

APPENDIX 1
DEVELOPMENT COMMITTEE REPORT

5 60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION

FILE NO: T-29-139

Attachment: Correspondence from the Department of Planning

REPORT BY: DIRECTOR CITY PLANNING

Ward: EAST

Applicant:	Murlan Consulting Pty Ltd
Owner:	Parkview Sydney Development Pty Ltd

Summary:

- We have received a request to prepare a draft local environmental plan to facilitate redevelopment of the former Sunbeam site.
- The applicants propose to redevelop the site as an "Enterprise and Trade Centre".
- To facilitate this, the applicants are seeking to allow the retailing of bulky goods and office premises as permissible uses in the current Light Industrial zone.
- The concern is that this has the potential to turn this site into a destination retail centre of equivalent size to Roselands Shopping Centre.
- As the former Sunbeam site is very large, any redevelopment of it has the potential to impact on longer term planning for the local area.
- We need to be very careful in how we approach this so we do not lose sight of important opportunities for the future to create a skilled employment base for our area.
- It is recommended that the proposed rezoning not be supported and that further negotiations be held with a view to developing a redevelopment scheme for the site which does not rely on a retail base.

City Plan and Budget Implications:

This report has no implications for the City Plan and Budget.

Report:

We have received a proposal for the redevelopment of the former Sunbeam site in Charlotte Street, Campsie. The applicant describes the proposal as the redevelopment of the site as an "Enterprise and Trade Centre". The proposal has been submitted in the form of a rezoning application seeking to allow bulky goods retailing and office premises as permissible uses in the Light Industrial 4(b) zone.

The applicant describes the likely uses as warehousing, light industry, recreation facility, retailing of bulky goods and offices.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE). REZONING APPLICATION (CONT.)

The proposed uses of retailing of bulky goods and office premises are currently not permissible under the current Light Industrial 4(b) zone applying over the site. The applicants are therefore seeking preparation of an amending local environmental plan to:

- allow bulky goods retailing as a permissible use; and
 - allow office premises as a permissible use
- on the subject site.

The applicants also propose to introduce limits on the maximum floor space allowable for these additional land uses. These restrictions are proposed to be a maximum FSR of 0.85:1 for bulky goods retailing and 0.15:1 for office premises. Note that the overall maximum floor space ratio under the provisions of the Canterbury Planning Scheme is 1.5:1 for land zoned Light Industrial 4(b).

Supporting documentation

The rezoning application is accompanied by a number of supporting documents:

- A Planning Report prepared by Planning Workshop, a Town Planning Consulting firm, which sets out the proposal and summarises the additional specialist reports and information.
- Basic architectural concept drawings which illustrate the proposed building forms and layout.
- A Demolition Work Method Statement & Waste Management Plan.
- Floor space calculations for the existing buildings on the site.
- An Economic Need Assessment prepared by Leyshon Consulting.
- A Property Supply and Demand Analysis prepared by IntelPro Pty Ltd.
- A Traffic Impact Assessment prepared by Traffix (Traffic and Transport Planners).
- A Hydraulic and Stormwater Report, prepared by SRIV Engineering Pty Ltd.

This report examines only that information relevant to the question of the rezoning application, being the planning report, architectural concept drawings, economic need assessment, property supply and demand analysis and the traffic impact assessment.

The Site

The former Sunbeam site has its principal frontages to Charlotte and Harp Streets. The site has an area of some 55,000 square metres. There is a fall of up to 9 metres across the site from north to south. This equates to a slope of approximately 1 in 32 or 3%.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)



Bulk and Scale

The applicants are proposing a centre which will contain some 70,000 square metres of floor space. It should be noted that the maximum permissible floor space under current floor space ratio controls for the site is approximately 85,000 m².

The proposed development is to be accommodated in what is essentially two buildings. Heights will vary across the site, up to six levels. The two buildings are separated by an internal parking station of four and five levels.

Should the Committee wish to pursue support for the current proposal or a variant of it, there are considerable amenity based issues which would need to be addressed in detail. As this report does not support the principle of the currently submitted proposal, this detailed analysis has not been carried out. These issues relate, but are not necessarily limited, to:

- Building heights.
- Setbacks from residential property boundaries.
- Overshadowing.
- Building bulk and large expanses of building walls directly facing residential properties.
- Access to the site and internal vehicle circulation. In particular proposed internal roads for deliveries, service and product pick-up which in part run adjacent to adjoining residential properties.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE) REZONING APPLICATION (CONT.)

At this time, we only have sketch illustrations of what is being proposed for the site. Some of these are included below so that the Committee can get an idea of the scale and intensity of development proposed. We requested the applicant to provide more detailed plans of their intentions for the site so that we would have a much clearer picture of the extent of proposals for this site. The applicant has been reluctant to provide any further detail.



60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)
Council) and the community can have a clear picture of what is being proposed for a particular site. Should the Committee ultimately be of the view that the current proposal is worthy of pursuing further, then it is strongly recommended that Council require more detailed plans before any formal resolution to prepare a draft LEP is made. This will allow us the opportunity to provide a more rigorous appraisal of the actual proposal and its potential impacts, particularly those on the adjoining residential properties.

Land Uses

It is still somewhat unclear as to exactly what types of land uses are proposed for this new centre particularly the bulky goods component. The applicant's supporting documentation gives varying indications of the likely breakdown of floor space components. The following breakdown appears to be the most likely:

- Offices 6,500 m²
- Light industrial 18,500 m²
- Bulky goods (retail & trade) 45,000 m²

Generally "trade" bulky goods would be seen as such things as plumbing/electrical supplies, glass, tiles etc for tradespeople and are generally relatively low traffic generating mainly during the week.

Then there is the bulky goods retailing/homemaking type operation, usually comprising, furniture (Freedom Furniture, Fantastic Furniture), electrical (Bing Lee, Harvey Norman, Retravision and The Good Guys), electronics (Dick Smith), bedding (Sleep City and Forty Winks) and carpet and flooring, leisure (BBQ's Galore), not to mention retail hardware stores such as Bunnings and Mitre 10, for the general public which generates high volume weekend traffic with a more shopping atmosphere and feel.

Both of these types of uses have a purpose and serve the community but have different impacts in terms of traffic and amenity, the latter being more in the category of a retail shopping use the former a supplier to the industry.

If it is considered important that this distinction be drawn then in deciding how these can be controlled in real and practical terms is an issue which needs to be addressed. In this case the applicant has put forward a concept but mixed the two uses. It is likely that if both these uses are made permissible that the bulky goods retail shopping type use will take over as the highest value use. The applicant's figure for demand relates mainly to the "Bulky Goods Retail Uses" not the strictly trade suppliers.

Under the applicant's submission it is very difficult to distinguish what the actual difference between "trade" and "retail" bulky goods is. The supporting documentation provided, including sub-consultant reports, only reinforces this difficulty as some documentation refers to an under provision of retail bulky goods in the area while others refer to the centre being "trade" based and not the same as a traditional retail based centre. We can really then only rely on the fact that the applicants are proposing to allow retailing of bulky goods up to a maximum of 45,000 m² and we need to be prepared that this is potentially what we can expect to occur if the proposed rezoning proceeds.

The applicants have given some indication of their intention regarding likely future tenants. These include a hardware store/trade yard, at least one "major" tenant, at least two "mini major" tenants and a number of "trade/bulky goods/showroom units". These

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE). REZONING APPLICATION (CONT.)
units appear to be in an enclosed mall type arrangement, as in a retail "Supacentre". An additional level contains a number of "industrial units".

Despite what is continually referred to in the supporting documentation as trade orientated bulky goods retail, it is clear from the specialist sub-consultants reports that continual references along the lines of "the surrounding region is significantly under-provisioned as far as bulky goods retail floor space is concerned" can only lead to the conclusion that what is being proposed for this site is in reality a destination retail facility.

Economic Issues

The Economic Need Assessment submitted by the applicant indicates that there is a latent demand for bulky goods retailing in the local area. The report suggests that within the local catchment area there is an estimated available expenditure of approx \$813 million for bulky goods. As there is no bulky goods type retail facility in this local catchment area, then the assumption is that this expenditure is leaking out of the local area. This available spending has been equated to a demand for some 200,000 square metres of floor space. The argument continues that the proposed 45,000 square metres of bulky goods floor space equates to only 22% of the potential latent demand for bulky goods retail floor space. It is accepted that this is a normal marketing analysis methodology/tool.

We have not tested these assumptions. This amount of new floor space will have an impact but the extent of the significance of that impact is difficult to ascertain. This is compounded by the fact that the future of our Canterbury Road Masterplan remains unresolved at this stage. Also, our proposed Economic Development and Employment Strategy (discussed in more detail later in this report) will have an influence and must be factored into these considerations.

As both of these currently remain unresolved it is not possible to comment on the potential impact a centre of the type and size proposed will have.

There is also an argument that the proposed development in itself will be an employment generator. While this will be true up to a point, the employment directly generated will largely be at lower skill levels. If we can facilitate redevelopment of this site as a real business innovator and take advantage of emerging employment and business trends, we can turn this employment generation into jobs with higher skill sets and broaden the range of our employment base for our community. We should not lose sight of this objective or the growing opportunities that are likely to be available as our redundant industrial uses are going through this change period.

Traffic/Transport Implications

The Traffic Impact assessment highlights the difficulties with the distinction between "retail" and "trade" bulky goods. This report states that the proposed centre is to operate substantially as a trade centre for the building industry and not as a "normal" public bulky goods use, which has different characteristics in terms of its traffic generation. This report refers to 35,000 m² (of the potentially available 45,000 m²) of floor space being exclusively for trade purposes. How this can be ensured has not been made sufficiently clear by the applicant.

The Traffic Impact Assessment suggests that the local street system is capable of absorbing the likely forecast increases in traffic that would result from the proposed development. However, the figures quoted indicate increases in traffic ranging from 30%

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)
to 56%, which are significant increases over current levels. Should the Committee be supportive of the current proposals for this site it is likely that traffic will be a significant factor affecting the views of the community. The other worrying aspect of this is that the traffic impact assessment appears to be based on a trade centre for the building industry, not a "normal" public bulky goods retailing use which the rezoning would allow. As the traffic consultants have indicated that these two types of centres have different characteristics in terms of traffic generation, this worry increases as their figures and conclusions appear to be based on the lesser (in terms of traffic generation potential) of the two.

The potential traffic implications of a retail based centre need to be carefully considered, in particular the impacts of weekend trading and the amounts of traffic that will potentially be using the local road network to access and leave the site.

Ongoing Management and Control

Despite all that might be said about this being a trade based centre, the fact remains that once planning controls have been amended to permit retail based activities, then we need to be prepared to receive development applications for such activities. Before we consider permitting retail based activities on this site we need to be satisfied that satisfactory arrangements are in place to control these uses. At this point in time we are not satisfied that suitable safeguards are either in place or proposed to be put in place. It is being suggested that limits be placed on the amount of floor space in each of the broad lands use categories proposed. These are:

- Bulky goods retail 0.85:1
- Office premises 0.15:1

The remaining floor space capacity would then theoretically be taken up by uses currently permissible in the Light Industrial 4(b) zone.

This alone is not considered to be a satisfactory mechanism to safeguard the ongoing management and control of land use on this site. Firstly, the amount of floor space available for bulky goods retail is in my view excessive and reinforces my concerns about this site developing as a car based destination retail facility. Secondly, the use of a development standard such as this could lead to future pressure for it to be relaxed by an objection lodged under SEPP 1.

It also does not provide us with a mechanism to distinguish between "trade" and "retail" bulky goods. If trade based bulky goods proves not to be a viable proposition then we are likely to be receiving applications for general retail based bulky goods (electrical discounters, furniture stores, etc) and be faced with this centre becoming a car based destination retail facility.

As indicated, it is very difficult to distinguish between "trade" and "retail" based bulky goods and we would find it very difficult to develop and rely on planning provisions to control this from a defensible position.

Site Inspection to Similar Types of Centres

The applicants have identified other enterprise and trade type centres as examples of the type of facility they are promoting for this site. We have taken the opportunity to visit two of these centres (at Artarmon and at Chatswood) and generally speaking, these centres

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)
 were found to be generally acceptable and suitable for the former Sunbeam site.
 Photographs of these facilities have been included below for the Committee's information.



60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)

Both of these centres are obviously geared to trade/enterprise activities and these types of operation, with the exception of the Good Guys discount electrical retailer, are more than suitable for the former Sunbeam site. The majority of these types of land uses would also be permissible under the current zoning of the former Sunbeam site. The major reservation remains the question of retail based activities. As one of the photos above shows, one of these centres contains a Good Guys discount retail store. The potential for up to 45,000m² of floor space of this type of retail land use is not what we would consider as being suitable for the former Sunbeam site.

Department of Planning Views

On a number of occasions we have discussed the future of this site with senior representatives from the Department of Planning regarding their views on the site and how the variously proposed schemes relate to the Department's responsibilities from a regional planning perspective. These discussions go back as far as when the applicants were initially suggesting residential redevelopment schemes for this site.

The Department's view has consistently been one of a desire to maintain the employment/industrial base of land use for this site and not to turn it into a free standing retail centre. This position is consistent with Government policy. We have correspondence from the Department which raises concerns with proposals for this site and states, in part,

".....the Department..... is particularly concerned about the cumulative impact of rezoning industrial lands within Sydney.....These concerns relate to the potential impact on the ongoing viability of industrial areas and the loss of opportunities for new industrial development."

and

".....the Department is concerned about the impact of the proposed development on existing centres and the Canterbury Road corridor, which is identified as a potential enterprise corridor in the Metropolitan Strategy, and the potential for the development to become a retail destination rather than providing employment land for more industrial type uses."

Copies of this correspondence are included in the [Attachments](#).

At the end of the day, any support for this particular proposal, or any other for that matter, which translates into a draft LEP will need to go before the Department's LEP panel with a sufficiently rigorous argument supporting and justifying preparation of the LEP. A draft LEP cannot be publicly exhibited without the express approval of the Department. The correspondence from the Department gives us an early indication of their views.

Ultimately, the Department's LEP template will also have an impact on this site as well as on industrial lands generally. In this regard, the template's Business Park zone would appear at this stage to offer a satisfactory replacement zone.

This type of zone is one we will be needing to consider as work progresses on our comprehensive City wide LEP not only for this site but for other industrial areas where the current building stock have reached the end of its economic life and is likely to redevelop in the not too distant future. The Harp Street area is an example of this.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE), REZONING APPLICATION (CONT.)

Canterbury Industrial Lands Study

Our Industrial Lands study, completed in 2004, makes the following recommendations as far as the former Sunbeam site is concerned.

"The former Sunbeam site should be retained for light industrial activities consistent with its current zoning. Notwithstanding the site's potential significance. it is a strategically valuable light industrial site and redevelopment for light industrial uses should be encouraged and facilitated."

This recommendation has previously been endorsed by Council. While this recommendation is based on maintaining a more traditional industrial land use zone, the principle of retaining this site (and precinct) as an employment/business generator remains.

Proposed Economic Development and Employment Strategy

Under our Economic Development program we are about to engage consultants to prepare an Economic Development and Employment Strategy. Funding from the Department of Planning has been received for both this project and a regional study involving Hurstville and Sutherland Councils.

This Strategy will form a foundation for the future of economic development and employment within our City. A report on this matter was presented to the Council meeting on 26 April 2007 and extracts from it are reproduced below for the Committee's information.

A liveable city seeks to improve the quality of the local economy and access to local jobs for residents, encouraging sustainable development which takes advantage of Canterbury's strategic location within Sydney. There has been a nationwide trend to convert employment lands to alternative uses such as residential housing, due to the high demand for housing and the strong financial returns from residential development. The loss of strategic employment lands can be detrimental by reducing the competitiveness of an area and removing future opportunities for businesses to locate close to major transport routes, infrastructure and labour sources. In addition, the loss of employment lands increases costs for local residents as they travel longer distances to find work.

The preservation of existing employment lands, as well as the creation of new employment levels, is a metropolitan wide issue the Metropolitan Strategy seeks to address. In the broadest sense "employment lands" refers to those places where people work. Generally this has referred to traditional industrial lands which may host light industry, manufacturing, wholesaling, transport or storage industries as well as business parks.

Canterbury City is highly constrained with relatively little undeveloped land and therefore conversion of some land previously used for industrial uses such as manufacturing to other employment uses such as business/office parks is vital.

We have recently undertaken an Industrial Lands Study, a major study of Canterbury Road, created a Masterplan for Canterbury Town Centre and are currently undertaking the Canterbury Town Centres Study. It is anticipated that all of this work will contribute to this Employment and Economic Development Strategy.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE) REZONING APPLICATION (CONT.)

The Strategy will explore and recommend future economic development and employment generation strategies in order to create sustainable local employment for the residents of the City of Canterbury.

The strategy will:

- evaluate current employment lands within the City and recommend strategies to preserve them, paying particular attention to key sites;
- develop planning controls to quarantine existing land for employment as required;
- investigate opportunities and recommend strategies to increase or enhance employment lands;
- project future demand within the City based on population growth and trends;
- develop a comprehensive plan to attract new businesses to our area and to encourage expansion in existing businesses;
- investigate specific industries most suitable to Canterbury and recommend a range of strategies to attract these industries to Canterbury.

We can see that the nature of industrial zones and their role is changing. Traditionally industrial zones were used for just that, industry. Industry was a significant employer of people. This is not the case so much these days. Industry has been going through significant change.

This is reflected partially through references to industrial lands changing to references to employment lands. So therefore the use of the land, or its terminology, changes but its role does not. It remains focussed on employment. We need to respond to this and move forward with these changes. The Economic Development and Employment Strategy will lay the foundation for this.

Conclusion

There are concerns with both the size of the proposed facility and the land uses envisaged for it. As far we can see, what is being proposed here is a Supacentre type retail facility. It will be equivalent in size to Roselands Shopping Centre.

While we are only considering whether or not to prepare a LEP for the proposed rezoning, we need to be careful of the implications of any decision to support the planning changes proposed. Once the planning controls have been amended, we lose the level of control we currently have. Despite possibly the best of intentions of the applicant that may be stated about future land use mix, time and circumstances can see, in practical "on the ground" terms, those intentions eroded. There are no longer term management strategies proposed to continue land use control and the relatively broad nature of land use permissibility requested means that we could be on the receiving end of development applications for 45,000m² of bulky goods retail floorspace. Those applications would have rights of appeal against any Council decisions.

It is difficult to be precise when trying to identify exactly what breakdowns of floor space are proposed. At best the difference between "trade" and "retail" bulky goods is clouded and given a maximum floor space ratio of 0.85:1 for bulky goods is proposed, we must be prepared for the scenario that this potential capacity could be taken up by retail bulky goods type land uses whether now or at any time in the future.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)

We should be looking for what will be the best solution for this site and the context in which it sits within our City and it is not considered that a retail centre is such a solution.

Bulky goods retailing is a problematic issue. There is an obvious demand for it across the metropolitan area and it serves a useful function. However these types of centres are becoming increasingly larger and with that comes increased traffic, amenity and impact issues. The middle of a low density residential area is not what we consider an optimum location for such a centre.

As stated earlier, despite what is continually referred to in the supporting documentation as trade orientated bulky goods retail, it is clear from the specialist sub-consultants reports that continual references along the lines of "the surrounding region is significantly under-provisioned as far as bulky goods retail floor space is concerned" can only lead to the conclusion that what is being proposed for this site is in reality a destination retail facility. Relatively minor components of industrial and commercial floor space, amounting to only 35% of the total floor space proposed (30% of the total capacity of the site) do not alter this conclusion.

A car based destination retail facility on this site is not the best solution for this site. Traffic, noise, building bulk and scale are likely to be an issue with surrounding residents. Extensive retail land uses are likely to impact on existing retail zones and could jeopardise current programs involving Canterbury Road.

Ideally it is preferred not to be considering a site specific rezoning proposal for this site at this point in time. Council will be making some important strategic land use decisions in the short to medium term with the upcoming Economic Development Strategy (about to commence) and how these results will feed into our comprehensive LEP and the standard LEP template.

However the owner/applicant has held the site for a number of years and there is a need to progress the matter. We do have a proposal before us and it is therefore important that we take a proactive stance and provide a positive direction for this site and for the applicants.

This is an important strategic site. As our industrial areas transform from the more traditional manufacturing base and encompass business parks, clean industry and technology based employment generators, with the subsequent rise in the skill sets of those directly and indirectly employed, we need to be at the forefront of that change process and not just playing catch up. By doing this we can help to actually facilitate the change process. The proposed Economic Development and Employment Strategy will be a key factor in initiating this and our comprehensive LEP for the City (due to be completed by 2011) will establish the planning framework. We need to be sure that the short term answer for this particular site does not compromise or conflict with the opportunities being presented.

It is therefore considered amenable to pursue with the applicant alternate strategies for this site which, while maintaining an emphasis on providing employment and business opportunities, does not involve turning this site into a car based retail centre. Because of the significance of this site, we, together with the Department of Planning should be actively working with the applicant to pursue the achievement of our common objective of obtaining a positive outcome on this site.

60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE): REZONING APPLICATION (CONT.)

RECOMMENDATION:

THAT:

1. The request for rezoning to permit bulky goods retailing on the former Sunbeam site be **REFUSED**.
2. The applicant be advised that Council is looking for innovative solutions to questions of industrial and employment change and would encourage a scheme which seeks to promote and facilitate an alternate redevelopment scheme for the site that:
 - focuses on retaining light industrial, employment and business park type activities,
 - promotes employment which raises the skill levels of our employment base,
 - takes advantage of the locational characteristics of the site such as the proximity of the M5;
 - has minimal reliance on retail based land uses as the dominant component.
3. The applicant be further advised that Council would like to actively work with the Department of Planning and them to achieve an outcome on this site in line with the principles set out in recommendation 2 above.

43. If you are not satisfied with this determination, you may:
- 43.1. Apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act 1979. A request for review must be made within 12 months of the date of this Notice of Determination and be accompanied by the relevant fee; or
 - 43.2. Appeal to the Land and Environment Court within 12 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act 1979.
(Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.)

If you need more information, please contact Paula Bizimis in City Planning on 9789-9351 between 9.00 a.m. and 11.00 a.m., Monday to Friday.

- 5 **60 CHARLOTTE STREET, CAMPSIE (FORMER SUNBEAM SITE):
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Min. No. 125 RESOLVED (Councillors Robson/Furolo)

THAT the rezoning application be deferred as requested by the applicant, to allow further discussions to occur.

- 6 **REPORT OF THE INDEPENDENT HEARING AND ASSESSMENT PANEL**
FILE NO: D-6-9 PT5

Min. No. 126 RESOLVED (Councillors Robson/Furolo)

THAT the report be noted.

- 7 **88 SPROULE STREET, LAKEMBA: DEMOLITION OF STRUCTURES,
CONSTRUCTION OF TWO STOREY BOARDING HOUSE WITH
BASEMENT AREA AND ASSOCIATED PARKING**
FILE NO: 822/88D PTS 1 & 2

Min. No. 127 RESOLVED (Councillors Furolo/Robson)

THAT Development Application DA-919/2005 be **APPROVED** subject to the following conditions:

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:
 - 1.1. Details of:
 - Protection from Termites
 - Structural Engineering Plan
 - Building Specifications
 - Fire Safety Schedule (listing all measures to be included in the building)