

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

[REDACTED]
[REDACTED]
Affected person's Title:

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: Stellenbosch Square Shopping Centre on Webers Valley Road, Jamestown, Portion 748 of farm Blaauw Klip 501 Stellenbosch

Application Property Number: Erf 172 ,Jamestown

Applicant: Shiraz Hendricks ,R & L Architects ,0726611045

Owner: Stellenbosch Square Investments (pty) Ltd

Application Reference: LU/ ERF 172 Jamestown

Application Type: Application for consent use (Additional Liquor store to exiting Stellenbosch Square Shopping center

Detailed description of land use or development proposal, including its intent and purpose:

∴ Application has been made in terms of section 15(2)(o) of the Stellenbosch municipal land use planning by law, promulgated by notice number 354/2015 dated October 2015 for a consent use to utilize a portion of the existing shopping centre for the purposes of a liquor shop (WOOLWORTHS LIQUOR SHOP) On ERF 172, Jamestown

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;

- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (Repeat name of applicant and e-mail address for submissions): By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days (**60 days if it is an state entity**) from the date of this notice to be received on or before the closing date of (**insert closing date** – 30/ 60 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (Cell/ Office Number) during normal office hours. (or include such applicable hours)

Yours faithfully

APPLICANT'S NAME

Shiraz Hendricks
R & L Architects

**KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEÏNTEGREERDE EN
GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.**



Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: Stellenbosch Square Shopping Centre on Webers Valley Road, Jamestown, Portion 748 of farm Blaauw Klip 501 Stellenbosch

Aansoek eiendom beskrywing: Erf 172 ,Jamestown

Aansoeker: Shiraaz Hendricks ,R & L Architects ,0726611045

Eienaar: Stellenbosch Square Investments (pty) ltd

Aansoek Verwysing: LU/ ERF 172 Jamestown

Tipe Aansoek: Aansoek om toestemmingsgebruik (Bykomende Drankwinkel na die Stellenbosch Square-winkelsentrum wat verlaat word

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:
Aansoek is gedoen ingevolge artikel 15(2)(o) van die Stellenbosch munisipale grondgebruikbeplanning deur wet, afgekondig by kennisgewing nommer 354/2015 gedateer Oktober 2015 vir 'n vergunningsgebruik om 'n gedeelte van die bestaande winkelsentrum te gebruik vir die doeleindes van 'n drankwinkel (WOOLWORTHS LIQUOR SHOP) Op ERF 172, Jamestown

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;

- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (Herhaal naam van Applikant en e-pos adres vir stuur van kommentaar). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae (**60 dae indien dit 'n staatsentiteit sal wees**) vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van (**voeg sluitings datum** – die 30/ 60 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (Sel/ Kantoor Nommer) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

NAAM VAN AANSOEKER

Motivational Report:

For the proposed consent use to permit an additional liquor store to existing property Stellenbosch Square shopping centre ERF 172, Woolworth W Cellar

This motivational report serves to motivate the plan submitted to the council for proposed Consent use to allow liquor to be sold on the property zoned under Mixed use zoning scheme. This report will show why the following council rules & regulations have been deviated:

- **15(2)(o) a consent use contemplated in the zoning scheme**

Section 99 (c) considerations:

(a) **Economic impact** – The sale of liquor will have a positive impact on the economy and provide jobs to the locals

(b) **Social impact** – the proposed application will have no negative social impact on the community

(c) **Scale of the capital investment** – medium to large scale investment,

(d) **Compatibility with surrounding uses** – the proposed application will remain a shopping centre therefore it will remain compatible with surrounding uses

(e) **Impact on the external engineering services** - The proposed application will have no impact on the external engineering services

(f) **Impact on safety, health and wellbeing of the surrounding community** - The proposed application will have no impact on safety, health and wellbeing of the surrounding community

(g) **Impact on heritage** - not applicable to application

(h) **Impact on the biophysical environment** - The proposed application will have no impact on the biophysical environment

(i) **Traffic impacts, parking, access and other transport related considerations** – no impact on Traffic, parking, access and other transport related considerations

(j) **Whether the imposition of conditions can mitigate an adverse impact of the proposed Land use** – The proposed application will have no impact on the imposition of conditions that can mitigate an adverse impact of the proposed Land use. As the municipality already granted permission a consent use to trade alcohol

I hope the above-mentioned motivation with all the other necessary documentation, is enough to get LUM's approval.

We hope that you can understand our predicament and can consider our request taking into account the above.

Date Created: 17 Nov. 22

This letter was created by Shiraaz Hendricks

On behalf of owner



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT APPLICATION BY UPLOADING COMPLETED FORM AND RELEVANT INFO TO THE
Town Planning Application Management System (TPAMS)

[AFLA Portal \(stellenbosch.gov.za\) /](http://AFLA Portal (stellenbosch.gov.za) /)

<https://citymaps.stellenbosch.gov.za/aflaportal/home>

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Shiraaz		
Surname	Hendricks		
Company name (if applicable)	R&L Architects		
Postal Address	5 th floor Temple House ,57 Buitenkant Street Cape Town		
		Postal Code	8001
Email	shiraazh@rlarchitects.co.za		
Tel		Fax	Cell
			0726611045

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner(s)	Stellenbosch Square investments (pty)ltd		
Physical address	102 Dorp Street ,Stellenbosch		
		Postal code	7600
E-mail			
Tel		Fax	Cell

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	172	Portion(s) if Farm		Allotment area	
Physical Address / Farm known as	Stellenbosch square shopping centre ,cnr R44 and webersvallei pad				

Current Zoning	Mixed use zone	Extent	3.4753ha	Are there existing buildings?	y	N			
Applicable Zoning Scheme									
Current Land Use	Business premises – Shopping centre								
Title Deed number and date	T	33189/2021							
Attached Conveyance's Certificate	Y	N	Any Restrictions ito the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate						
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):						
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):						
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management						
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use? ²		Y	N			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y	N			
PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY									
Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.						
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.						
*The submission of a pre-application scrutiny form to Landuse.Applications@stellenbosch.gov.za is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.									
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE									
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)									
Type of application: Cost are obtainable from the Council Approved tariffs									Tick
15(2)(a) rezoning of land*									
15(2)(b) a permanent departure from the development parameters of the zoning scheme									

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	
15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning*	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	x
15(2)(p) an occasional use of land	
15(2)(q) to disestablish a home owner's association	
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
15(2)(t) when the Municipality on its own initiative intends to conduct land development or an activity	
15(2)(u) amendment of Site Development Plan	
15(2)(v) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines	
OTHER APPLICATIONS	
Deviation from Council Policies/By-laws	
Consent / Permission required in terms of a title deed	
Technical approval in terms of the Zoning Scheme Bylaw, 2019	
Other (specify): _____	
<p>**The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.</p> <p>***All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579</p> <p>**** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable, and the applicant will be informed accordingly.</p>	
BANKING DETAILS	
Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/ _____ and ERF/FARM _____
Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment	
DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	R&L Architects
Postal Address	5 th floor Temple House ,57 Buitenkant Street Cape Town
Vat Number (where applicable)	

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum storey height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit consent use to sell liquor in terms of Section.....of the Stellenbosch municipality zoning scheme by law Zoning Scheme Regulations						
Other (please specify)	Consent use application to obtain consent to sell liquor _____ _____ _____					
Brief description of proposed development / intent of application:						
Woolworths would like to open a liquor store at Stellenbosch square mall, the current zoning is mixed use zoning						
This application is to obtain consent use on the current zoning scheme .						

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies	Y	N	N/A	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989) .		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
			Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
			Y	N/A	National Water Act, 1998 (Act 36 of 1998)
			Y	N/A	Other (specify)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

SECTION I: DECLARATION

- I hereby wish to confirm the following :*
1. *That the information contained in this application form and accompanying documentation is complete and correct.*
 2. *I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.*
 3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
 4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
 5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*
 6. *I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.*
 7. *It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.*
 8. *The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.*
 9. *Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.*
 10. *The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.*
 11. *Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.*

12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.*
13. *A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*
14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*
15. *I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.*

Applicant's signature:

Date:

17 November

Full name:

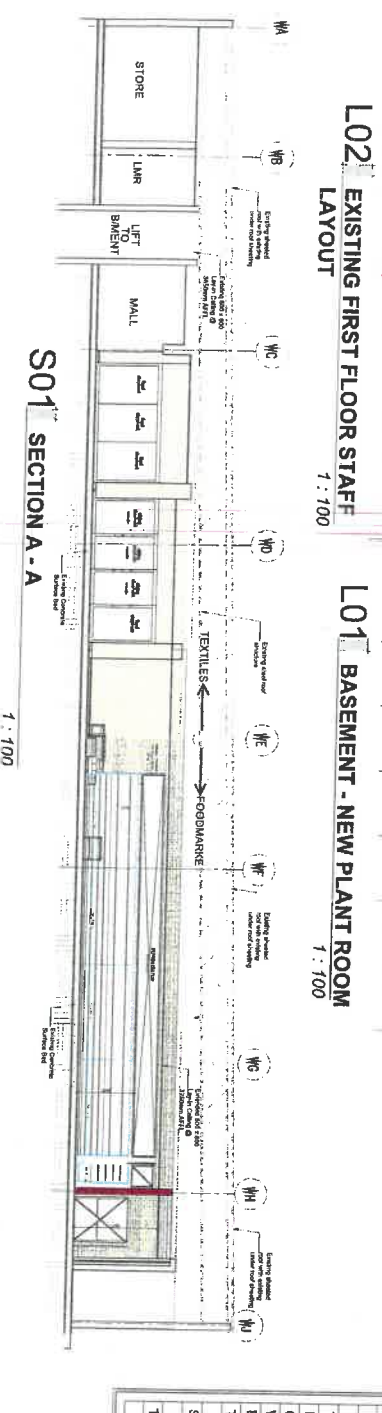
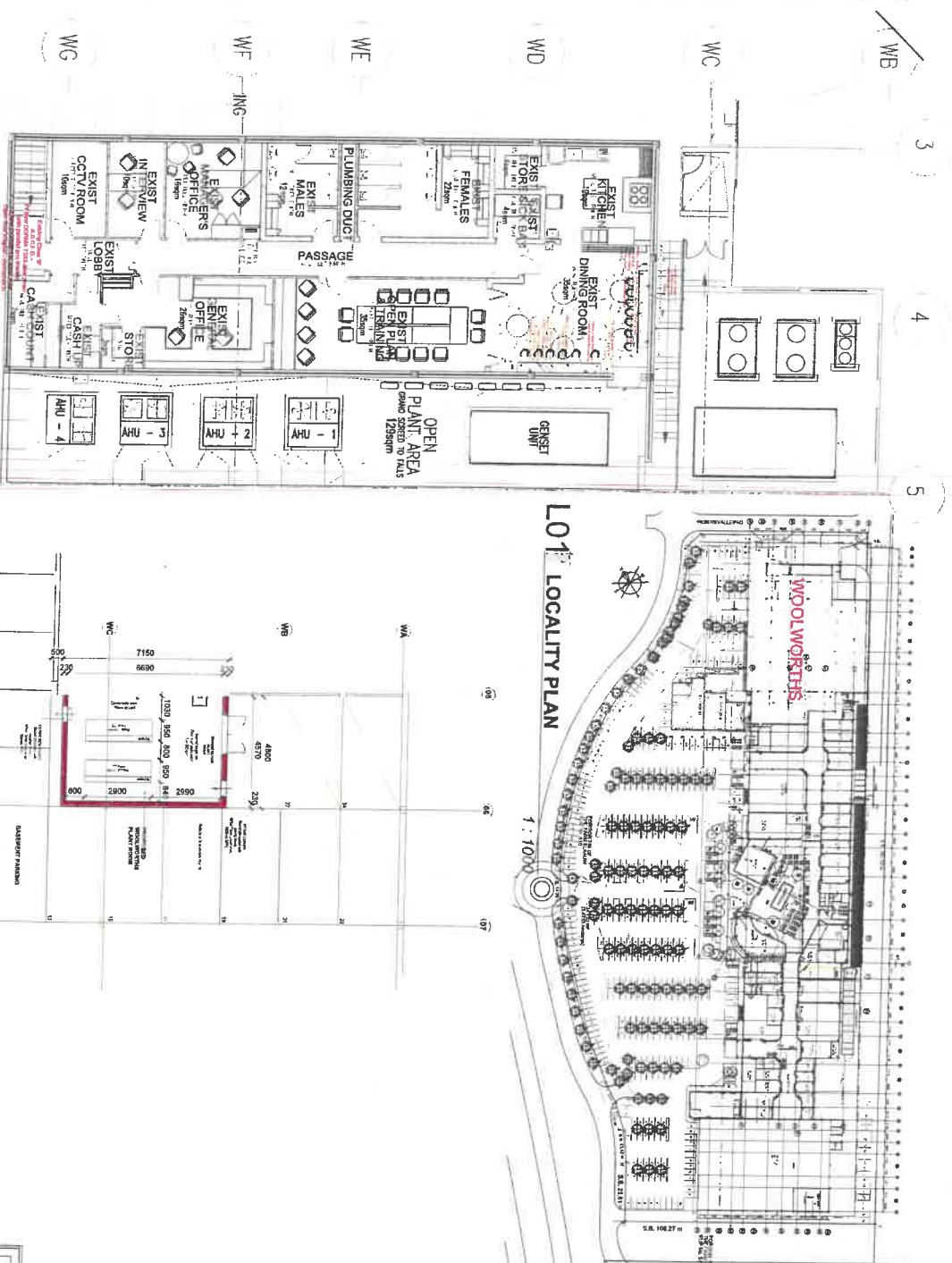
Shiraz Hendricks

Professional capacity:

Architectural



STELLENBOSCH SQUARE SHOPPING CENTRE - Woolworths Cellar



FIRE PROTECTION NOTES

- All work to comply with SANS 10400.
- Occupancy classification is:
- (a) Earthquake to be installed in accordance with SANS 10400 & 14.35
- (b) Fire hydrants to be installed in accordance with SANS 10400 AND 14.35.
- Portable fire extinguishers to be hung on purpose made brackets & located in accordance with SANS 10400-1.
- Access doors & assembly devices without the "panic" rods may only be fitted with approved locking devices without the "panic" rods may only be fitted with approved self-closing devices.
- CLASS "B" Fire doors to comply with SANS 10400 & to be fitted with approved self-closing devices.
- Floor coverings to comply with 14.14 and to be CLASS 3.
- Vertical shaft enclosures to comply with 14.15 and to comply with 14.30.
- Suspended ceiling and the supporting structure to be non-combustible and to comply with 14.12, & 14.13.
- Structural elements and components to comply with 14.2.
- All fire fighting equipment, fire escapes notices and exit doors to be indicated on the architectural symbolic plans which must be secure without the use of manual break glass alarm points and emergency announcement communication system and smoke detection system to be installed and to comply with SANS 10400 T & SANS 10135.

GENERAL NOTES

- All work to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant SANS 10400 XX, AS, and SANS 10400-1.
- All voids, suspended ceilings and partitions to be in accordance with Part "G" of the National Building Regulations.
- All mechanical and electrical work is to be done in accordance with Part "G" of the National Building Regulations.
- Roof and floor to be in accordance with Part "G" of the National Building Regulations.
- All internal handwork & partition to be full height.
- Existing Air conditioning and extraction system to be amended to suit (split - system) by Professional Consulting Engineer.
- Existing fire protection & smoke ventilation system to be amended to suit (split - system) by Professional Consulting Engineer.

AREA DIAGRAM

	GROUND FLOOR	
	EXISTING	Difference
TEXTILE TRADING	1751 Sqm	-487 Sqm
FOODMARKET	987 Sqm	+359 Sqm
COFFEE SHOP	0 Sqm	+154 Sqm
W/CELLAR	804 Sqm	+91 Sqm
BACK UP AREA	3052 Sqm	+238 Sqm
TOTAL GFL AREA	6897 Sqm	+238 Sqm
STAFF OFFICES	288 Sqm	0 Sqm
TOTAL GLA	3320 m ²	+238 m ²

INTERNAL SHOP LAYOUT FOR WOOLWORTHS ONLY.

INTERNAL ALTERATIONS & ADDITIONS TO EXISTING WOOLWORTHS IN STELLENBOSCH SQUARE SHOPPING CENTRE ON WEBBERS VALLEY ROAD, JAMESSTOWN, PORTION 748 OF THE FARM BLAAUW KLIP 501 STELLENBOSCH

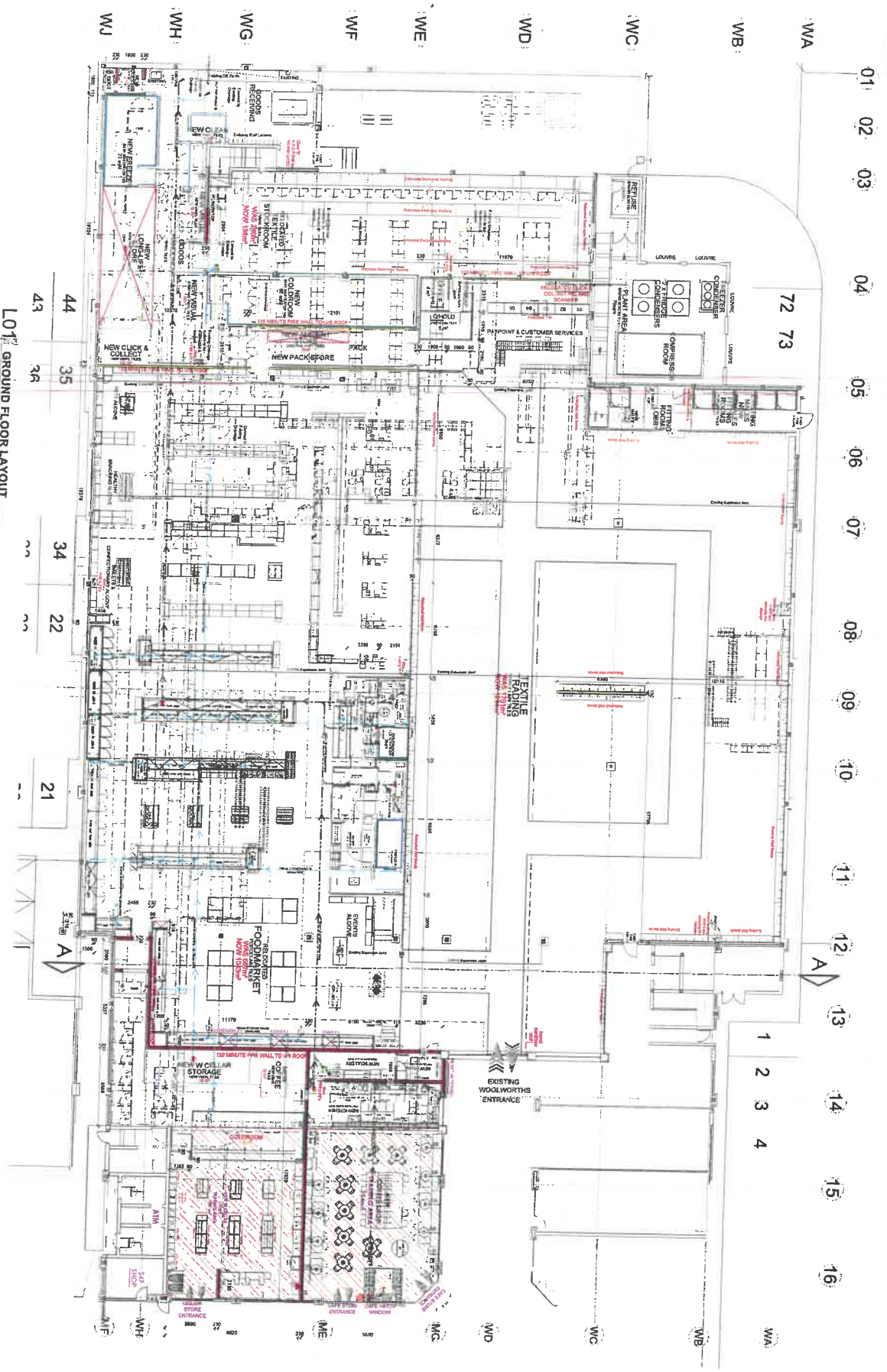
SIGNATURES
 Signature of owner: _____
 Date: _____
 Name: _____

WOOLWORTHS
 ADDRESSES
 WOOLWORTHS
 STELLENBOSCH SQ. EXT.
 (Pty) Ltd

COUNCIL
 SUBMISSION -
 LOCALITY PLAN &
 SECTION AA

architects
interiors
 021 241 0011

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101st GROUND FLOOR LAYOUT
1:700

DRAINAGE NOTES

- All construction is to be in accordance with the latest AS/NZS 1546.1 & 1546.2.
- For changing rooms and pool change rooms, refer to the relevant AS/NZS 1546.1 & 1546.2.
- All piping to be installed in walls, except to parking lots.
- All drainage to be installed in walls, except to parking lots.
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LEGEND

- Existing structure
- New structure
- Structural steel
- Structural concrete
- Structural masonry
- Structural timber
- Structural glass
- Structural metal
- Structural plastic
- Structural other

GENERAL NOTES

- All work is to be done in accordance with the latest AS/NZS 1546.1 & 1546.2.
- For changing rooms and pool change rooms, refer to the relevant AS/NZS 1546.1 & 1546.2.
- All piping to be installed in walls, except to parking lots.
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FIRE PROTECTION NOTES

- All work is to be done in accordance with the latest AS/NZS 1546.1 & 1546.2.
- For changing rooms and pool change rooms, refer to the relevant AS/NZS 1546.1 & 1546.2.
- All piping to be installed in walls, except to parking lots.
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LEGEND

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- New structure
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- Structural plastic
- Structural other

AREA DIAGRAM

AREA	DESCRIPTION	AREA (sqm)	PERIMETER (m)
TEARER ROOM	1411 sqm	207.70m	124.80m
FOOD SERVICE	477 sqm	270.70m	150.50m
COFFEE SHOP	100 sqm	130.00m	100.00m
W/ CELLAR	500 sqm	130.00m	100.00m
BACKUP AREA	200 sqm	130.00m	100.00m
TOTAL OFF AREA	200 sqm	130.00m	100.00m
STAFF OFFICES	200 sqm	130.00m	100.00m
TOTAL GFA	3500 sqm	2500 m	1800 m

INTERNAL ATTRACTIONS & WOOLWORTHS TO EXISTING SQUARE SHOPPING CENTRE ON WESTERN VALLEY ROAD, JAMESSTOWN, PERTH WA 6150

WOOLWORTHS
Woolworths Pty Ltd
1000 Stirling Street
Perth WA 6000

ARCHITECT
Simpson, Floor
Laytons

INTERNAL SHOP LAYOUT FOR WOOLWORTHS ONLY

ARCHITECT
Simpson, Floor
Laytons