



Job No: 2011/0775.70

Thursday 17 December 2015

Pittwater Council  
PO Box 882,  
Mona Vale NSW 1660



Attention: General Manager

RE: **Complying Development Certificate No. 11/0775/70**  
**ALDI Liquor Warriewood**

Please find attached a copy of Complying Development Certificate 11/0775/70 and required documents issued by Steve Watson & Partners for the above mentioned development in accordance with Section 85, 85A of the Environmental Planning and Assessment Act 1979.

Please also find attached a cheque for \$36.00 for the registration of the Complying Development Certificate.

Can you please forward Steve Watson & Partners a receipt for the acknowledgement of the lodgement cheque?

If you have any queries, please do not hesitate to contact me on (02) 9283 6555.

Regards,

David Ho  
Building Regulations Consultant  
Steve Watson & Partners Pty Ltd

PRVC \$36.00 Rec: 389957 22/12/15





## COMPLYING DEVELOPMENT CERTIFICATE

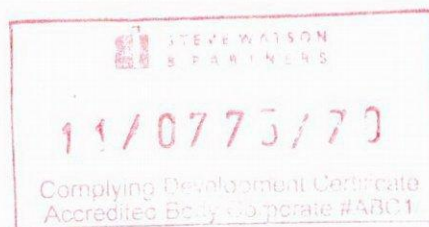
Issued under the Environmental Planning and Assessment Act 1979 Section 85, 85A

### Complying Development Certificate No. 11/0775/70

Steve Watson and Partners certify that the proposed development is complying development and that if carried out in accordance with the approved plans and specifications will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979.

|                                                       |                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant                                             | Name: <b>ALDI Stores</b><br>Address: <b>Locked Bag 56</b><br>Suburb: <b>St Mary's</b> State: <b>NSW</b> Postcode: <b>2760</b>                                                                                                                        |
| Location of the Property                              | Address: <b>12 Jacksons Road</b><br>Suburb: <b>Warriewood</b> State: <b>NSW</b> Postcode: <b>2102</b><br>Real Property Description: <b>Lot 220 DP 1159968</b>                                                                                        |
| Proposed Complying Development                        | Type: <b>Carrying out of work</b><br>Description: <b>Minor internal alterations to the existing floor plan.</b><br>Proposed Use: <b>Retail (Supermarket) – including sale of liquor</b><br>Building Code of Australia Classification: <b>Class 6</b> |
| Date of Receipt                                       | Date Received: <b>16 December 2015</b>                                                                                                                                                                                                               |
| Determination                                         | <b>Approved</b><br>Date of Determination: <b>17 December 2015</b>                                                                                                                                                                                    |
| Date of Lapse                                         | <b>17 December 2020</b>                                                                                                                                                                                                                              |
| Environmental Planning Instrument Decision Made Under | <b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008-Part 5.</b>                                                                                                                                                     |
| Land Use Zone                                         | <b>B2 Local Centre</b>                                                                                                                                                                                                                               |

Prior to commencement of works 86(1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied.



Anthony Ljubicic (BPB0233) on behalf of

**Steve Watson and Partners**

Accreditation Body: **BPB** Accreditation no: **ABC 1** Date of Endorsement: **Thursday 17 December 2015**





Design documentation approved for Complying Development Certificate 11/0775/70 for ALDI Liquor Warriewood

| Drawing No. | Drawing Title  | Revision | Date     | Drawn By          |
|-------------|----------------|----------|----------|-------------------|
| A1-04       | Furniture Plan | B        | 20/02/15 | Donaldson Worrada |

Documentation relied upon to issue Complying Development Certificate 11/0775/70 for ALDI Liquor Warriewood

| Item No | Description                                             | Date     |
|---------|---------------------------------------------------------|----------|
| 1.      | Complying Development Certificate Conditions            | -        |
| 2.      | Pre-CDC Inspection Record                               | 16/12/15 |
| 3.      | Application for Complying Development Certificate       | 16/12/15 |
| 4.      | Existing and Proposed Fire Safety Schedule              | -        |
| 5.      | Evidence of Long Service Levy Payment                   | 16/12/15 |
| 6.      | Consistency Report for Existing Alternative Solution(s) | 17/12/15 |







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

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

**Note 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, 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**

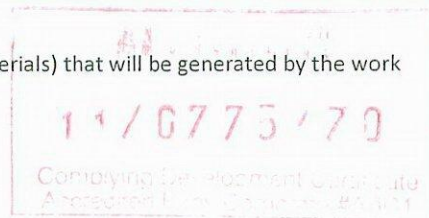
(1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site

(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.

#### 6 Payments and Contributions

- (a) If applicable, any development contribution under section 94 or 94A of the EP&A Act must be paid prior to the commencement of work. Please refer to the Council's contribution plan to determine if a contribution is payable.
- (b) Where applicable under Clause 136M(1) of the Environmental Planning and Assessment Regulation 2000 a payment of security is to be paid to Council prior to the commencement of building works.

### 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.

#### 7 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.

#### 8 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.

#### 9 Compliance with plans

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

#### 10 Demolition

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

#### 11 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.

11/0775/70

Complying Development Certificate

Approved by Council





## 12 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.

## 13 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.

## 14 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.

## 15 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](#).

## 16 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

### 17 Vehicular access

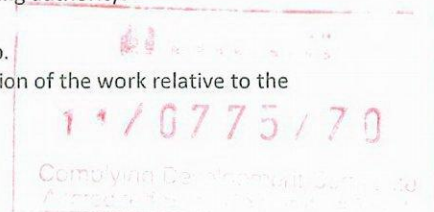
If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

### 18 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.

### 19 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.







## 20 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.

## 21 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

### 22 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:
- (3) (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.

### 23 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<sub>A</sub> (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.

### 24 Lighting

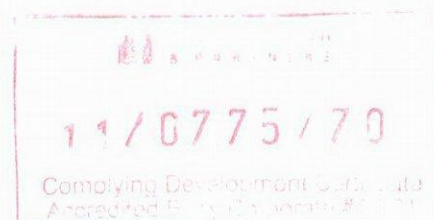
- (1) All new external lighting must:
  - (a) comply with AS 4282-1997 *Control of the obtrusive effects of outdoor lighting*, and
  - (b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.
- (2) Lighting at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

### 25 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.

### 26 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.





# Inspection Record

## CI. 129C



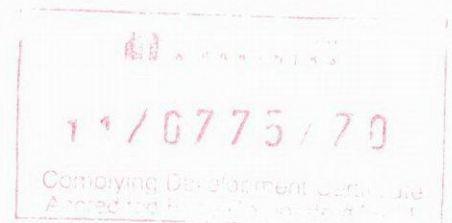
STEVE WATSON  
& PARTNERS

Steve Watson & Partners • Sydney  
Level 17, 456 Kent Street SYDNEY NSW 2000 Phone: +61 2 9283 6555 Fax: +61 2 9283 8500  
info@swpartners.com.au www.swpartners.com.au  
ABN 48 102 366 576

|            |                             |                   |                                          |
|------------|-----------------------------|-------------------|------------------------------------------|
| Project    | ALDI – 12 Jacksons Road,    | Inspection Record | 11/0775/C70                              |
| Address    | Warriewood NSW 2102         |                   |                                          |
| Accredited | Anthony Ljubicic (BPB0233)  | Body Corporate    | ABC 1                                    |
| Certifier  | for Steve Watson & Partners | Accreditation #   |                                          |
|            |                             | Date of           | 16/12/2015                               |
|            |                             | Inspection        |                                          |
|            |                             | Type              | PRE-COMPLYING<br>DEVELOPMENT CERTIFICATE |

### Checklist

| Regulatory requirements                                                                                                                                                                                                                                                                           | Notes           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Date of Application for CDC # 11/0775/70                                                                                                                                                                                                                                                          | 16/12/2015      |
| Fire Safety Measures on AFSS/FSS confirmed correct?                                                                                                                                                                                                                                               | Yes             |
| Measures to be affected by the proposed development:                                                                                                                                                                                                                                              | Nil             |
| Have works associated with the proposed CDC commenced?                                                                                                                                                                                                                                            | No              |
| Do the plans and specifications accompanying the application for the complying development certificate adequately and accurately depict the condition of the existing building the subject of the inspection?                                                                                     | Yes             |
| Details of any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate:<br>(i) not being complying development, or<br>(ii) not complying with the Building Code of Australia | None identified |







**Clause 132(2):- Egress Route Audit**

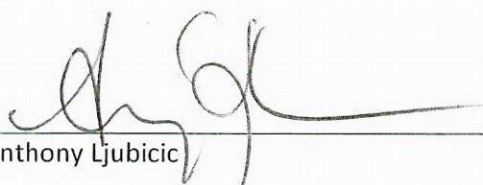
Description of route audited:

The egress route utilised by this tenancy was inspected and no issues were identified.

Issues identified

| #  | BCA/ Reg Ref | Issue |
|----|--------------|-------|
| 1. | Nil          | Nil   |

Signed

  
Anthony Ljubicic

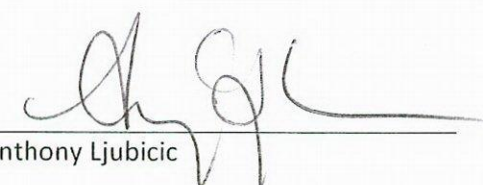
16 December 2015

Date

**Assessment of Adequacy – Cl132(2)**

Does the building contain measures that are adequate, in the event of fire, to facilitate the safe egress of persons from the reconfigured part of the building?

☒ Yes / ☐ No

  
Anthony Ljubicic

16 December 2015

Date





# APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE

WARRIEWOOD



STEVE WATSON  
& PARTNERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL: 02 9222 8222 FAX: 02 9222 8200  
www.stevewatson.com.au  
ABN: 15 100 346 576

## PART 1 Application and Site Details

### Applicant

It is important that we are able to contact you if we need more information.

Please give us as much detail as possible.

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other ☐

Surname (or Company): ALDI STORES (A UNITED PARTNERSHIP)

Given names (or ACN):

Address: LOCKED BAG 56, ST MARYS DC

State: NSW

Post Code: 2760

Phone: (02) 9675 9150

Fax: (02) 9675 9199

Mobile: 0400 487 165

E-mail: Jarred.Dubbelman@aldi.com.au

Please ensure you sign the declaration in Part 3 of this application

### Owner's Consent

Every owner of the land must sign this form.

If the owner is a company, an authorised director must sign the form.

Where the works are being carried out in a strata titled building the consent of the Body Corporate must be provided.

Surname (or Company):

Given names (or ABN):

Address:

State:

Post Code:

Phone: ( )

Fax: ( )

Mobile:

E-mail:

As owner of the land to which this application relates, I consent to this application. I also consent for SWP staff to enter the land to carry out inspections relating to this application.

Signature(s): P. Harris Date: 14 / 4 / 15

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. 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 (eg. Power of attorney, executor, trustee, company director, etc)

### Location of the Property

We need this to correctly identify the land.

Address: 12 JACKSONS ROAD, WARRIEWOOD

State: NSW

Post Code: 2102

Real Property Description:

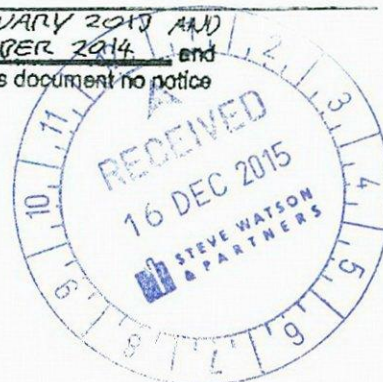
LOT 220

(eg. Lot/DP, etc)

DP 1153968

The real property description is mandatory, these details are shown on your rate notices, property deeds etc

who is authorised by Power of Attorney dated 29 JANUARY 2015 and 21 OCTOBER 2014 and who declares that they have at the time of execution of this document no notice of its revocation.





## PART 2 Work description

### Proposed Complying Development

- Use of land/building ☐  
Erection of a building ☐  
Subdivision of land/building ☐  
Carrying out of work ☒  
Demolition ☐  
Other ☐

Description of works (eg: office fitout):

INSTALLATION OF LIQUOR INCLUDING SHELVING,  
BARRIERS + LIGHTING

proposed classification:

6

### Estimated cost of work (inclusive of GST)

\$ 31,000 + GST

### Principal Contractors Details

*Required for all projects*

Name:

TBA

Company Name and ACN:

Address:

Contact Number:

## PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST MUST BE PROVIDED.

THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED.

### Declaration

*if the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.*

I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.

I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.

Signature:

L. Pardi

Date:

20 / 4 / 15



## PART 4 Checklist

Where relevant, have you provided/completed the following:

|                                                                                              | Yes                                 | Not Relevant                        |
|----------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| • 4 copies of plans, elevations and sections                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • 4 copies of specifications                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • Evidence of Home Building Act requirements satisfied                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • Evidence that Long Service Levy has been paid                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • ABS schedule is completed                                                                  | <input checked="" type="checkbox"/> | -                                   |
| • Owners consent                                                                             | <input checked="" type="checkbox"/> | -                                   |
| • Applicants signature                                                                       | <input checked="" type="checkbox"/> | -                                   |

## PART 5 Schedule to Application for a Construction Certificate

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

### All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

MIT

### Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?  
(NB dual occupancy = two dwellings on the same site)

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

### Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

| Walls             | Code                                   | Roof              | Code                        | Floor             | Code                        | Frame         | Code                        |
|-------------------|----------------------------------------|-------------------|-----------------------------|-------------------|-----------------------------|---------------|-----------------------------|
| Brick (double)    | <input type="checkbox"/> 11            | Tiles             | <input type="checkbox"/> 10 | Concrete or slate | <input type="checkbox"/> 20 | Timber        | <input type="checkbox"/> 40 |
| Brick (veneer)    | <input type="checkbox"/> 12            | Concrete or slate | <input type="checkbox"/> 20 | Timber            | <input type="checkbox"/> 40 | Steel         | <input type="checkbox"/> 60 |
| Concrete or stone | <input type="checkbox"/> 20            | Fibre cement      | <input type="checkbox"/> 30 | Other             | <input type="checkbox"/> 80 | Aluminium     | <input type="checkbox"/> 70 |
| Fibre cement      | <input type="checkbox"/> 30            | Steel             | <input type="checkbox"/> 60 | Not specified     | <input type="checkbox"/> 90 | Other         | <input type="checkbox"/> 80 |
| Timber            | <input type="checkbox"/> 40            | Aluminium         | <input type="checkbox"/> 70 |                   |                             | Not specified | <input type="checkbox"/> 90 |
| Curtain glass     | <input type="checkbox"/> 50            | Other             | <input type="checkbox"/> 80 |                   |                             |               |                             |
| Steel             | <input type="checkbox"/> 60            | Not specified     | <input type="checkbox"/> 90 |                   |                             |               |                             |
| Aluminium         | <input type="checkbox"/> 70            |                   |                             |                   |                             |               |                             |
| Other             | <input checked="" type="checkbox"/> 80 |                   |                             |                   |                             |               |                             |
| Not specified     | <input type="checkbox"/> 90            |                   |                             |                   |                             |               |                             |



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## PART 6 Notes for Completing Application for a Complying Development

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1. A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/lot etc.
2. A plan of the land must indicate:
  - a) location, boundary dimensions, site area and north point of the land
  - b) existing vegetation and trees on the land
  - c) location and uses of existing buildings on the land
  - d) existing levels of the land in relation to buildings and roads
  - e) location and uses of buildings on sites adjoining the land
3. Plans or drawings describing the proposed development must indicate (where relevant):
  - a) the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development
  - b) floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building
  - c) elevations and sections showing proposed external finishes and heights
  - d) proposed finished levels of the land in relation to buildings and roads
  - e) building perspectives, where necessary to illustrate the proposed building
  - f) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate)
  - g) proposed landscaping and treatment of the land (indicating plant types and their height and maturity)
  - h) proposed methods of draining the land.
4. The following information must also accompany a Complying Development Certificate application for building work and change of building use:

### Building Work

In the case of an application for a Complying Development Certificate for building work:

- a) copies of compliance certificates relied upon
  - b) four (4) copies of detailed plans and specifications
- The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:
- show a plan of each floor section
  - show a plan of each elevation of the building
  - show 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
  - indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
  - state whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used
- c) where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
    - details of the performance requirements that the alternative solution is intended to meet, and
    - details of the assessment methods used to establish compliance with those performance requirements
  - d) if relevant, evidence of any accredited component, process or design sought to be relied upon
- NB if an EPI provides that complying development must comply with the deemed to satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions
- e) except in the case of a class 1a or class 10 building:
    - a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
    - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

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

### Change of Building Use

In the case of an application for a Complying Development Certificate for a change of building use (except for an application that, if granted, would authorise the building concerned being used as a class 1a or class 10 building):

- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated in connection with the proposed change of building use.
- a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

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



5. Other information must indicate (where relevant):
- a) in the case of shops, offices, commercial or industrial development:
    - details of hours of operation
    - plant and machinery to be installed
    - type, size and quantity of goods to be made, stored or transported, loading and unloading facilities
  - b) in the case of demolition:
    - details of age and condition of buildings or works to be demolished
  - c) in the case of advertisements:
    - details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed
  - d) in the case of development relating to an existing use:
    - details of the existing use
  - e) in the case of a development involving the erection of a building, work or demolition:
    - details of the methods of securing the site during the course of construction.
6. **Home Building Act Requirements**  
In the case of an application for a Complying Development Certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:
- (a) in the case of work by a licensee under that Act:
    - (i) a statement detailing the licensee's name and contractor licence number (*if a licensed builder is carrying out the work provide a copy of the builder's Licence*), and
    - (ii) documentary evidence that the licensee has complied with the applicable requirements of the Act *\*(a copy of the Certificate of Insurance for the project if the value of work is greater than \$5,000) , or*
  - (b) in the case of work done by any other person:
    - (i) a statement detailing the person's name and owner-builder permit number, (*if the work is to be done by any other person provide a copy of the Owner Builders Permit*) or
    - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act. (*if the building work is less than \$20,000 provide a statement that states the proposed work is less than \$20,000*)
- \* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.
7. **Long Service Levy**  
Under s 85A (10A) of the *Environmental Planning and Assessment Act 1979* a Complying Development Certificate cannot be issued until any long service 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 local council may be authorised to accept payment.

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## PART 7 Privacy Policy

The information you provide in this application will enable your application to be assessed by certifying authority under the *Environmental Planning and Assessment Act 1979*. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact the Council if the information you have provided in your application is incorrect or changes.

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# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

Steve Watson & Partners • Sydney  
Level 17, 456 Kent Street SYDNEY NSW 2000 Phone: +61 2 9283 6555 Fax: +61 2 9283 8500  
info@swpartners.com.au www.swpartners.com.au  
ABN 48 102 366 576

Address: **ALDI Liquor Warriewood**

CDC No. **11/0775/70**

## Existing Fire Safety Schedule

|     | 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.FER1.1, dated 10 February 2015                                                                              |
| 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.FER1.1, dated 10 February 2015 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.FER1.1, dated 10 February 2015                                                                                |
| 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.FER1.1, dated 10 February 2015                                                                              |
| 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.FER1.1, dated 10 February 2015, 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 &                                                                                                                                                       |

11/0775/70

Complying Development - Fire Safety  
Approved by Council on 10/02/2015



|     | Essential Fire Safety Measures                    | Standard of Performance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                   | Risk Pty Ltd Fire Engineering Report, Ref No.FER1.1, dated 10 February 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 33. | Paths of Travel                                   | <p>EP&amp;A Reg 2000 Clause 186 and in accordance with the outcomes of the Olsen Fire &amp; Risk Pty Ltd Fire Engineering Report, Ref No.FER1.1, dated 10 February 2015, with regards to the following: -</p> <p>Retail</p> <ul style="list-style-type: none"> <li>Maximum distance to a point of choice of 30m.</li> <li>Maximum distance to an exit of 88m.</li> <li>Maximum distance between alternative exits of 120m.</li> <li>46m of aggregate egress width provided in lieu of 52.5m.</li> </ul> <p>Carpark</p> <ul style="list-style-type: none"> <li>28m to an exit.</li> <li>165m between alternative exits.</li> <li>&gt;80m to an exit via a non-fire isolated exit.</li> </ul> |
| 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.FER1.1, dated 10 February 2015, 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                    | <p>BCA Part E2 &amp; AS/NZS 1668.1 – 1998 and in accordance with the outcomes of the Olsen Fire &amp; Risk Pty Ltd Fire Engineering Report, Ref No.FER1.1, dated 10 February 2015, with regards to the following:-</p> <ul style="list-style-type: none"> <li>Performance based Smoke Exhaust provided to the Woolworths Extension, New Mini Majors, New Mall and New/Old shopping centre interface.</li> <li>Egress corridor between new and existing shopping centre not provided with pressurisation.</li> </ul>                                                                                                                                                                         |
| 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.FER1.1, dated 10 February 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 38. | Warning and Operational Signs                     | EP&A Reg 2000 Clause 183, BCA Clause D2.23 and E3.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### Fire Safety Measures Requiring Certification to be Provided on Completion of Work

*Nil – No proposed fire safety measures to be modified*





# Consistency Report for Existing Alternative Solution(s)



STEVE WATSON  
& PARTNERS

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info@swpartners.com.au www.swpartners.com.au  
ABN 48 102 366 576

Report issued pursuant to Clause 130(2E) of the Environmental Planning and Assessment Regulation

Job Number: 2011/0775.70

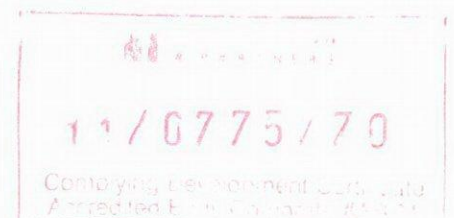
|                                                                      |                                                                                                                                                                                                                                                                                    |                                                                       |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Location of the Property to which this certificate relates           | Address                                                                                                                                                                                                                                                                            | ALDI - 12 Jacksons Road<br>Warriewood NSW 2102                        |
|                                                                      | Real Property Description                                                                                                                                                                                                                                                          | Lot 220 DP 1159968                                                    |
| Description of the development                                       | Minor internal alterations to the existing floor plan.                                                                                                                                                                                                                             |                                                                       |
| Statement as to the matters in respect of which this report is given | <ul style="list-style-type: none"> <li>I have reviewed the latest copy of the annual fire-safety statement applicable to the building (copy attached.)</li> <li>The following Alternative Solution reports are identified as being applicable to the existing building:</li> </ul> |                                                                       |
|                                                                      | Company issuing report                                                                                                                                                                                                                                                             | Report reference                                                      |
|                                                                      | Olsen Fire & Risk                                                                                                                                                                                                                                                                  | Fire Engineering Report No. S13007<br>Revision FER 2.0 dated 03/08/15 |
|                                                                      | <ul style="list-style-type: none"> <li>I have reviewed that report and the scope of works the subject of this development as identified above</li> <li>I am satisfied that the proposed development is consistent with the existing Alternative Solution(s).</li> </ul>            |                                                                       |

Andrew Rys (BPB0356) on behalf of  
**Steve Watson and Partners**

Accreditation Body: BPB

Accreditation No: ABC1

Date of Endorsement: Thursday 17 December 2015



| Drawing No. | Drawing Title  | Revision | Date       | Drawn by          |
|-------------|----------------|----------|------------|-------------------|
| A1-04       | Furniture Plan | B        | 20/02/2015 | Donaldson Worrall |



# Levy Online Payment Receipt

## Building and Construction



Long Service  
CORPORATION

ALDI STORES ( A LIMITED PARTNERSHIP)  
1 SARGENTS RD  
MINCHINBURY NSW 2770

### Application Details:

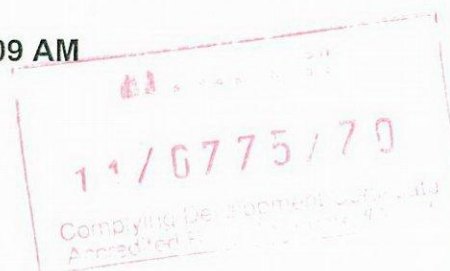
|                      |                                      |
|----------------------|--------------------------------------|
| Applicant Name:      | ALDI STORES ( A LIMITED PARTNERSHIP) |
| Levy Number:         | 5114532                              |
| Application Type:    | CDC                                  |
| Application Number:  | 11/0775/70                           |
| Approving Authority: | PITTWATER COUNCIL                    |

### Work Details:

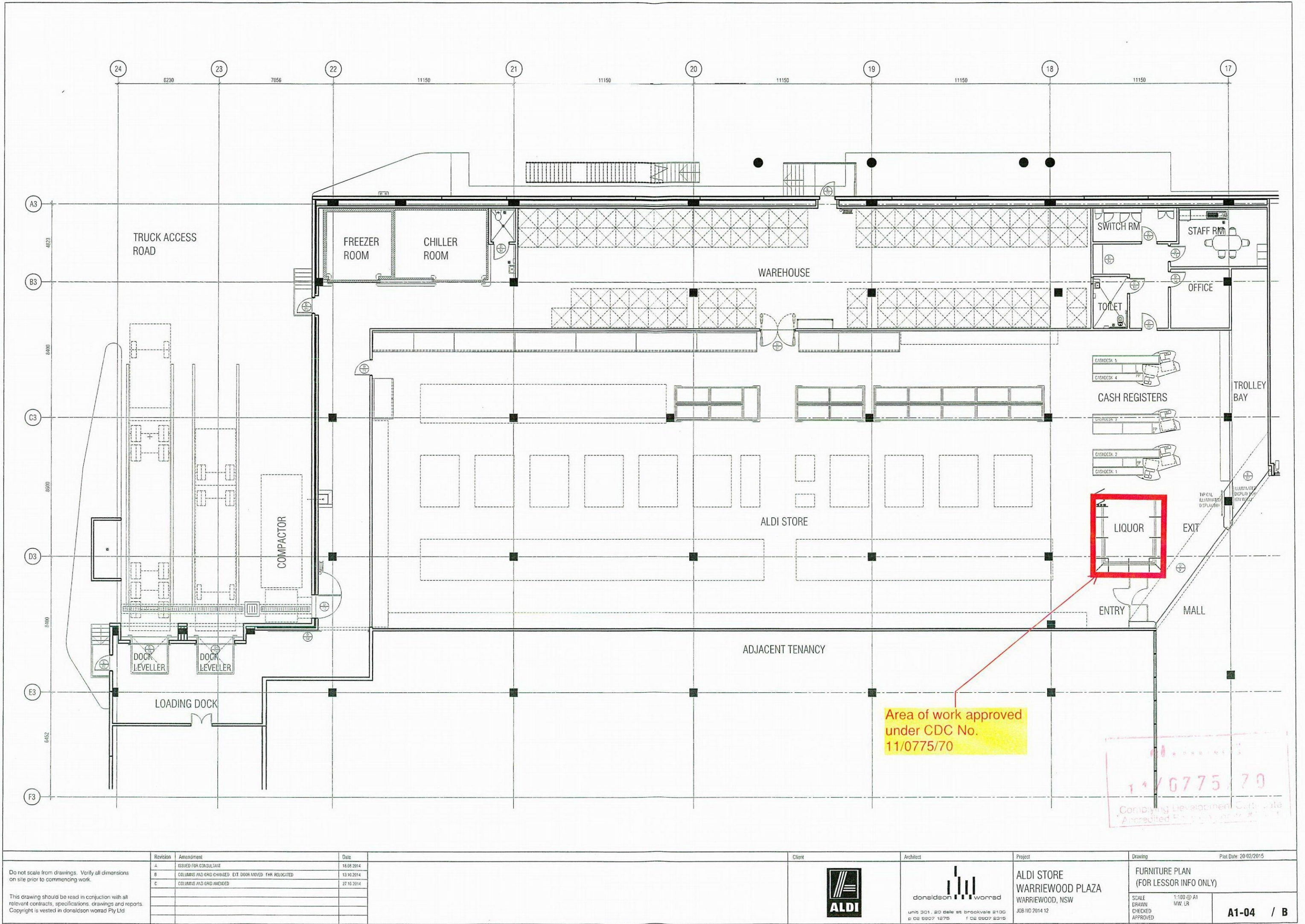
|                |                                                   |
|----------------|---------------------------------------------------|
| Site Address:  | WARRIEWOOD SHOPPING SQUARE<br>WARRIEWOOD NSW 2102 |
| Value of work: | \$31,000                                          |
| Levy Due:      | \$108.00                                          |

### Payment Details:

|                                |                       |
|--------------------------------|-----------------------|
| LSC Receipt Number:            | 225311                |
| Payment Date:                  | 16/12/2015 8:36:09 AM |
| Bank Payment Reference:        | 849709259             |
| Levy Paid:                     | \$108.00              |
| Credit card surcharge:         | \$0.43                |
| <b>Total Payment Received:</b> | <b>\$108.43</b>       |







|                                                                                                                                                               |  |  |        |  |                                                                      |  |                                                   |  |                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------|--|----------------------------------------------------------------------|--|---------------------------------------------------|--|--------------------------------------------------------|--|
| Do not scale from drawings. Verify all dimensions on site prior to commencing work.                                                                           |  |  | Client |  | Architect                                                            |  | Project                                           |  | Drawing                                                |  |
| This drawing should be read in conjunction with all relevant contracts, specifications, drawings and reports. Copyright is vested in donaldson worrad Pty Ltd |  |  |        |  |                                                                      |  | ALDI STORE<br>WARRIEWOOD PLAZA<br>WARRIEWOOD, NSW |  | FURNITURE PLAN<br>(FOR LESSOR INFO ONLY)               |  |
|                                                                                                                                                               |  |  |        |  | unit 301, 20 dale st brookvale 2106<br>p 02 9507 1275 f 02 9507 2315 |  | JOB NO 2014 12                                    |  | SCALE 1:100 @ A1<br>DRAWN MW LR<br>CHECKED<br>APPROVED |  |
|                                                                                                                                                               |  |  |        |  |                                                                      |  |                                                   |  | Plot Date: 20/02/2015                                  |  |
|                                                                                                                                                               |  |  |        |  |                                                                      |  |                                                   |  | A1-04 / B                                              |  |