

COMPLYING DEVELOPMENT CERTIFICATE No. 240177/01

Issued under the Environmental Planning and Assessment Act 1979 Sections 4.27, 4.28 & Part 6 of the Environmental Planning and Assessment Regulations 2021

Owner

Name: ISPT
Address: Level 24, 363 George Street, Sydney NSW 2000

Property details

Address: 87 Baylis Street, Wagga Wagga NSW 2650
Lot/Portion No: 1, 1
DP No: DP1222224, DP739654
Municipality: Wagga Wagga City Council

Description and value of development

Description: Refurbishment of an existing travel agency store (Shop T2)
Value of work: \$75,000.00

Determination

Approved/Refused: Approved Deferred Commencement No
Date of Determination: 23 February 2024

Plans and specifications approved

- MGC Approved Plans prepared by Flight Centre Travel Group numbered: A01[D], A05[D], A03[D], A04[D], A07[D], A08[D], A09[D].

Exemption from Compliance with the Building Code of Australia

Issued under Section 74 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021

Building Element Exempt: Fire Sprinkler System & EWIS
Report Title: Objection Pursuant to Clause 74 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021
Reference Number: JOB-0533 Revision: N/A
Report Date: 12 February 2024
Accredited Practitioner (fire safety): Aamod Koirala Registration Number: F049187D
Is the exemption subject to conditions? Yes (see attachment 5)

Attachments

- Conditions of approval (includes any deferred commencement conditions and conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a s 7.11 contribution or other monetary contributions).
- Schedule of essential fire safety measures.
- Application form for Complying Development Certificate
- Record of Site Inspection made by Accredited Certifier in accordance with Section 139 EP&A Regulation 2021) prior to issue of Construction Certificate.
- Conditions of Exemption from compliance with specified provisions of the Building Code of Australia as per Section 74 (EP&A (Development Certification and Fire Safety) Regulation 2021)
- Annual Fire Safety Statement prepared by JLL dated 14 February 2023
- Clause 137 Report prepared by McKenzie Group Consulting (NSW) dated 22 February 2024
- Letter of Owners Consent prepared by ISPT dated 01 February 2024
- Practitioner Portfolio for Aamod Koirala
- Practitioner Portfolio for Kamal Adhikari
- Plans for Fire Services prepared by DEM Fire & Essential Services Group numbered: FS- 00[00], FS- 01[00]

12. Design Statement for Fire Systems Services prepared by DEM Fire & Essential Services dated 12 December 2024

Environmental planning instrument decision made under
SEPP (Exempt & Complying Development Codes) 2008 Part 5

The land use zone within which the land is situated is E2

Complying Development Certificate

Certificate no.: 240177/01

Date of Determination: 23 February 2024

Certificate / Registered Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the proposed development is complying development and that if carried out in accordance with the 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; and will upon completion be a Class 6 building.



Signature

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995), Registered Body Corporate No. RBC 00006
Signed by: Paul Curjak
Registered Certifier Grade: Building Surveyor—Unrestricted
Registration No.: BDC 2773

Date of this Certificate: 23 February 2024
Certificate Number: 240177/01

Date this Certificate will lapse: 23 February 2029

Note: Prior to commencement of work sections 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied (see form 7).

ATTACHMENT 1

Conditions of Approval

(Pursuant to Clause 4.28 of the Environmental Planning and Assessment Act 1979 and Section 147 of the Environmental Planning and Assessment Regulation 2021)

CONDITIONS OF APPROVAL

The building work involving generation of new dwellings, generation of new lots as a result of residential development or new gross floor area for commercial and industrial developments that increases the demand for infrastructure in the Greater Sydney, Illawarra-Shoalhaven, Lower Hunter and Central Coast regions cannot commence unless:

- a) Receipt has been provided for the payment of the Housing and Productivity Contribution on the NSW Planning Portal

The building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless:

- a) plans have been submitted to the principal certifier that show:
 - i. in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - ii. in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and
 - b) specifications have been submitted to the principal certifier that:
 - i. describe the basis for design, installation and construction of the relevant fire safety system, and
 - ii. identify the provisions of the Building Code of Australia upon which the design of the system is based, and
 - c) those plans and specifications:
 - i. certified by a compliance certificate as complying with the relevant provisions of the Building Code of Australia, or
 - ii. unless they are subject to an exemption under Section 74, have been endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, and
 - d) if the plans and specifications were submitted before the construction certificate was issued—the are endorsed by a certifier with a statement that the certifier is satisfied that it correctly identifies relevant performance requirements and the deemed-to-satisfy provisions, and
 - e) if those plans and specifications were not submitted before the construction certificate was issued—each of them was endorsed by the principal certifier with a statement that the principal certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.
1. Subsection (1)(c)(ii) does not apply to the extent of an exemption under section 74(4).