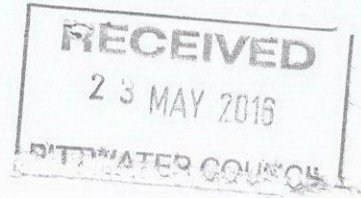


18 May 2016

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



Dear Sir / Madam,

**SHOP SP083, JACKSONS ROAD, WARRIEWOOD SQUARE, WARRIEWOOD NSW 2102
INTERNAL SHOP FIT OUT FOR "BARDOT JUNIOR"
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.: CBS162468

Date Determined: 18 May 2016

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

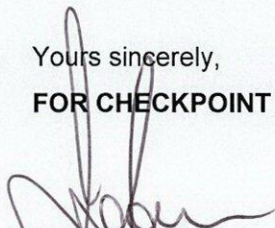
- Complying Development Certificate No. CBS162468 with associated Fire Safety Schedule issued by Checkpoint Building Surveyors in accordance with Part 4 of the Environmental Planning & Assessment Act 1979;
- A copy of the Complying Development Certificate Application and Appointment of the Principal 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

\$36 REC: 395372 23/5/16

18 May 2016

Bardot Junior
63 Victoria Crescent
ABBOTSFORD VIC 3067

Dear Naomi,

**SHOP SP083, JACKSONS ROAD, WARRIEWOOD SQUARE, WARRIEWOOD NSW 2102
INTERNAL SHOP FIT OUT FOR "BARDOT JUNIOR"
COMPLYING DEVELOPMENT CERTIFICATE**

Your recent application for a Complying Development Certificate & Appointment of the Principal Certifying Authority (PCA) dated 9 May 2016 has now been approved. We hereby enclose a copy of the Complying Development Certificate No. CBS162468 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:

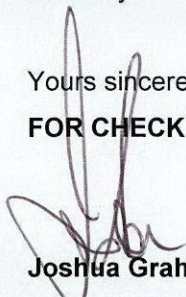
- **After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.**

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.

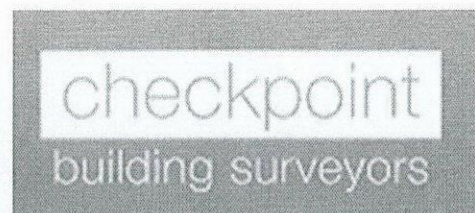
Yours sincerely,

FOR CHECKPOINT BUILDING SURVEYORS



Joshua Graham
State Manager NSW

COMPLYING DEVELOPMENT CERTIFICATE



Complying Development Certificate No.: CBS162468

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):

Bardot Junior

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

63 Victoria Crescent, Abbotsford, VIC, 3067

Daytime Telephone:

Fax:

Mobile:

03 9420 7951

Email:

Naomi.heath@bardot.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:

Bardot Junior

Address:

Shop Sp083 Jacksons Road, Warriewood Square, Warriewood NSW 2102

Description of work:

Internal shop fit out for "Bardot Junior" (Excluding 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.*

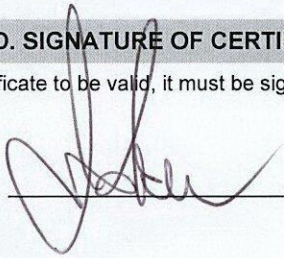
Date of this certificate: 18 May 2016

Date on which this certificate lapses: 18 May 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
BAR16003, A04	D	Annie Lai Architects	3 May 2016
BAR16003, A08	D	Annie Lai Architects	3 May 2016
BAR16003, A09	D	Annie Lai Architects	3 May 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	Bardot Junior	9 May 2016
2.	Notice of Commencement Works Form	Bardot Junior	9 May 2016
3.	Pre CDC Inspection for the purpose of Clause 129B	Joshua Graham for Checkpoint Building Surveyors	9 May 2016
4.	Receipt of Payment - Long Service Levy	Long Service Corporation	7 May 2016
5.	Waste Management Plan	Bardot Junior	7 May 2016
6.	Design Certificate (Compliance with the BCA)	Tess Kelleway	5 May 2016
7.	Alternative Solution Statement (pursuant to Clause 130(2E) of the EP&A Regulation 2000)	Robert Kuman for CertCorp	7 May 2016
8.	Various other documents relied upon	Bardot Junior	-

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 SP083, Jacksons Road, Warriewood Square, Warriewood NSW 2102
COMPLYING DEVELOPMENT CERTIFICATE NO.:	CBS162468
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 D2.19 & D2.21		
Automatic fire detection & alarm system	BCA Clauses Spec E2.2a, AS 1670.1-2004, AS/NZS1668.1-1998 (Amdt 1) & 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 & recommendations in Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		✓
Building occupant warning system	BCA Spec E1.5, Spec E2.2a & AS 1670.1-2004 Clause 3.22 & 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		✓
EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.42004		✓
Emergency Evacuation Plan	AS 3745 - 2002		
Fire control centres and rooms	BCA Spec. E1.8 and in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016 with regards to the fire control centre not located at the main entrance of the shopping centre.		
Fire dampers	BCA Clause C3.15, AS/NZS 1668.1 - 1998 & AS1682.1&2- 1990		
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 and in accordance with the outcomes of the 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 hydrant systems	BCA Clause E1.3 & AS 2419.1 - 2005 and in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Fire Resistance Levels	Carpark and Retail interface in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016, with the provision of 2 rows of sprinklers in the carpark area.		
Fire seals protecting openings in fire-resisting components of the building	BCA Clause C3.15, C3.16 & AS 1530.4 - 2005		✓
Lightweight Construction	BCA Clause C1.8, C3.17 & AS 1530.3-1999		
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		
Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016, with regards to the following: <u>Retail</u> • Maximum distance to a point of choice of 30m. • Maximum distance to an exit of 88m. • Maximum distance between alternative exits of 120m. • 46m of aggregate egress width provided in lieu of 52.5m. <u>Carpark</u> • 28m to an exit. • 165m between alternative exits. • >80m to an exit via a non-fire isolated exit.		✓
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		
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		✓
Smoke hazard management systems	BCA Part E2 & AS/NZS 1668.1 - 1998 and in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016, with regards to the following: • Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. • Egress corridor between new and existing shopping centre not provided with pressurisation.		
Wall-Wetting Sprinkler and Drencher Systems	BCA Clause C3.4 & AS 2118.2 - 1995 and in accordance with the outcomes of the Fire Engineering Report S13007 FER 3.2, prepared by Olsson Fire & Risk, dated 21 April 2016		
Warning and Operational Signs	EP&A Reg 2000 Clause 183, BCA Clause D2.23 and E3.3		

Statutory & Other Fire Safety Measure	Minimum Standard of Performance	Currently Implemented	Proposed Implementation
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	✓	
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:*

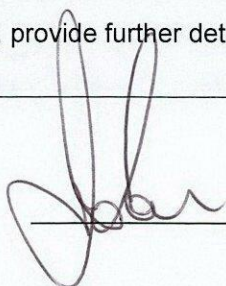
- 1. Critical Fire Safety Measures are measures that must be certified at intervals of less than 12 months.*
- 2. An earlier fire safety schedule issued for the building is superseded by a later fire safety schedule, and ceases to have effect when the later fire safety schedule is issued*

Clause 129B Record of Pre-CDC Inspection

Record of site inspection pursuant to clause 129C of the Environmental Planning & Assessment Regulation 2000

COMPLYING DEVELOPMENT CERTIFICATE DETAILS	
CDC lodgement date:	9 May 2016
CDC No.:	CBS162468
Address:	Shop SP083, Jacksons Road, Warriewood Square, Warriewood NSW 2102
Description of work:	Internal shop fit out for "Bardot Junior"
Accredited Certifier:	Joshua Gary Graham For Checkpoint Building Surveyors
Accreditation No.:	BPB1945
Type of inspection:	Inspection for the purposes of Clause 129B of the EP&A Reg.2000
RECORD OF SITE INSPECTION PURSUANT TO CLAUSE 129C OF THE EP&A REGULATION 2000	
129C(3)(h)	Provide details of the current fire safety measures in the existing buildings on the site that will be affected by the proposed development concerned: Accredited Certifier's Response: Refer to the attached Fire Safety Schedule which include a list of new and/or modified essential fire safety measures for the proposed development
129C(3)(i)	Do the plans and specifications accurately reflect the existing site conditions: Accredited Certifiers Response: ☒ Yes ☐ No (if not, than provide further details)
129C(3)(j)(i)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT BEING COMPLYING DEVELOPMENT? Accredited Certifiers Response: ☐ Yes (if so, provide further details) ☒ No
129C(3)(j)(ii)	Are there any features of the site, or any building on the site, that would result in the proposed development the subject of the CDC application NOT COMPLYING WITH THE BUILDING CODE OF AUSTRALIA? Accredited Certifiers Response: ☐ Yes (if so, provide further details) ☒ No

Signature of Accredited Certifier:



Date of inspection: 10 May 2016

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)

Bardot

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

63 Victoria Crescent, Abbotsford, VIC, 3067

Daytime Telephone

Fax

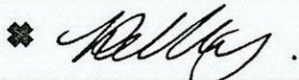
Mobile

03 9420 7951

Email

Naomi.heath@bardot.com.au

Signature



Date: 9/5/16

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 SP083

Jacksons Road, Warriewood Square

Suburb or Town

State

Postcode

Warriewood

NSW

2102

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 "Bardot"

Existing BCA Classification

Proposed BCA Classification

6

6

Estimated Cost of Works (including GST)

\$ 150,000

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).

RECEIVED
9.5.16

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:

/ /

Company / Full Name (Owner 2, if applicable)

ABN (if applicable)

Daytime Telephone

Mobile

Email

Signature



Date:

/ /

SECTION I. APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

Appointment of Joshua Gary Graham as PCA:

Name of PCA

Joshua Gary Graham

Accreditation Body:

Accreditation No:

Building Professionals Board

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

ABN (if applicable)

Bardot

Signature



Date:

9/5/16

Postal Address

63 Victoria Crescent, Abbotsford, VIC, 3067

Daytime Telephone

Mobile

Email

03 9420 7951

Naomi.heath@bardot.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		

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	AS2118.1
5.	Automatic fire suppression system (others – specify)		
6.	Emergency lighting	YES	AS2293.1
7.	Emergency lifts		
8.	Emergency warning and intercommunication system	YES	AS2220.1
9.	Exit signs	YES	AS2293.1
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	AS1580.1
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	AS2446
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:

3 May 2016

Attn: Naomi Heath | Store Project Manager

Bardot
63 Victoria Crescent
Abbotsford VIC 3067

Dear Naomi

Warriewood Square, NSW – Tenancy SP083 Bardot Junior – New Retail 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 SP083 Bardot Junior 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

Levy Online Payment Receipt

Building and Construction

BARDOT
57-63 VICTORIA CRES
ABBOTSFORD VIC 3067

Application Details:

Applicant Name:	BARDOT
Levy Number:	5126843
Application Type:	CDC
Application Number:	CBS162468
Approving Authority:	PITTWATER COUNCIL

Work Details:

Site Address:	SHOP SP083, 12 JACKSONS ROAD WARRIEWOOD NSW 2102
Value of work:	\$150,000
Levy Due:	\$525.00

Payment Details:

LSC Receipt Number:	239897
Payment Date:	7/05/2016 2:48:35 PM
Bank Payment Reference:	891364080
Levy Paid:	\$525.00
Credit card surcharge:	\$2.10
Total Payment Received:	\$527.10

DESIGN STATEMENT

Compliance with the Building Code of Australia

Site Details:			
Level/Unit/Shop no.	SP083	Street no. / Street name:	JACKSONS RD
Suburb:	WARRIEWOOD	State:	NSW
		Postcode:	2102
Description of Work:		RETAIL FITOUT	

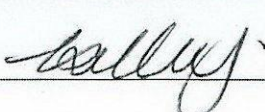
	Design Specification	Building Code of Australia (BCA) requirement (For version of BCA applicable as on the date of submission of CC or CDC)
1.	All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10 & C1.10 of the BCA as applicable;	<u>Specification C1.10</u> of the BCA requires floor, walls and ceilings to comply with Group number, CRF values and smoke development indices requirements as nominated in that part of the BCA.
2.	All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA;	<u>Clause D2.21</u> 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, except if it is fitted with a fail-safe device..."
3.	All automatic (power operated) doors will comply with D2.19 of the BCA.	<u>Clause D2.19(b)(iv)</u> of the BCA requires that a doorway serving as a required exit or forming part of a required exit, if fitted with a door which is power operated:- A. It must be able to be opened manually under a force of not more than 110N if there is a malfunction or power source failure; and B. If it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. <u>NSW D2.19(b)(v)</u> of the BCA requires that a power-operated door in a path of travel to a required exit, must be able to be opened manually under a force of not >110N if there is a malfunction or failure of the power source.
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 D1.6 of the BCA	<u>Clause D1.6</u> 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 1m.
5.	Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170	<u>Clauses D2.16 to D2.18</u> of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.
6.	Fire Hose Reels (FHR) & Fire Hydrant (FH) coverage to comply with relevant BCA requirements.	FHR coverage shall comply with <u>E1.4</u> of the BCA and <u>AS 2441</u> . FH coverage shall comply with <u>E1.3</u> of the BCA and <u>AS 2419.1</u> .
7.	All glazing including decals will comply with AS 1288.1-2006, AS 2047 and AS 1170.1 and AS1428.1-2009.	<u>Part B1.4(h)</u> of the BCA requires all glazing to comply with AS 1288-2006 and AS 2047-1999. <u>Part B1.2</u> of the BCA requires glazing members to compliance with Structural Loading Code AS 1170.1.
8.	Disable access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4;	<u>Part D3</u> of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4
9.	Artificial lightning not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable	<u>Clause J6.2 (b) & Table J6.2a</u> of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m ² for general retail space, 18W/m ² for restaurant/café and 7/9W/m ² for office space (excluding lighting in display cabinet, signage and emergency lighting).
10.	Artificial lighting for all rooms or space on a floor must be individually operated by a switch or other control device in accordance with J6.3(e) of the BCA.	<u>Clause J6.3(e)</u> of the BCA requires that artificial lighting in a natural lighting zone adjacent to windows in a storey of a class 5, 6 or 8 building, of more than 250m ² must be separately controlled from artificial lighting not in a natural lighting zone except where the room containing the natural lighting zone is less than 20m ² , or....
11.	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 CC/CDC approval for the proposed works. Refer to Fire Safety Schedule (or Annual Fire Safety Statements) issued for the base building and the CC/CDC issued for the proposed works.	

I, the undersigned, confirm that:

The proposed works will be designed and constructed in accordance with the above BCA design specification by appropriately qualified persons who have:

- Appropriate current professional indemnity insurance (taken up by the designer or his employer as appropriate) to the satisfaction of the building owner or the principal authorizing the design work; AND
- Relevant experience in the area of design work being certified.

The following details must be provided in full:

Name:	TESSA KELLEWAY		Qualifications:	
Company Name:	BARDOT		ABN No:	61074147934
Company Address:	63 VICTORIA CRTS, ABBOTSFORD		Tel:	03 9420 7951
Signature:			Position Title:	STORE PROJECTS COORDINATOR
			Date:	05/05/16



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

Location

Address: Shop SP083, Warriewood Square

Certifying Authority: Joshua Graham
Checkpoint Building Surveyors

Proposal

Scope of works: Internal shop fit out for Bardot Junior
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: 7 May 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
Fixtures Floor Plan	Annie Lai	A03	03.05.16
Setout & Floor Finishes Plan	Annie Lai	A04	03.05.16
Elevations	Annie Lai	A08	03.05.16

Fire Safety Schedule

Fire Safety Schedule, prepared by McKenzie Group Consulting, dated 4 December 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





McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 995
 Level 6, 189 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email@mckenzie-group.com.au

CONSTRUCTION CERTIFICATE No. 15/122417-6

Issued under the Environmental Planning and Assessment Act 1979 Sections 109C(1)(b), 81A(2) and 81A(4)

Owner

Name: CPT Custodian Pty Ltd (CAN 077 870 243) and ISPT Pty Ltd
 (CAN 064 041 283)
 as trustee for the industry Superannuation Property Trust No. 1
 (ABN 15 421 756 611).
 Address: Level 28, 35 Collins Street, Melbourne VIC 3000

Property details

Address: 12 Jacksons Road, Warriewood NSW 2102
 Lot/Portion No: 220
 DP No: 1159968
 Municipality: Pittwater Council

Description and value of development

Description: Mall expansion and carpark
 Value of work: \$39,396,303.00

Building Code of Australia building classification

Part: Inclusion of revised Fire Engineering Report
 Use: Retail and Carpark
 BCA classification: 5, 6 and 7a

Determination

Approved/Refused: Approved
 Date of Determination: 3 March 2016

Plans and specifications approved

- Architectural Plans prepared by BN Group Pty Ltd, drawing number AS-S1-01.100, 101, 102, 104, 105, 106, 108, 111, 112, 114, 121, 122, 124, 103, 107, 109, 113, 123, 08.100, 09.011, 09.102, 09.121, 10.001, 10.502, 10.503, 12.502, 12.505, 08.200, SK00.23A, DA2001, DA2002, DA2003, DA4002 and DA4003.

Attachments

1. Fire safety schedule.
2. Application form for Construction Certificate.
3. Record of Site Inspection made by Accredited Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
4. Civil Design Certification prepared by Hyder Consulting Pty Ltd, dated 12 March 2015
5. Structural Design Statement prepared by Arcadis dated 06 November 2015
6. Self-Closing Flood Barrier Product Information prepared by Flooding Solutions Advisory Group dated September 2013
7. Design Certification prepared by Hyder Consulting Pty Ltd dated 06 November 2015
8. Architectural Design Certification prepared by BN Group Pty Ltd dated 03 August 2015
9. Architectural Design Certification prepared by BN Group Pty Ltd dated 06 November 2015
10. Fire Engineering Report prepared by Olsson Fire & Risk Consulting Engineers dated 3 August 2015
11. S96 plans prepared by BN Architectural numbered DA2001/P12, DA2002/P11, DA2003/P11, DA402/P12, DA4003/P12

12. Civil drawings prepared by Hyder Consulting numbered CV-01-C2301/03, CV-01-C2306/02, CV-01-C2311/03, CV-01-C2601/01, CV-01-C2631/01, CV-01-C2651/01
13. Flood Break Drawing prepared by Flood Break Sheet 1 to 11
14. Typical Pedestrian Flood Gate Detail prepared Flood Break sheet 1 to 11
15. Typical Vehicular gate Detail prepared Flood Break sheet 1 to 11
16. Accessibility & DDA Sign off Report prepared by MGC dated 15 November 2015
17. Letter regarding Condition no. B.40 prepared by Vicinity Centres dated 23 November 2015
18. Letter regarding Fire Hydrants prepared by federation Centres dated 17 September 2015
19. Design Statement prepared by Cardno dated 10 November 2015
20. Letter regarding amendments to FER prepared by Olsson Fire & Risk dated 12 November 2015
21. Landscape Design Certification prepared by Site Image dated 11 November 2015
22. Accessibility & DDA Sign Off prepared by MGC dated 15 November 2015
23. FER Amendment Statement prepared by Olsson Fire & Risk dated 12 November 2015
24. Evidence of Section 144 Submission, dated 16 February 2015
25. Fire Engineering Report, prepared by Olsson Fire & Risk, dated 10 February 2016

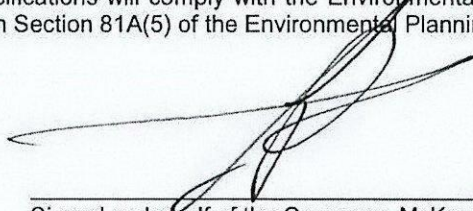
Development Consent

Certificate no.:	No195/13	No195/13/S96/2
Date of Determination:	21 November 2013	10 July 2014

Certificate / Certifying Authority

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

Signature



Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995), BPB Corporate Accreditation No. ABC 6
Signed by: Geoffrey Pearce
Accredited Certifier Grade: 1
BPB Registration No.: 0746

Date of endorsement	3 March 2016
Certificate Number	15/122417-7

Note: Prior to commencement of work sections 81A(2)(b), 81A(2)(c), 81A(4)(b) and 81A(4)(c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1

Existing Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Essential Fire Safety Measures	Standard of Performance
1.	Automatic fire suppression (Sprinklers)	AS 2118.1-2005, AS 1851.3-1985
2.	Automatic fire detection & Alarm System	AS 1670-2001, AS 1851.8-1987
3.	Emergency Warning and Intercommunication System (EWIS)	AS 2220.1/2, AS 4428.1-1998, AS 1851.10
4.	Fire Hydrants	AS 2419.1-1996, AS 1851.4-1992
5.	Hose reel system	AS 2441-1988, AS 1851.2-1995
6.	Portable fire extinguishers	AS 2444-2001, AS 1851.1-1995
7.	Emergency lighting	AS 2293.1, BCA E4.2 & E4.4
8.	Exit signs	AS 2293.1, BCA E4.5 & E4.8
9.	Fire doors	AS 1905.1-1997
10.	Automatic fail-safe devices	BCA D2.19, D2.21
11.	Warning and operational signs	LGA 654, BCA D2.22 & D2.23
12.	Mechanical air handling system/smoke control	AS 1668.1
13.	Fire dampers	AS 1668.1, AS 1682.1 & 2
14.	Fire seals protecting openings in fire resisting components of the building	AS 4072.1-1992, AS 1530.4-1975
15.	Paths of travel stairways, passageways or ramps	BCA D2.7, EPA Reg. 2000

Proposed Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Essential Fire Safety Measures	Standard of Performance
16.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21
17.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2004, AS/NZS 1668.1 – 1998
18.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999, and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
19.	Building Occupant Warning System	BCA Spec. E1.5, BCA Spec. E2.2a & AS 1670.1 – 2004 – Clause 3.22
20.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005
21.	EWIS (Sound Systems and Intercom Systems for Emergency Purpose)	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.4-2004
22.	Emergency Evacuation Plan	AS 3745 – 2002
23.	Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 and AS/NZS 2293.1 – 2005
24.	Fire Control Centre	BCA Spec. E1.8 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016 with regards to the fire control centre not located at the main entrance of the shopping centre.
25.	Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1 – 1998 & AS 1682.1&2 – 1990
26.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8, Spec C3.4 and AS 1905.1 – 2005
27.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
28.	Fire Hydrant System	BCA Clause E1.3 & AS 2419.1 – 2005 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016
29.	Fire Resistance Levels	Carpark and Retail interface in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated 10 February 2016, with the provision of 2 rows of sprinklers in the carpark area.
30.	Fire Seals, Collars	BCA Clause C3.15, C3.16 & AS 1530.4 – 2005
31.	Lightweight Construction	BCA Clause C1.8, C3.17 & AS 1530.3 – 1999
32.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire &

	Essential Fire Safety Measures	Standard of Performance
		Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated10 February 2016
33.	Paths of Travel	EP&A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No. Ref No.FER3.1, dated10 February 2016, with regards to the following: - Retail - Maximum distance to a point of choice of 30m. - Maximum distance to an exit of 88m. - Maximum distance between alternative exits of 120m. 46m of aggregate egress width provided in lieu of 52.5m. Carpark 28m to an exit. 165m between alternative exits. >80m to an exit via a non-fire isolated exit.
34.	Perimeter Vehicular Access for emergency vehicles	BCA Clause C2.4 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated10 February 2016, with regards to perimeter access to the facility less than 6m in width and areas where the road is greater than 18m from the building.
35.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
36.	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated10 February 2016, with regards to the following:- - Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface. - Egress corridor between new and existing shopping centre not provided with pressurisation.
37.	Wall-Wetting Sprinkler and Drencher Systems	BCA Clause C3.4 & AS 2118.2 – 1995 and in accordance with the outcomes of the Olsen Fire & Risk Pty Ltd Fire Engineering Report, Ref No.FER3.1, dated10 February 2016.
38.	Warning and Operational Signs	EP&A Reg 2000 Clause 183, BCA Clause D2.23 and E3.3

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 SP083, 12

Street Name:

Jackson Road

Suburb:

Warriewood

Area (m²):

THE DEVELOPMENT

Proposed Building Work:

Residential ☐ Commercial ☒ Industrial ☐

Description of Development:

Internal shop fit out for "Bardot Junior"

BUILDER / OWNER BUILDER

Name:

TBC

Postal Address:

Licence No.:

Contact No.:

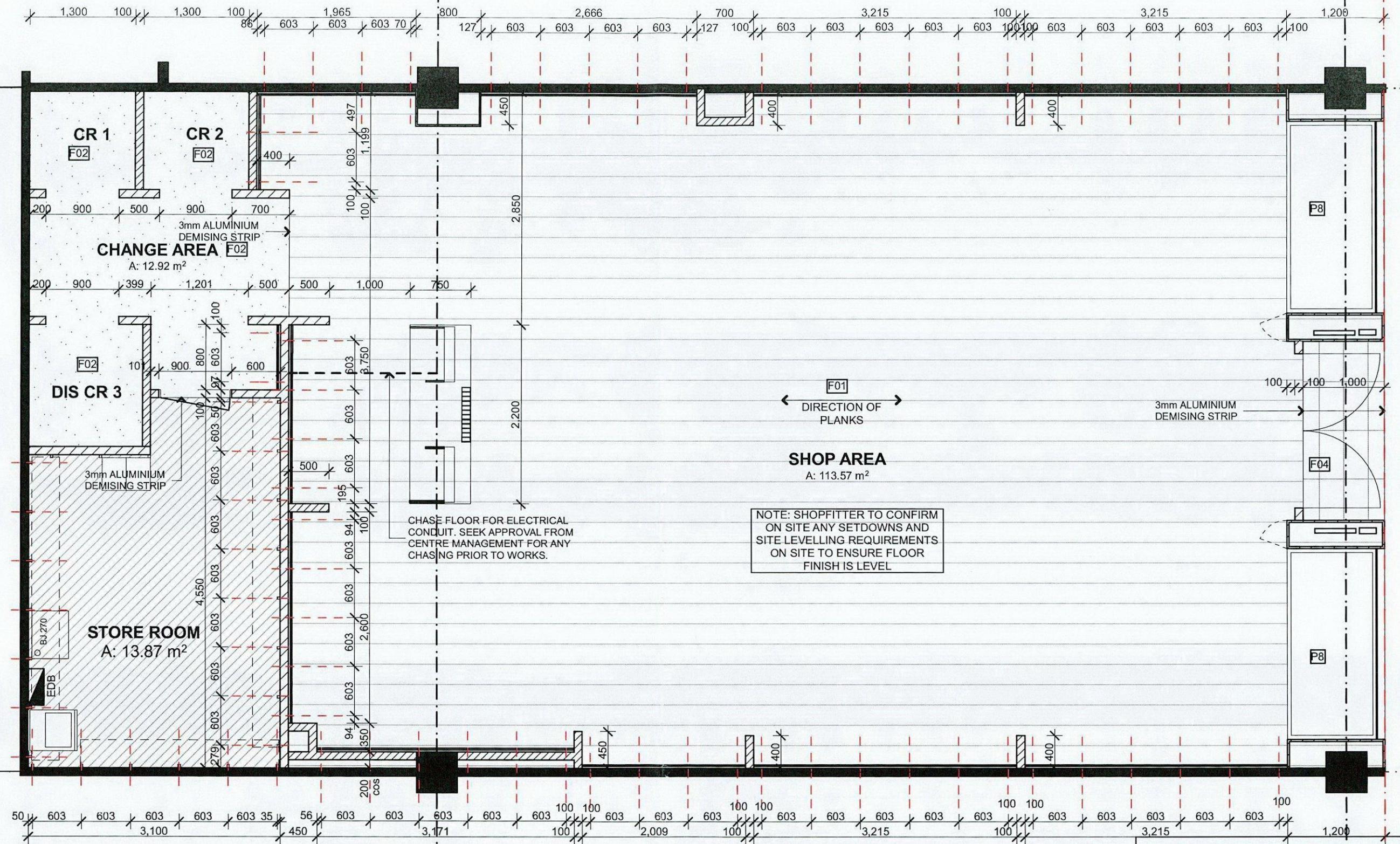
Fax / E-mail:

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]



1 SETOUT & FLOOR FINISHES PLAN

FLOOR FINISHES LEGEND



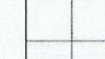
KARNDLEAN OPUS AURUM WP315 MID TONE VINYL TIMBER PLANKS 915mm X 152mm X 2.5M - 0.5mm WEAR LAYER WOOD WEAR LOOK SMOOTH SURFACE. NON-BEVELLED EDGES.



TRETFORD CODE: T538 COLOUR: SILVER BIRCH GIBBON GROUP



KARNDLEAN UVV 50 ANTHRACITE



600 X 300 TILE TBC

CHECKPOINT
Building Surveyors
Construction/Complying Development Certificate NO: CBS162468
Accredited Certifier: Joshua Graham
Accreditation no: BPB1945

Signature:

P 613 9888 8900
F 613 9699 3369
E DESIGN@ANNIELAI.COM.AU

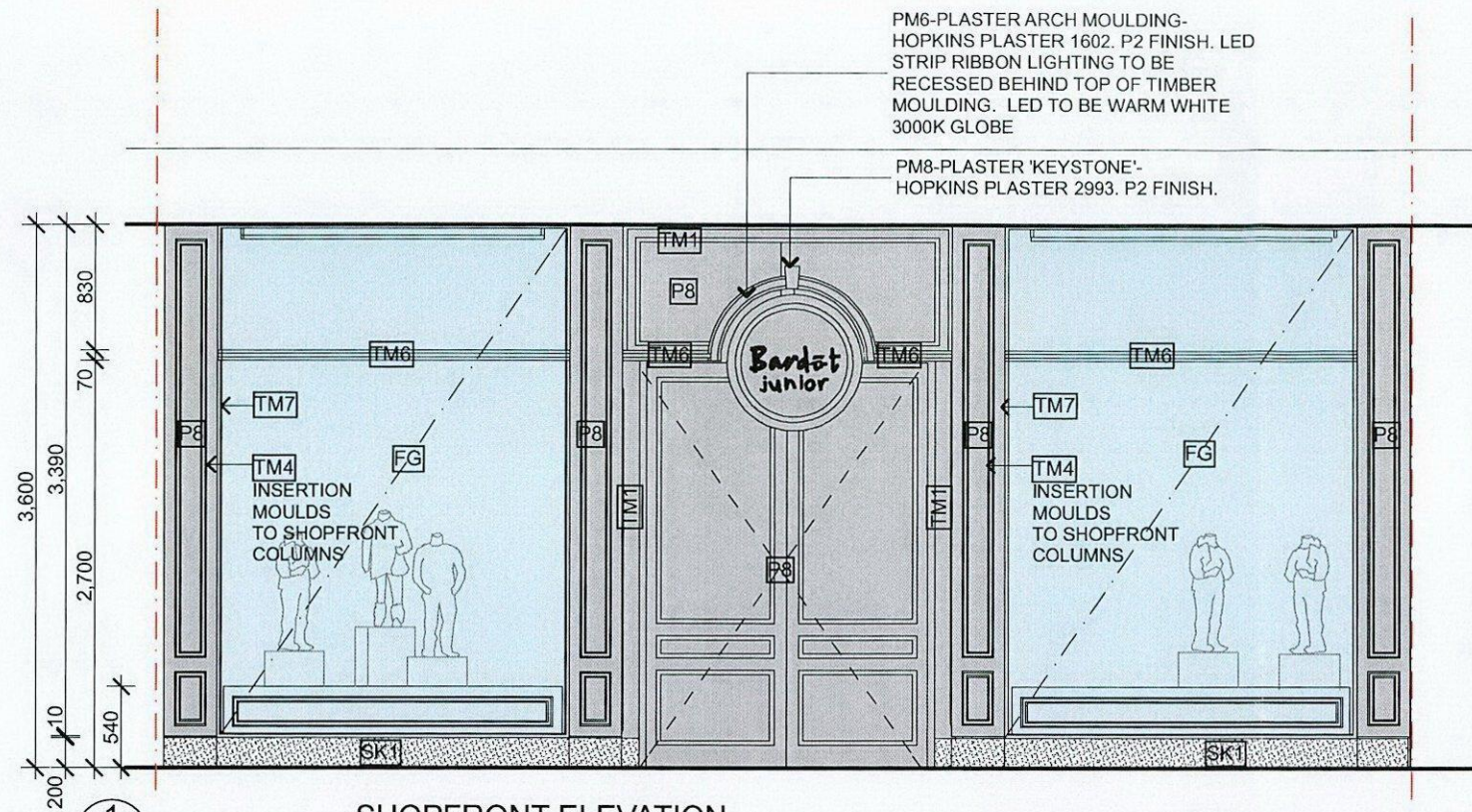
SUITE 211
87 GLADSTONE ST
SOUTH MELBOURNE
VIC AUSTRALIA 3205

WWW.ANNIELAI.COM.AU

**ANNIE
LAI**
ARCHITECTS

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	Issue for client review	15/03/16	2	Issue for client review	15/03/16
3	Issue for client review	15/03/16	4	Issue for client review	15/03/16
5	Issue for client review	15/03/16	6	Issue for client review	15/03/16
7	Issue for client review	15/03/16	8	Issue for client review	15/03/16
9	Issue for client review	15/03/16	10	Issue for client review	15/03/16
11	Issue for client review	15/03/16	12	Issue for client review	15/03/16
13	Issue for client review	15/03/16	14	Issue for client review	15/03/16
15	Issue for client review	15/03/16	16	Issue for client review	15/03/16
17	Issue for client review	15/03/16	18	Issue for client review	15/03/16
19	Issue for client review	15/03/16	20	Issue for client review	15/03/16
21	Issue for client review	15/03/16	22	Issue for client review	15/03/16
23	Issue for client review	15/03/16	24	Issue for client review	15/03/16
25	Issue for client review	15/03/16	26	Issue for client review	15/03/16
27	Issue for client review	15/03/16	28	Issue for client review	15/03/16
29	Issue for client review	15/03/16	30	Issue for client review	15/03/16
31	Issue for client review	15/03/16	32	Issue for client review	15/03/16
33	Issue for client review	15/03/16	34	Issue for client review	15/03/16
35	Issue for client review	15/03/16	36	Issue for client review	15/03/16
37	Issue for client review	15/03/16	38	Issue for client review	15/03/16
39	Issue for client review	15/03/16	40	Issue for client review	15/03/16
41	Issue for client review	15/03/16	42	Issue for client review	15/03/16
43	Issue for client review	15/03/16	44	Issue for client review	15/03/16
45	Issue for client review	15/03/16	46	Issue for client review	15/03/16
47	Issue for client review	15/03/16	48	Issue for client review	15/03/16
49	Issue for client review	15/03/16	50	Issue for client review	15/03/16
51	Issue for client review	15/03/16	52	Issue for client review	15/03/16
53	Issue for client review	15/03/16	54	Issue for client review	15/03/16
55	Issue for client review	15/03/16	56	Issue for client review	15/03/16
57	Issue for client review	15/03/16	58	Issue for client review	15/03/16
59	Issue for client review	15/03/16	60	Issue for client review	15/03/16
61	Issue for client review	15/03/16	62	Issue for client review	15/03/16
63	Issue for client review	15/03/16	64	Issue for client review	15/03/16
65	Issue for client review	15/03/16	66	Issue for client review	15/03/16
67	Issue for client review	15/03/16	68	Issue for client review	15/03/16
69	Issue for client review	15/03/16	70	Issue for client review	15/03/16
71	Issue for client review	15/03/16	72	Issue for client review	15/03/16
73	Issue for client review	15/03/16	74	Issue for client review	15/03/16
75	Issue for client review	15/03/16	76	Issue for client review	15/03/16
77	Issue for client review	15/03/16	78	Issue for client review	15/03/16
79	Issue for client review	15/03/16	80	Issue for client review	15/03/16
81	Issue for client review	15/03/16	82	Issue for client review	15/03/16
83	Issue for client review	15/03/16	84	Issue for client review	15/03/16
85	Issue for client review	15/03/16	86	Issue for client review	15/03/16
87	Issue for client review	15/03/16	88	Issue for client review	15/03/16
89	Issue for client review	15/03/16	90	Issue for client review	15/03/16
91	Issue for client review	15/03/16	92	Issue for client review	15/03/16
93	Issue for client review	15/03/16	94	Issue for client review	15/03/16
95	Issue for client review	15/03/16	96	Issue for client review	15/03/16
97	Issue for client review	15/03/16	98	Issue for client review	15/03/16
99	Issue for client review	15/03/16	100	Issue for client review	15/03/16

PROJECT	BARDOT JUNIOR	DRAWING FILE	SETOUT & FLOOR FINISHES
CLIENT	WARRIWOOD SQUARE NSW	DRAWN BY	PLAN
PROJECT NO	BARDOT	CHECKED BY	AL
	BAR16003	SCALE	1:50 @ A3
		REVISION	A04 D
		DATE	3/05/2016



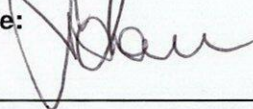
SHOPFRONT ELEVATION

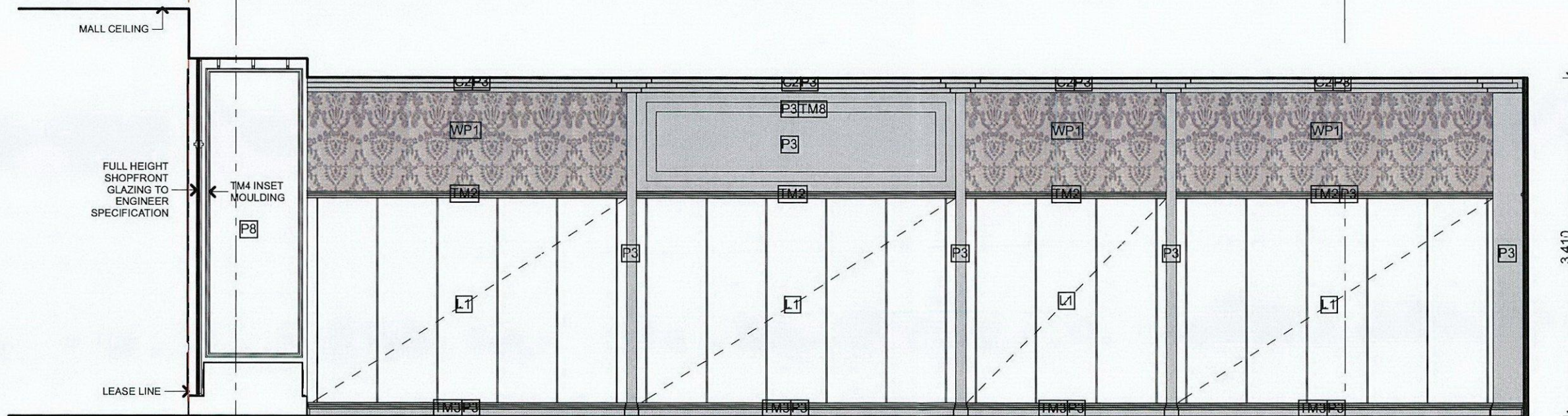
PM6-PLASTER ARCH MOULDING-
HOPKINS PLASTER 1602. P2 FINISH. LED
STRIP RIBBON LIGHTING TO BE
RECESSED BEHIND TOP OF TIMBER
MOULDING. LED TO BE WARM WHITE
3000K GLOBE

PM8-PLASTER 'KEystone'-
HOPKINS PLASTER 2993. P2 FINISH.

NOTE:
SHOPFRONT PLASTER MOULDINGS
& PLASTER TO BE PAINTED ON
SITE.
ALL TIMBER PANNELLING ON
SHOPFRONT AND SHOPFRONT
DAIS TO BE VIC ASH TIMBER
VENEER. ALL MOULDINGS ARE TO
BE MITRED JOINED ON ALL
CORNERS. ALL TIMBER MOULDING
AND PANNELLING TO BE INSET AND
TO HAVE 2 COATS OF P8 PAINT
WITH TIMBER GRAIN STILL VISIBLE

CHECKPOINT
Building Surveyors
Construction/Complying Development Certificate NO: **CS162468**
Accredited Certifier: Joshua Graham
Accreditation no: BPB1945

Signature: 



SIDE ELEVATION

P 613 9898 6900
F 613 9699 3369
E DESIGN@ANNIELAI.COM.AU

SUITE 211
87 GLADSTONE ST
SOUTH MELBOURNE
VIC AUSTRALIA 3205

WWW.ANNIELAI.COM.AU

**ANNIE
LAI**
ARCHITECTS

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	Issue for construction	03.05.16	1	Issue for construction	03.05.16
2	Issue for RSM final approval	25.04.16	2	Issue for RSM final approval	25.04.16
3	Issue for RSM preliminary approval	18.04.16	3	Issue for RSM preliminary approval	18.04.16
4	General layout amended	07.04.16	4	General layout amended	07.04.16
5	Issue for client review	15.03.16	5	Issue for client review	15.03.16

PROJECT	BARDOT JUNIOR SHOP SP083 WARRIEWOOD SQUARE NSW	DRAWING TITLE	ELEVATIONS
CLIENT	BARDOT	DRAWN BY	AL
PROJECT NO	BARI6003	CHECK BY	AL
THESE DESIGNS, DRAWINGS AND SPECIFICATIONS ARE COPYRIGHT AND THE PROPERTY OF ANNIE LAI PTY LTD. AND MUST NOT BE USED, REPRODUCED, OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ANNIE LAI PTY LTD.		SCALE	1:50 @ A3
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED BY THE ARCHITECT FOR CONSTRUCTION.		REVISION	A08 D
		DATE	3/05/2016

