blank word version letter for the notification purpose for Clause 129D and 162D for all Part 4A and Complying Development Certificates. (Blank Format Attached for use by all members)

The AAC has been in discussion with the Local Government and Shires Association advising of this notification approach, and it is hopeful that to avoid the legal ramification of these notifications on council that they also advocate to government for the removal of these clauses.

AAC Advisory for Clause 131(2)(a)(a1) and 132(2) for Practising Certifiers

These clauses require that a Complying Development Certificate (CDC) cannot be issued unless the certifier (public and private) warrants that there are “adequate” measures in the building to provide “safe” egress in the event of fire on completion of the CDC works. (Clause 131 (2)(a)(a1) and 132(2)).

As there is no guidance on what “adequate” or “safe” mean in regards to egress or any correlation back to the requirements of the BCA, the approach to these mandatory upgrades of these safe egress provisions is not at all clear.

The AAC is still awaiting a response to this issue from the Minister and the Department of Planning and again without any legal definition of these terms **safe** and **adequate** there is significant legal issues in these assessments, as well as the risk of many and varied levels of assessment within the industry.

The AAC is looking at getting these clauses repealed or changed to a more workable solution, if unsuccessful the AAC will provide further advice in the future to members on how members should approach these requirements.

Notwithstanding, the only way to avoid issues as a result of this clause is to advise Applicants to lodge DA applications and then Construction Certificates as opposed to Complying Development Certificates as these mandatory upgrade requirements do not apply to the DA or CC process.

As always, the AAC is continuing to speak with the Department of Planning and the relevant Ministers to work on repealing and altering this legislation to ensure a more workable and prescriptive regulation is developed for the industry.

Related information

- Environmental Planning and Assessment Amendment (Fire Safety) Regulation 2014
 - <http://legislation.nsw.gov.au/sessionalview/sessional/sr/2014-452.pdf>
- Complying development- Fire Safety Technical Guideline
 - http://www.planning.nsw.gov.au/Portals/0/BuildingInNSW/EC/Exempt%20and_complying_development_Fire_regulation_technical_guideline.pdf

Further information

For more information contact the Association of Accredited Certifiers on 1300 735 935.

Disclaimer: The Association of Accredited Certifiers (“the Association”) does not intend for this document to constitute complete or accurate advice or information, and highly recommend that the recipient of this document seek further advice or information from all necessary sources. The Association disclaims all responsibility for the accuracy of the information or advice provided in this document. The parties agree that the Association will not be liable for any loss or damage the recipient of this document suffers arising from a reliance on the information or advice contained herein. No warranties or assurances are given by the Association as to the suitability of the information or advice contained herein. The recipient of this document acknowledges that he or she is aware of the apparent risk associated with using this document and will use the information contained at his or her own risk.

New fire safety requirements when development affects an existing building

This technical guideline outlines new fire safety provisions that apply when proposed development affects an existing Class 1b to 9 building (as defined under the Building Code of Australia), which includes all buildings other than a detached house or outbuilding. These provisions replace clause 132A of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) in relation to complying development for commercial and industrial buildings built before 1 January 1993.

Introduction

This technical guideline provides advice on recent amendments to the Regulation made on 18 July 2014. These amendments introduce new fire safety provisions and repeal clause 132A of the Regulation. The new provisions apply when proposed development affects an existing Class 1b to 9 building (as defined under the Building Code of Australia), which includes all buildings other than a detached house or outbuilding. These amendments reflect current development application (DA) processes.

The new fire safety provisions

The amendments to the Regulation remove requirements for a building fire safety report to be submitted with the CDC, as previously required under Clause 132A.

The new fire safety provisions include:

1. A new obligation for certifying authorities and principal certifying authorities to notify council of any 'significant' fire safety issue upon becoming aware of such an issue (see clauses 129D and 162D).
2. Clearer inspection obligations for certifying authorities prior to issuing a CDC or construction certificate (see clauses 129B (1A) and 143B (2)).
3. New CDC development standards for changes of building use or internal alterations that reconfigure a building space that is occupied or will be occupied in the future (see clauses 131(2)(a1) and 132(2)).

1. New obligation to notify of existing 'significant' fire safety issues

A certifying authority or a principal certifying authority must notify the council in writing if, at any time during the course of their work, they become aware that the building has a 'significant' fire safety issue. If the certifying authority is the council, the council certifier must report the matter to the council.

This notification must:

- describe the issue, and the parts of the building affected, and

- be given to the council within 2 days of the certifying authority or principal certifying authority becoming aware of the issue.

This obligation applies to a certifying authority who has received an application for a CDC or a Part 4A certificate relating to an existing building. It also applies to principal certifying authorities appointed in relation to building work that affects an existing building. Unlike the repealed clause 132A it applies regardless of the building's age or development area.

Importantly, becoming aware of a 'significant' fire safety issue does not of itself prevent a CDC or Part 4A certificate from being issued, provided the written notice is given to the council.

Council to consider fire safety notifications

Upon receiving written notice from a certifying authority or principal certifying authority under clauses 129D and 162D of the Regulation, the council should consider the information contained within the notice and determine what action, if any, is required. Options include:

- The issue may not warrant action to be taken
- Issue a fire safety order that specifies how the significant issue must be addressed
- Issue a fire safety order that directs the owner to determine and specify how the significant issue will be addressed. This will result in a further fire safety order requiring that the agreed remedy be completed within a specified period of time.

No obligation to notify council in some circumstances

There is no obligation to notify the council if the proposed building works authorised by the development consent (including a CDC) or construction certificate will address the issue, or if the issue is already being addressed by a fire safety order or some other development consent that applies to the building.

In this case, good practice would suggest that the certifying authority or principal certifying authority

records the issue and indicates how it is being addressed in their approval documentation.

What is a significant fire safety issue?

Use of the word 'significant' ensures that minor matters do not need to be reported. For an issue to be considered 'significant' it would have to be of a nature or scale that would warrant a fire safety order (order No.6 under section 121B of the EP&A Act) to be issued to ensure adequate "provision for fire safety".

"Provision for fire safety" is defined by the EP&A Act to mean provision for any or all of the following:

- safety of persons in the event of fire
- prevention of fire
- detection of fire
- suppression of fire
- prevention of the spread of fire.

Significant fire safety issues in existing buildings may be influenced by:

- The age of the building –building standards have changed over time, but a report does not have to be made just because an existing building does not comply with today's standards. Only significant fire safety issues must be reported
- The nature of its construction
- Its configuration
- How well the building is maintained
- Whether the present use of the building is consistent with the building's approved purpose.

Examples of issues that may be considered 'significant' for fire safety include:

- Inadequate fire-resistance of building elements
- Inadequate fire compartmentalisation
- Multi-storey buildings with only a single exit, when two or more would be expected
- Open stairways connecting multiple storeys when fire-isolated stairways would be expected
- Buildings with obvious unauthorised and unacceptable modifications
- Missing or damaged fire safety measures of significance
- Obstructions to major escape routes
- Obstructions to access or facilities for fire fighters
- Excessive combustible materials
- Overcrowding
- Buildings with obvious unacceptable uses.

2. Clearer CDC/CC inspection obligations

Clauses 129B and 143B of the Regulation have also been amended. These provisions require compulsory inspection of the site by the certifying authority before issuing a CDC or construction certificate. The provisions have been amended to specify the minimum areas which must be inspected when proposed development affects an existing building:

- the part of the existing building affected by the proposed development, and
- any escape routes from that part.

The escape routes will not need to be inspected if the proposed development involves only external changes.

If the certifying authority becomes aware that the existing building has a 'significant' fire safety issue, the matter must be reported under clauses 129D or 162D (whichever is applicable). Reporting is not required if the proposed development will remedy the problem, or if the matter is already being addressed by a fire safety order or another development consent that applies to the building. These provisions ensure that the obligation to identify and notify council of any significant fire safety issues applies throughout the duration of the project, until an occupation certificate is issued.

3. New CDC development standards

Clauses 131 and 132 of the Regulation have been amended to introduce new development standards for CDCs that involve:

- a change of building use, or
- an internal alteration to an existing building that **reconfigures** a building space that is occupied or will be occupied in the future.

The new development standards require the certifying authority to be satisfied that the existing building will allow people to safely exit the part of the building affected by the development.

Reconfiguration work

Reconfiguration work may include the installation or relocation of walls, partitions and floors. Reconfiguration might extend the distance to an exit or otherwise reduce the ability to safely exit the building.

It does not include:

- Reconfiguration of an existing building space that is not usually occupied, such as a roof space or a subfloor space
- Works to the exterior of an existing building
- Building work that does not reconfigure an existing building space, such as installing new wall linings; replacing doors; building repairs; retrofitting, extending or modifying an existing building service or system (for example, a fire sprinkler system or mechanical ventilation system).

Alterations to an existing building may involve a combination of these building works and may affect more than one part of an existing building. In these circumstances, only the parts of the existing building that will be reconfigured will need to address the new CDC development standards.

Adequate measures to facilitate safe exit

Adequate egress measures do not necessarily need to be BCA compliant. Several approaches could be applied to determine adequacy – including expert judgement, or other assessment against relevant BCA performance provisions.

WASTE MANAGEMENT PLAN

This Waste Management Plan proposal is to be submitted with every application for development works.

LAND TO BE DEVELOPED

Street / Tenancy
No.:

Shop MM02

Street Name:

12 Jackson Road

Suburb:

Warriewood

Area (m²):

1400m²

THE DEVELOPMENT

Proposed Building Work:

Residential ☐ Commercial ☒ Industrial ☐

Description of Development:

Internal fit out for "Cotton On"

BUILDER / OWNER BUILDER

Name:

TBC

Postal Address:

Licence No.:

Contact No.:

Fax / E-mail:

GARBAGE RECEPTACLE

To be provided on site before commencement of works and until the works are completed ☒

To be provided with a tight fitting lid and suitable for reception of food scraps and paper ☒

[illegible]



15TH April 2016

Attn: Antony Robertson
Cotton On Group
59 Capital Link Dve
Campbellfield
Vic 3061

By email: antonyr@cottonon.com.au

Dear Antony

Warriewood Square, NSW – Tenancy MM02 – New Fitout

We hereby grant permission for you to apply for building approval by means of a DA, CDC or CC for the scheduled works at tenancy MM02 Australia Post in accordance with the approved drawings at Warriewood Square, NSW.

Should you have any queries please do not hesitate to contact me on 0400 428 347.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Sweeney", with a stylized flourish at the end.

Paul Sweeney
Tenancy Delivery Manager
Vicinity Centres

15TH April 2016

Attn: Antony Robertson
Cotton On Group
59 Capital Link Dve
Campbellfield
Vic 3061

By email: antonyr@cottonon.com.au

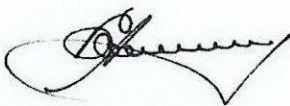
Dear Antony

Warriewood Square, NSW – Tenancy MM02 – New Fitout

We hereby grant permission for you to apply for building approval by means of a DA, CDC or CC for the scheduled works at tenancy MM02 Australia Post in accordance with the approved drawings at Warriewood Square, NSW.

Should you have any queries please do not hesitate to contact me on 0400 428 347.

Yours sincerely



Paul Sweeney
Tenancy Delivery Manager
Vicinity Centres



**CONSISTENCY REPORT FOR EXISTING ALTERNATIVE SOLUTIONS
ISSUED IN ACCORDANCE WITH CLAUSE 130(2) OF THE ENVIRONMENTAL PLANNING &
ASSESSMENT REGULATION 2000**

Location

Address: **Shop MM02, Warriewood Square**

Certifying Authority: **Joshua Graham
Checkpoint Building Surveyors**

Proposal

Scope of works: **Internal shop fit out for Cotton On**
Building Classification: **Class 6**
Architectural Plans Reviewed: **Refer to Schedule 1**
Conditions of Approval: **Refer to Schedule 1**

Statement

I Robert Kuman for and on behalf of CertCorp have assessed the proposed building works against the existing fire engineering reports for the building and the proposed works are consistent with the referenced fire safety engineering reports.

Dated: 20 April 2016

Robert Kuman
CertCorp

CertCorp | ABN 69 606 840 368

a PO BOX 5089 Greystanes NSW 2145

m 0423 252 747

e info@certcorp.net.au w www.certcorp.net.au





Schedule 1: Documentation & Conditions of Approval

Architectural Plans

Title	Prepared By	Drawing No.	Date
Floor Plan & Electrical Layout Plan	Cotton On	03	03.03.16
Shopfront Elevation & Plan	Cotton On	08	03.03.16

Fire Safety Schedule

Annual Fire Safety Statement by Ray Humphrey of EnFact Pty Limited, dated 15 October 2015.

Fire Engineering Reports

1. Fire Safety Engineering Report No. S13007 Revision FER 3.1, prepared by Olsson Fire & Risk Consulting Engineers, dated 10 February 2016.

Conditions of Approval

1. An assessment of the proposed internal shop fit out works against the Building Code of Australia has not been undertaken.
2. This statement does not relieve any other consultants or contractors of their legislative obligations.

CertCorp | ABN 69 606 840 368

a PO BOX 5089 Greystanes NSW 2145

m 0423 252 747

e info@certcorp.net.au w www.certcorp.net.au





Long Service
CORPORATION

Levy Online Payment Receipt

Building and Construction

COTTON ON GROUP
59-61 CAPITAL LINK DR
CAMPBELLFIELD VIC 3061

Application Details:

Applicant Name:	COTTON ON GROUP
Levy Number:	5125104
Application Type:	CDC
Application Number:	CBS161794
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	WARRIEWOOD SHOPPING SQUARE WARRIEWOOD NSW 2102
Value of work:	\$816,773
Levy Due:	\$2,858.00

Payment Details:

LSC Receipt Number:	237890
Payment Date:	20/04/2016 1:47:38 PM
Bank Payment Reference:	885949137
Levy Paid:	\$2,858.00
Credit card surcharge:	\$11.43
Total Payment Received:	\$2,869.43

Details

Project : COTTON ON
 Location: WARRIEWOOD
 Client: COTTON ON GROUP
 Prepared by: KH 18.04.2016

Wattage Allowances

Areas	Area usage	Dimming	Perimeter	Ceiling Height	Area (m ²)	W/m ² Allowance	W/m ²	Room Aspect Ratio	Dimming	Illumination Power Density Factor	Revised W/m ² Allowance
Sales	Retail space including a museum and gallery whose purpose is the sale of objects	None	166.900	4	1029.400	22	22647	1.01	1.00	1.0140	22335
Reserve	Storage with shelving higher than 75% of the height of the aisle lighting	None	64.500	4	65.800	10	658	0.59	1.00	0.5850	1125
Store Totals:					1095.200		23304.8				
Total Wattage Allowance:										23459	

BCA J6.2a Compliance

Qty	Type	Light Fitting	W Each	W Total
7	D1	33W LED DOWNLIGHT	37	259
35	D3	28W LED DOWNLIGHT	31	1085
22	D5	33W LED DOWNLIGHT	37	814
100	D16	39W LED DOWNLIGHT	42	4200
262	S1	33W LED TRACK LIGHT	37	9694
1	K3	35W LED MIRROR LIGHT	39	39
10	F1	2x28W FLUORO BATTEN	62	620
Watts Used:			16711	

Results Summary

Using the provisions of the BCA J6.2a the project has an allowance of;

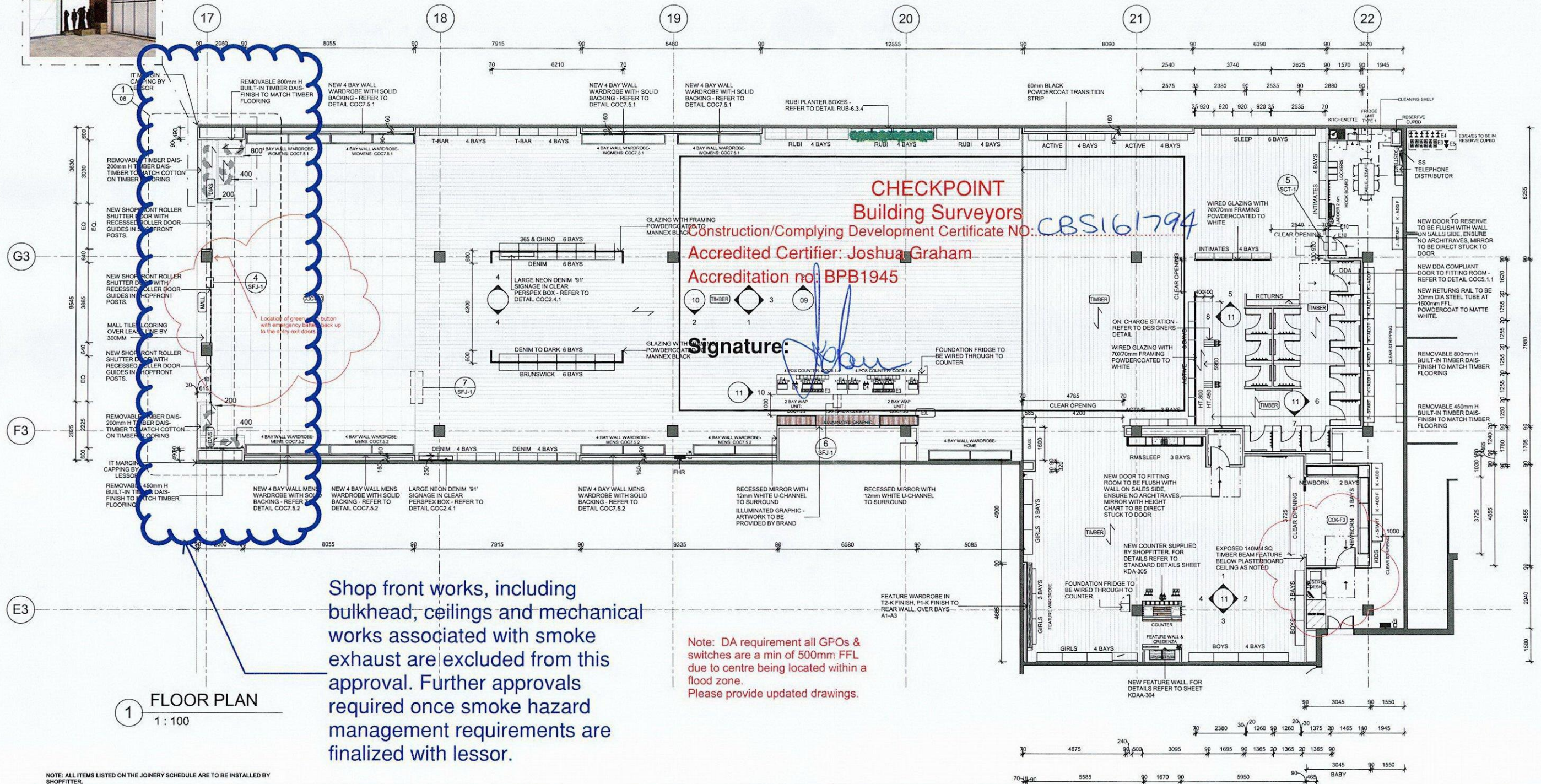
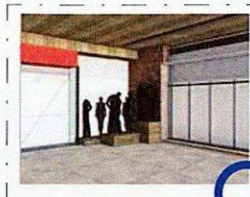
23459 Watts

And has an aggregate design illumination power load of;

16711 Watts

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

✓ OK



NOTE: ALL ITEMS LISTED ON THE JOINERY SCHEDULE ARE TO BE INSTALLED BY SHOPFITTER

RESERVE EQUIPMENT SCHEDULE				
ITEM	QTY	RMS CODE	REF DWG	
COTTON ON				
RESERVE LADDER 8FT (2.4m)	1	920093-96	SRD-10	
RESERVE SHELVEING ADD BAY	8	N/A	TBC	
RESERVE SHELVEING START BAY	4	N/A	TBC	
SAFE - 355mm(D) X 355mm(W) X 686mm (H)	1	920166-98	N/A	
SHOPFITTER				
20L PANASONIC NN-ST253W MICROWAVE	1	N/A	SRD-15	
DROP ZONE AREA	1	N/A	SRD-7	
HOOK BOARD WITH 4NO HOOKS	2	N/A	SRD-3	
KITCHENETTE 1450 WIDE	1	N/A	SRD-4.1	
KITCHENETTE FRIDGE UNIT WITH OH SHELVE	1	N/A	SRD-4.1	
NOTICE BOARD 1000 (W) X 1500 (H)	1	N/A	SRD-8	
PEDISTAL MOBILE METAL 2 DRAWER - FLUID DRAWER LOCKABLE	1	N/A	SRD-8	
PINBOARD 600 (W) X 1500 (H)	1	N/A		

RESERVE EQUIPMENT SCHEDULE				
ITEM	QTY	RMS CODE	REF DWG	
RESERVE CUPBD	1	N/A	SRD-1	
SHELF CLEANING - 300mm(D) X 1000mm(W)	1	N/A	SRD-5	
STILFORD QUANTUM 4 DOOR LOCKER GREY FINISH	3	N/A	N/A	
TABLE - 1500mm(W) X 600mm(D)	2	N/A	SRD-8	
TASK CHAIR	7	N/A	SRD-8	
WESTINGHOUSE BAR FRIDGE 110L	1	N/A	SRD-4	

ELECTRICAL FIXTURE SCHEDULE				
CODE	NAME	DESCRIPTION	QTY	Level
E1	ROUND FLUSH SPEAKER	ROUND FLUSH SPEAKER - FINISH TO MATCH CEILING (BY SHOPFITTER)	54	Ground Floor
E3	NETWORK OUTLET	RJ45 NETWORK OUTLET	37	Ground Floor
E4	GPO	DOUBLE GENERAL PURPOSE OUTLET	61	Ground Floor
E5	TELEPHONE/MODEM POINT	TELEPHONE/MODEM POINT	2	Ground Floor
E6	NEW SWITCHBOARD	ELECTRICAL SWITCHBOARD / DISTRIBUTION BOARDS MUST HAVE ADEQUATE CIRCULATION SPACE. MIN 1m TO FRONT & 500mm EITHER SIDE. NOTE: SWITCHBOARDS IN THE PATH OF TRAVEL TO EXITS ARE REQUIRED TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE SEALED DOORS	1	Ground Floor
E7	SECURITY MIRROR	SECURITY MIRROR 450 DIAMETER (BY SHOPFITTER)	5	Ground Floor
E8	SECURITY DOME	SECURITY DOME - FINISH TO MATCH CEILING (BY COTTON ON)	5	Ground Floor
E10	LIGHT SWITCH	1 TO BE CONNECTED TO SHOPFITTER LIGHTING SIGNAGE AND 1 TO BE CONNECTED TO SALES, FITTING ROOM AND RESERVE	2	Ground Floor
E11	FIRE EXTINGUISHER	FIRE EXTINGUISHER IN ACCORDANCE WITH LOCAL REGULATIONS	1	Ground Floor
E13	CEILING - GPO	GENERAL PURPOSE OUTLET - INSTALL ABOVE CEILING (FOR SECURITY CAMERA)	5	Ground Floor
E19	WIFI MODULE	WIFI MODULE - FINISH TO MATCH CEILING (BY SHOPFITTER)	1	Ground Floor

NOTE: - REFER TO RCP FOR SECURITY MIRRORS, SPEAKERS, CEILING GPO'S AND SECURITY DOME LOCATIONS

PHONE & DATA CABLING

NO. POS IN STORE OR COUNTER	PHONE LINES (ALL INSTALLED IN RESERVE)		CATSE (INSTALLED IN RESERVE & COUNTER)	
	AU, NZ, RSA & USA	ASIA & GERMANY	AU, NZ, RSA & USA	ASIA, BRAZIL
1	2	2	2	2
2	2	2	2	2
3	2	2	2	2
4	2	2	2	2
5	2	2	2	2
6	2	2	2	2
7	2	2	2	2
8	2	2	2	2
9	2	2	2	2
10	2	2	2	2

NOTES
CATSE - LABEL PORTS 1-5 THEN 6-10 & SO ON.

All building works to be in accordance with the building regulations, requirement to appropriate state and council

Contractors must verify and check all dimensions on site prior to commencing any works, shop drawings or fabrication. Figured dimensions take precedence over scaled dimensions. Any discrepancies should be immediately referred to the designer.

AREA SCHEDULE (COTTON ON - OP1)		
AREA	SQM	PERCENTAGE
ADULTS - HOME	24.10 m ²	2%
ADULTS - MEN	116.61 m ²	11%
ADULTS - WOMEN	320.29 m ²	29%
BODY	158.35 m ²	14%

AREA SCHEDULE (COTTON ON - OP1)		
AREA	SQM	PERCENTAGE
FITTING ROOMS	73.27 m ²	7%
RUBI	164.17 m ²	15%
RESERVE	67.14 m ²	6%
RUBI	78.04 m ²	7%

B	20.04.2016	CF	RESERVE DOOR / EXIT BUTTON
A	13.04.2016	CF	LL COMMENTS REVISION (EXCLUDING RCP)
-	04.03.2106	MD	TENDER ISSUE

REV. DATE BY DESCRIPTION
Contractor to Check and Verify All Dimensions on Site Before Commencing Any Work Shown

COTTON:ON

14 SHEPHERD COURT
NORTH GEELONG - 3215
VICTORIA AUSTRALIA
Phone +61 3 52 777 000 Fax 03 52 777 001
http://www.cottonon.com.au

WARRIWOOD SQUARE FLOOR PLAN & ELECTRICAL LAYOUT PLAN

SHOP MM02 WARRIWOOD SQUARE, JACKSONS ROAD, NSW

Scale:	As indicated at A1	Store No:	2089	Revision	
Date:	03.03.16	Sheet No:			
Drawn:	MD				
Checked:	FB				

03

B