

MCKENZIE
GROUP CONSULTING

CO 25/09.

23 APR 2009

Contribution



Planned

29/04/09

Document No

M. Gullyday
Inspector

89064

TRANSMITTAL FORM

To:	Manly Council	Project No:	03809
Address:	PO Box 82 Manly NSW 2095		
Attention:	Customer Service	Date:	23 April 2009
Project:	Shop 075 Stockland Balgowlah, 197-215 Condamine Street, Balgowlah		
From:	Chris Bailey		
Method of Delivery:	<input type="checkbox"/> Mail <input type="checkbox"/> Courier <input type="checkbox"/> By Hand <input type="checkbox"/> Collected <input checked="" type="checkbox"/> DX		
Subject:	Complying Development Certificate No. 09/2315-1		

Dear Sir or Madam:

Please find enclosed one (1) copy of the Complying Development Certificate No. 09/2315-1 and it's attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$30.00 being the lodgement fee.

Plans and specifications

- Drawings prepared by mima design Pty Ltd, numbered N101/8, N102/8, L101/7, L102/7, L103/7, P101/10, P102/9, P103/8, P104/8, E101/8, E102/8, E103/8, E104/5.

Attachments

- Conditions of approval (includes 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 94 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 Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
- Letter of Owners Consent.
- BCA Design Statement prepared by BSF NSW Shopfitting, dated 20 April 2009.
- Receipt of Payment of Long Service Levy.

CERTIFIER

\$30

R. 603 199

28.4.09

Please provide a receipt upon completion of payment process and **note our reference.**

If you require further information please contact me on (02) 8298 6800.

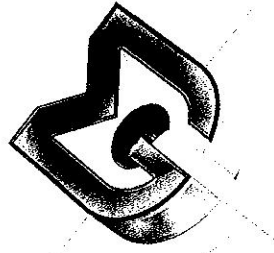
Regards,

T. Williams

Per
Chris Bailey
Assistant Building Surveyor
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Copy To:	Attention:	Address:
BSF NSW Pty Ltd	Justin Starkey	PO Box 207 Sutherland NSW 1499





MCKENZIE
GROUP CONSULTING

COMPLYING DEVELOPMENT CERTIFICATE No. 09/2315-1

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

Owner

Name: Stockland Trust Management Limited
Address: Level 25, 133 Castlereagh Street, Sydney NSW 2000

Property details

Address: Shop 075 Stockland Balgowlah, 197-215 Condamine Street, Balgowlah
Municipality: Manly Council

Description and value of development

Description: Shop fit-out to "supanews" store
Value of work: \$150,000.00

Determination

Approved/Refused: Approved
Date of Determination: 23 April 2009

Date of lapse

5 years from commencement date

Plans and specifications

- Drawings prepared by mima design Pty Ltd, numbered N101/8, N102/8, L101/7, L102/7, L103/7, P101/10, P102/9, P103/8, P104/8, E101/8, E102/8, E103/8, E104/5.

Attachments

1. Conditions of approval (includes 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 94 contribution or other monetary contributions.
2. Schedule of essential fire safety measures.
3. Application form for Complying Development Certificate.
4. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
5. Letter of Owners Consent.
6. BCA Design Statement prepared by BSF NSW Shopfitting, dated 20 April 2009.
7. Receipt of Payment of Long Service Levy.

Environmental planning instrument decision made under

List Complying & Exempt Development DCP, SEPP 60, LEP and relevant clause: Manly Local Environment Plan 1998

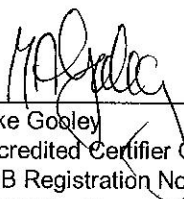
Complying Development Certificate

Certificate no.: 09/2315-1
Date of Determination: 23 April 2009

Certificate / Certifying Authority

I, Mike Gooley 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


Mike Gooley
Accredited Certifier Grade 1
BPB Registration No 0143
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Date of endorsement: 23 April 2009
Certificate Number: **09/2815-1**

Note: Prior to commencement of work sections 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied (see form 7).



ATTACHMENT 1
Existing Fire Safety Schedule
(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
1.	Access Panels, Doors and Hoppers to Fire Resisting Shafts	BCA Clause C3.13 & AS1905.1-2005, AS1905.2-2005
2.	Automatic Activation & Manual Controls for Retail Systems	Alternative Solutions Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
3.	Automatic Fail Safe Devices	BCA 2006 Part C3 & D2.21
4.	Automatic Fire Detection and Alarm System including Mimic Panels & Red Strobe Light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
5.	Automatic Fire Suppression System (Sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
6.	Automatic Sliding Door Operation at Mall Entries/Exits	Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
7.	Carpark & Retail Smoke Detection – Connection to Approved Monitoring to a Fire Station Dispatch Centre	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007.
8.	Carpark Travel Distances	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
9.	Building Occupant Warning System	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
10.	Egress Door for After Hours Staff	Alternative Solutions Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
11.	Egress Path Marking on Floor of Back of House & Storage Areas & Loading Docks	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
12.	Emergency Lifts, including Lift F1 & Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
13.	Emergency Management Plan & Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
14.	Emergency Lighting	BCA 2006 E4.2, E4.4 & AS/NZS 2293.1 – 2005
15.	Emergency Warning & Intercommunication System	BCA 2006 E4.9 & AS 1670.4 - 2004 & AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
16.	Exit Signs	BCA 2006 E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
17.	Fire Control Centres & Access to Sprinkler Valve & Pump Room	BCA 2006 E1.8 & Spec E1.8
18.	Fire Dampers	BCA 2006 C3.12, C3.15 & AS/NZS 1688.1 – 1998, AS 1682.2 – 1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
19.	Fire Doors	BCA 2006 Spec C3.4 & AS1905.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev



	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
		1.5, dated 19 June 2007
20.	Fire Hydrant Systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
21.	Fire Seals Protecting Openings in fire Resisting Components of the Building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
22.	Fire Separation of Equipment	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
23.	Fire Separation of Tower B & D together with Basement Carpark & Podium Level from Buildings C, E, F, G, H & L -Horizontal Fire Separations -Vertical Fire Separations -Lift Doors -Smoke Guard Containment System -External Wall Separation of Openings	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
24.	Gates within Security Fence in Carpark	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
25.	Hose Reel System	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
26.	Lightweight Construction	BCA 2006 C1.8 & Spec C1.8
27.	Major Stores (>1,000 m2) Ventilation Systems	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
28.	Make up air for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
29.	Maximum Travel Distance to Single Exit or Point of Choice	BCA 2006 Section D as Varied by Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
30.	Major Travel Distance in Retail Mall & Major Tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
31.	Maximum Travel Distances from Individual Smaller Tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
32.	Mechanical Air Handling System	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
33.	Operation of Louvers & Doors within the Rooflight / Pavil on over the Escalators to the Plaza Level & Provision of an Exit Door within this area	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
34.	Portable Fire Extinguishers	BCA 2006 E1.6 & AS 2444 – 2004
35.	Population & Exit Widths	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007



	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
36.	Power Supply for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
37.	Retail Ceiling Heights	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
38.	Separation of Escalators & Lifts Shops Connecting Carpark Levels & Retail levels	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
39.	Smoke Baffles between retail mall & Specialty Shops	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
40.	Smoke Baffles to Coles Tenancy	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
41.	Smoke Baffles to Mini Major	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
42.	Smoke Control System	BCA 2006 E2.2, Spec E2.2b & AS 1668.1 as varied by Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
43.	Smoke Dampers	BCA 2006 E2.2
44.	Smoke Detectors & Heat Detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
45.	Smoke Doors	BCA 2006 Spec. C3.4
46.	Smoke Exhaust for Major Tenancies	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
47.	Smoke Exhaust System for retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
48.	Smoke Seals & Doors	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
49.	Smoke Separation of Retail Tenancies Smaller than 1,000 m2	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
50.	Stair Pressurisation including Stair F1 & Building G Stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
51.	Supply Air Shut Down in Retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
52.	Vertical Separation of Openings in External Walls Towers A, C, E, F, G & H	BCA 2006 C2.6 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
53.	Wall-Wetting Sprinkler & Drencher Systems	BCA 2006 C3.4 & D1.7
54.	Warning and Operational Signs	EPA regulation (Reg 183) BCA 2006 E3.3 (lifts) D2.23 Signs on Exit Doors
55.	Zone Smoke Control System	BCA E2.2 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007



Proposed Fire Safety Schedule
(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

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57.	Automatic Activation & Manual Controls for Retail Systems	Alternative Solutions Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
58.	Automatic Fail Safe Devices	BCA 2006 Part C3 & D2.21
59.	Automatic Fire Detection and Alarm System including Mimic Panels & Red Strobe Light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
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74.	Fire Doors	BCA 2006 Spec C3.4 & AS1905.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007

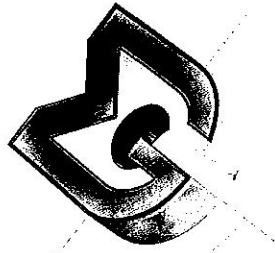


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89.	Portable Fire Extinguishers	BCA 2006 E1.6 & AS 2444 – 2004
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98.	Smoke Dampers	BCA 2006 E2.2
99.	Smoke Detectors & Heat Detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
100.	Smoke Doors	BCA 2006 Spec. C3.4
101.	Smoke Exhaust for Major Tenancies	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
102.	Smoke Exhaust System for retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
103.	Smoke Seals & Doors	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
104.	Smoke Separation of Retail Tenancies Smaller than 1,000 m2	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
105.	Stair Pressurisation including Stair F1 & Building G Stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
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108.	Wall-Wetting Sprinkler & Drencher Systems	BCA 2006 C3.4 & D1.7
109.	Warning and Operational Signs	EPA regulation (Reg 183) BCA 2006 E3.3 (lifts) D2.23 Signs on Exit Doors
110.	Zone Smoke Control System	BCA E2.2 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007





MCKENZIE
GROUP CONSULTING

BSF NSW Pty Ltd
PO Box 207
Sutherland NSW 1499

Attention: Justin Starkey

Dear Justin,

**Re: Construction & Occupation Phase
Supanews – Shop 075 Stcoklands Balgowlah**

Please find enclosed your **Complying Development Certificate**. It is important that you understand the inspection process and the requirements of the Environmental Planning & Assessment Act and Regulations with regard to role of the Principal Certifying Authority.

Construction Inspections

Your fee agreement will list the number of inspections allowed for. Depending on previous discussions and the fee arrangements, this company and your Consulting Engineers will be carrying out the required inspections. Where the latter applies then a 'Letter of Compliance' signed by the Engineer is required for each inspection. Regardless of who is carrying out inspections we should be notified as to who will be undertaking the inspections.

The following "Critical Stage Inspections" are required to be undertaken by the **PCA or an appointed Certifying Authority** in accordance with Clause 162A of the Environmental Planning & Assessment Regulation 2000. Please contact our office for the following stages:

In the case of a **class 6** building, the development site must be inspected.

1. after the building work has been completed and prior to any occupation certificate being issued in relation to the building, and

Allowance has been made for one (1) critical state – footings inspection. Additional 'critical stage' – footings inspections will be based at hourly rates.

Please note that the Final Completion inspection must be undertaken by the nominated Principal Certifying Authority; there fore please contact our office in advance to ensure this requirement can be undertaken.

To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections or any other inspections required by the principal certifying authority, the principal contractor for a building site, or the owner-builder, must notify the principal certifying authority at least **48 hours** before building work is commenced, at the site if a critical stage inspection is required before the commencement of the work.

A set of stamped drawings must be kept on site at all times. This is particularly important, as the Building Inspector may not have access to the approved drawings for the inspection. If you require extra sets of stamped drawings, we will be pleased to assist.

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:



BUILDING REGULATIONS CONSULTANTS

Level 6 / 189 Kent Street Sydney New South Wales 2000
Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie-group.com.au
www.mckenzie-group.com.au

Offices in Melbourne and Brisbane

- ☐ showing the name, address and telephone number of the **Principal Certifying Authority** for the work,
McKenzie Group Consulting
Level 6, 189 Kent Street Sydney
Contact Ph. (02) 8298 6800
Mike Gooley and,
- ☐ showing the name of the **principal contractor** (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- ☐ Stating that unauthorised entry to the work site is prohibited.
- ☐ Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Building Occupation

The certificates or statements which will be needed for the Interim/Final Occupation Certificate are:

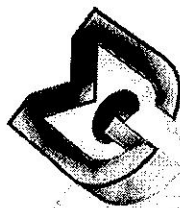
- Fire Safety Certificate for the following essential services to the standard nominated on the Fire Safety:
 - ☐ Portable Fire Extinguishers to AS 2444-2001, BCA, Clause E1.6,
 - ☐ Mechanical Ventilation / Smoke Exhaust to AS 1668.1-1998, AS1668.2-2002, BCA, Part E2.
 - ☐ Emergency Lighting & Exit Signs to AS2293.1-2005, BCA, Clause E4.4, E4.5, E4.6, E4.8.
 - ☐ Sprinkler System to AS2118.1-1999, BCA, Clause E1.5 and Spec E1.5 and Part E2 as applicable.
 - ☐ Smoke Detection & Alarm System, to AS1670-2004, BCA, Part E2.
 - ☐ Emergency Warning & Intercommunication System, to AS16370.4-2004 and AS4428.4-2004, BCA 2007 Clause E4.9.
- Note: all Fire Safety certificates should reference any alternative solutions as applicable. (refer to Fire Safety Schedule)**
- Please provide a Final Fire Safety Certificate for the building. (Note: provision of the Annual Fire Safety Statement issued within the last six (6) months is acceptable).
 Note: In accordance with Clause 177 of the Environmental Planning & Assessment Regulation 2000, a copy of the Fire Safety Schedule should be prominently displayed within the building.
- Plumbing Certificate of compliance to AS3500.
- Statement or certificate from the electrical contractor stating that the electrical installation is installed in accordance with AS3000.
- Certificate from a registered practicing structural engineer stating that structural adequacy for installation of shopfront signage is adequate certificates should reference the relevant Australian Design Codes and plans and specifications relevant to the work.
- Statement or certificate from glazier that all glazed assemblies have been installed in accordance with AS1288-1994 (this includes all internal glazing, french doors, hinged doors, bi-fold doors, revolving doors, fixed louvres, skylights or other windows in the horizontal plane, shop front doors, windows constructed on site, second hand or heritage windows).
- Please provide fire hazard properties of all new materials finishes and linings in accordance with clause C1.10 of the BCA.

If you have any queries, please do not hesitate to contact the undersigned.

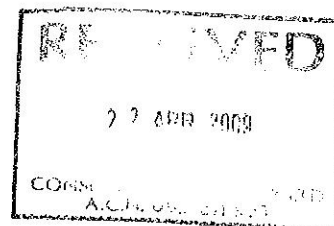
Yours faithfully,

Chris Bailey
 Assistant Building Surveyor
 McKenzie Group Consulting (NSW) Pty Ltd
 ACN 093 211 955





McKENZIE
GROUP CONSULTING



APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Environmental Planning and Assessment Act 1979 Sections 81A(b1)(i), 81A (2), 81A (4), 86(1), 86(2) and 109C (1) (b)

I/We the undersigned hereby make application to McKenzie Group Consulting (NSW) Pty Ltd for:

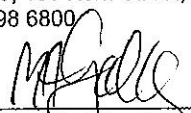
- ☐ Construction Certificate
☒ Complying Development Certificate
☒ Occupation Certificate:
☐ To appoint MIKE GOOLEY. from McKenzie Group Consulting (NSW)
 Pty Ltd as the Principal Certifying Authority for the project.

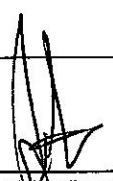
Applicant	Name: <u>JUSTIN STARKEN</u> Address: <u>178 MANOA RD</u> <u>BUDGENOI NSW 2262</u> Tel: <u>04 04 04 8704</u> Fax: <u>02 9524 9177</u>
Owner of building (if not Applicant)	Name: <u>Stockland Trust Management</u> Address: <u>Level 25, 133 Castlereagh St</u> <u>SYDNEY NSW 2000</u> Tel: <u>(02) 9035 2000</u> Fax: <u>(62) 8988 2000</u>
Consent of all owner(s) (Signatures)	I/We consent to this application <u>SEE ATTACHED LETTER.</u>
Subject land	Address: <u>197-215 CONDRAMINE ST</u> <u>BALGONIAH NSW 2093</u> Lot/Portion: _____ Section: <u>Shop 075</u> DP No: _____ Municipality: <u>Manly Council.</u>
Description of development <input checked="" type="checkbox"/> Building work	Description: <u>SHOPFIT OUT</u>

BUILDING REGULATIONS CONSULTANTS

McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995

Suite 601, Level 6 / 189 Kent Street Sydney New South Wales 2000
 Telephone 02 8298 6800 Facsimile 02 8298 6899 www.mckenzie-group.com.au

Building Code of Australia building classification As nominated on the development consent	Part: <u>Shop 075</u> Use: <u>Retail</u> BCA Class: <u>G</u>
Development Consent	Consent No: _____ Date of determination: _____
Construction Certificate/ Complying Development Certificate	Certificate No: <u>09/2315-1</u> Date of determination: _____
Principal Certifying Authority	Name: <u>I, MIKE GOOLEY</u> of McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995, consent to being appointed as the Principal Certifying Authority. Address: <u>Level 6, 189 Kent Street, Sydney NSW 2000</u> Tel: <u>02 8298 6800</u> Signed:  Accredited Certifier Grade BPB Registration No. <u>0143</u>
Value of work (building)	\$: <u>150,000.00</u>
Date work is to commence	Date: <u>4/5/09</u>
Date of receipt (to be completed by certifying authority)	Date: <u>22 April 2009</u>
Builder/owner builder (if known -to be completed in the case of proposed residential building work)	Name: <u>TBA</u> Address: _____ License No/Permit No: _____
Compliance with Development Consent or Complying Development Certificate	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority, etc)
Home Building Act 1989 Requirements (see note 1)	Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Schedule	The attached schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
Right of appeal	Under s 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.


Signature of Applicant

Justin Sumner
Name of Applicant

NB: "Applicant must be the person/business having the benefit of the development consent".

Scope of Works

WORKS

Please tick where appropriate

New building separate from any other structure

☐

Alterations and/or additions to existing building:

External/Façade work

☐

Alterations to structural elements of the building

☐

Alterations to fire rated elements

☐

Alterations to plumbing/hydraulics

☐

Alterations to electrical

☒

Alterations to mechanical services (including moving vents and/or duct work)

☒

Alterations to Emergency Lighting and Exit Signs

☒

Alterations to Smoke Detection and Alarm System (including moving detectors)

☒

Alterations to Sprinkler System (including moving sprinkler heads)

☒

Alterations to EWIS

☒

Alterations to Fire Hose Reels

☐

Alterations to Fire Hydrants

☐

Stormwater works

☐

Civil works

☐

Schedule to Application

Particulars of the Proposal

What is the area of the land (m²):

Gross floor area of existing building (m²):

What are the current uses of all or parts of the building(s)/land? (If vacant state vacant)

Location: *Tenancy 075* Use: *Vacant (Shop)*

Location: Use:

Location: Use:

Location: Use:

Does the site contain a dual occupancy? ☐ Yes ☒ No

What is the gross floor area of the proposed addition or new building (m²):

What are the proposed uses of all parts of the building(s)/land?

Location: *Tenancy 075* Use: *Retail (Shop)*

Location: Use:

Location: Use:

Location: Use:

Materials to be Used

Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

Walls			Roof		
<input type="checkbox"/>		Code	<input type="checkbox"/>		Code
<input type="checkbox"/>	full brick/single brick/concrete block	11	<input type="checkbox"/>	concrete/ terracotta tiles or shingle	10
<input type="checkbox"/>	brick veneer	12	<input type="checkbox"/>	concrete/slate	20
<input type="checkbox"/>	concrete/masonry	20	<input type="checkbox"/>	fibrous cement	30
<input type="checkbox"/>	fibrous cement/hardiplank	30	<input type="checkbox"/>	steel	60
<input type="checkbox"/>	timber/weatherboard	40	<input type="checkbox"/>	aluminum	70
<input type="checkbox"/>	curtain glass	50	<input type="checkbox"/>	fibreglass/other	80
<input type="checkbox"/>	steel	60			
<input type="checkbox"/>	cladding-aluminum	70			
<input type="checkbox"/>	other	80			
<input type="checkbox"/>	unknown	90			
Floor			Frame		
<input type="checkbox"/>		Code	<input type="checkbox"/>		Code
<input type="checkbox"/>	timber	10	<input type="checkbox"/>	timber	40
<input type="checkbox"/>	concrete	20	<input type="checkbox"/>	steel	60
<input type="checkbox"/>	other	80	<input type="checkbox"/>	other	80
<input type="checkbox"/>	unknown	90	<input type="checkbox"/>	unknown	90

Notes for completing APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Note 1 Home Building Act 1989 requirements in case of building work that involves residential building work (within the meaning of the Home Building Act 1989) attach the following:

- (a) in the case of work by a licence under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- (b) in the case of work done by other person:
 - (i) a statement detailing the person's name and owner-builder permit number, or
 - (ii) a declaration signed by the owner of the land, to the effect that reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition owner-builder work in section 29 of the Act.

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.

The following information must accompany applications for a construction certificate for building and subdivision work.

Building Work

In the case of an application for a construction 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 and give particulars of any second hand materials to be 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) evidence of any accredited component, process or design sought to be relied upon
- e) except in the case of an application for, or in respect 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.

Subdivision Work

In the case of an application for a construction certificate for **subdivision work**:

- a) copies of compliance certificates relied upon
- b) four (4) copies of detailed engineering plans. The detailed plans may include but are not limited to the following:
 - earthworks
 - roadworks
 - road pavement
 - road furnishings
 - stormwater drainage
 - water supply works
 - sewerage works
 - landscaping works
 - erosion control works

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

Note 2 Home Building Act Requirements

In the case of an application for a construction 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 and
 - ii) documentary evidence that the licensee has complied with the applicable requirements of the Act*, 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, 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.

*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

Existing Fire Safety Schedule

same as attache
Fire Safety
Schedule.

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
1.	Access Panels, Doors and Hoppers	BCA Clause C3.13	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999, AS 2118.4 – 1995 (Residential) AS 2118.6 – 1995 (Combined sprinkler & hydrant)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 & AS 1670 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
8.	EWIS	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.2 – 2004	<input type="checkbox"/> Yes <input type="checkbox"/> No
9.	Emergency Evacuation Plan	AS 3745 – 2002	<input type="checkbox"/> Yes <input type="checkbox"/> No
10.	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
11.	Exit Signs (non-illuminated)	BCA Clause E4.7	<input type="checkbox"/> Yes <input type="checkbox"/> No
12.	Fire Control Centres and Rooms	BCA Spec. E1.8	<input type="checkbox"/> Yes <input type="checkbox"/> No
13.	Fire Blankets	AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
14.	Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
16.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
17.	Fire Hydrant System	Clause E1.3 & AS 2419.1 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
18.	Fire Seals	BCA Clause C3.15 & AS 1530.4 – 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No
19.	Fire Shutters	BCA Spec. C3.4 & AS 1905.2 – 1989	<input type="checkbox"/> Yes <input type="checkbox"/> No
20.	Fire Windows	BCA Spec. C3.4	<input type="checkbox"/> Yes <input type="checkbox"/> No
21.	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999	<input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 & AS 1668.2 – 1991	<input type="checkbox"/> Yes <input type="checkbox"/> No
23.	Paths of Travel	EP&A Reg 2000 Clause 186	<input type="checkbox"/> Yes <input type="checkbox"/> No
24.	Perimeter Vehicular Access	BCA Clause C2.4	<input type="checkbox"/> Yes <input type="checkbox"/> No
25.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
26.	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
27	Required Exit Doors (power operated)	BCA Clause D2.19(d)	<input type="checkbox"/> Yes <input type="checkbox"/> No
28	Residential Automatic Sprinkler System	AS 2118.4 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
29	Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable	<input type="checkbox"/> Yes <input type="checkbox"/> No
30	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 1997	<input type="checkbox"/> Yes <input type="checkbox"/> No
31	Smoke and Heat Vents	BCA Spec. E2.2c & AS 2665 – 2001	<input type="checkbox"/> Yes <input type="checkbox"/> No
32	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
33	Smoke and/or Heat Alarm System	BCA Spec. E2.2a & AS 3786 – 1993	<input type="checkbox"/> Yes <input type="checkbox"/> No
34	Smoke Dampers	AS/NZS 1668.1 – 1998	<input type="checkbox"/> Yes <input type="checkbox"/> No
35	Smoke Doors	BCA Spec. C3.4	<input type="checkbox"/> Yes <input type="checkbox"/> No
36	Solid Core Doors	BCA Clause C3.11	<input type="checkbox"/> Yes <input type="checkbox"/> No
37	Stand-by Power System	BCA Clause G3.8	<input type="checkbox"/> Yes <input type="checkbox"/> No
38	Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 1995	<input type="checkbox"/> Yes <input type="checkbox"/> No
39	Warning and Operational Signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3 & H101.8	<input type="checkbox"/> Yes <input type="checkbox"/> No

Proposed Fire Safety Schedule

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
40	Access Panels, Doors and Hoppers	BCA Clause C3.13	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a & AS 1670 – 2004	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
43	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999, AS 2118.4 – 1995 (Residential) AS 2118.6 – 1995 (Combined sprinkler & hydrant)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
44	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 & AS 1670 – 2004	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
45	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
46	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
47	EWIS	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.2 – 2004	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
48	Emergency Evacuation Plan	AS 3745 – 2002	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
49	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
50	Exit Signs (non-illuminated)	BCA Clause E4.7	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
51	Fire Control Centres and Rooms	BCA Spec. E1.8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
52	Fire Blankets	AS 2444 – 2001	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
53	Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
54	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 – 2005	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
55	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
56	Fire Hydrant System	Clause E1.3 & AS 2419.1 – 2005	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
57	Fire Seals	BCA Clause C3.15 & AS 1530.4 – 2005	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
58	Fire Shutters	BCA Spec. C3.4 & AS 1905.2 – 1989	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
59	Fire Windows	BCA Spec. C3.4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
60	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
61	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 & AS 1668.2 – 1991	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
62	Paths of Travel	EP&A Reg 2000 Clause 186	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
63	Perimeter Vehicular Access	BCA Clause C2.4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
64	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
65	Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 - 1998	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval	Yes/No
66	Required Exit Doors (power operated)	BCA Clause D2.19(d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
67	Residential Automatic Sprinkler System	AS 2118.4 – 1995	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
68	Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
69	Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 1997	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
70	Smoke and Heat Vents	BCA Spec. E2.2c & AS 2665 – 2001	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
71	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 1998	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
72	Smoke and/or Heat Alarm System	BCA Spec. E2.2a & AS 3786 – 1993	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
73	Smoke Dampers	AS/NZS 1668.1 – 1998	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
74	Smoke Doors	BCA Spec. C3.4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
75	Solid Core Doors	BCA Clause C3.11	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
76	Stand-by Power System	BCA Clause G3.8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
77	Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 1995	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
78	Warning and Operational Signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3 & H101.8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

FIRE SAFETY SCHEDULE

97-215 Condamine street, Balgowlah

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fail safe devices	BCA 2006 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3788-1993 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark & retail smoke detection - connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Exit signs	BCA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire doors	BCA 2006 Spec C3.4 & AS1905.1-2005 &

	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Hose reel system	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m ²) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances in retail mall & major tenancies (>1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004
Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke dampers	BCA 2006 E2.2
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3788-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 90352000
F 02 89882000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



11th February 2009

Attn:
Patrick Gaskin
Supanews

Re: Complying Development Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 75 – Supanews – Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 11th February 2009.

We refer to the attached application.

As owners of the above property, we consent to this Application and provide consent for authorised Council officers to enter the land to carry out inspections relating to this Application.

**Executed on behalf of Trust Company of
Australia Limited (ACN 004 027 749) in its
capacity as custodian by**

Will Smith

**for Stockland Trust Management Limited
(ACN 001 900 741) under Power of
Attorney Book 4429 No. 43 in the presence
of:**

Signature of witness

Ihara Mannise
Name of witness

Retail Design Manager
Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

By executing this document the attorney
states that the attorney has received no
notice of revocation of the power of
attorney

Whole title | Parent Act | Historical versions | Historical notes | Search title

Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 23 April 2009 at 17:18)

Schedule 10

<< page >>

Schedule 10 Conditions of complying development certificates

(Clause 10A (4))

General conditions applying to all complying development

Compliance

- 1 Notification of all affected persons is required, in accordance with council's Notification DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.

Before Commencement

- 2 Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, ie the PCA) must be submitted to Council 2 days prior of any work commencing.
- 3 Notify Council 2 days prior to that work commencing.

Additional conditions applying to specific types of complying development

Category	Condition No	Condition	Type of complying development to which the condition applies (being a type identified by the following number in the Table to Schedule 9)
Access	4	Where a construction of a vehicular footpath Crossing is required, the design and construction shall be in accordance with Council's Policy. The crossing must be completed prior to issue of the Occupation Certificate.	1, 4, 6, 7(8)
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.	1, 4, 6, 7(8)
	6	Any driveway within the property cannot exceed 5% slope at any point.	1, 4, 6, 7(8)
Building Construction	7	Any retaining walls must be constructed in accordance with a structural engineer's details. Certification of compliance with the structural detail during construction must be submitted to the Principal	1, 4, 6, 13

		Certifying Authority.	
	8	All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the Principal Certifying Authority.	1, 4, 6
	9	A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed additions .	1, 2, 4, 7
	10	The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles	1, 2, 4, 7, 8, 13
	11	All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.	1
	12	A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.	1, 4, 6, 10
	13	Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.	1, 4, 6, 10
	14	An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be maintained in a state of good repair and condition until completion of the building project.	1, 4, 6, 13
Building Materials	15	All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.	1, 2, 4, 7
Car Parking	16	An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.	4, 6
Drainage and Stormwater	17	Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.	1, 4, 6, 13
	18	The width of inter-allotment drainage	1, 4, 6

easements is no less than:

(a) 1.0m for pipes up to 150mm, or

(b) 2.5m for pipes larger than 150mm

The easements must be free of encroachments and contain only a single pipeline.

	19	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.	1, 3, 4, 6, 7, 8, 9, 13
Miscellaneous	25	Prior to the commencement of works on the land including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and	1, 4, 6

- 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.
- 30 No sandwich boards or the like are to be placed on Council's footpath. (8)
- Termite Control 31 A durable termite protection notice must be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack". 4
- Traffic/Parking 32 Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control. 1, 4, 6, 13
- 33 All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas. 1 (8)
- 34 Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am-11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays. (8)

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LONG SERVICE
BUILDING & CONSTRUCTION

23 April 2009

BSF SHOPFITTING
178 MANOA RD
BUDGEWOI NSW 2262Building and Construction Industry
Long Service Payments Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

Levy Receipt

Receipt No.

00068427

Received from: (Name of person or organisation paying for levy)

BSF SHOPFITTING

the amount of

\$525.00

Payment details:

Cheque 002116 \$525.00 G J & D P O'ROURKE

being payment for Long Service Levy as detailed below

Levy Payment Form number	0303137
Council/Department/Authority	MANLY COUNCIL
C.D.C. Number	09/2315-1
Work address	SHOP 75 STOCKLAND 197-215 CONDOMINE ST BALGOWLAH NSW 2093
Estimated value of work	\$150,000.00
Levy payable (No exemption)	\$525.00
Total levy paid	\$525.00

Signed: (Signature of authorised person)

Date

23.4.09

DESIGN STATEMENT

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

ADDRESS:	CONDAMINE ST BALCONIAH, STOCKLAND T. 75
PROJECT:	SKANENVS

1a. BCA Clause C1.10 requires floors, walls and ceilings to be of, or covered by materials that comply with the requirements of Spec C1.10a

1. Clause D2.21 of the BCA requires all door handles to ... *"be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,200mm from the floor, except if it is fitted with a fail-safe device ..."*


Note: If fail safe devices are proposed then details of the method of operation are to be provided.

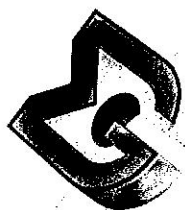
3. Part B1 of the BCA requires all glazing to comply with Australian Standard 1288 – 2006 and AS 2047 – 1999. Also the BCA requires external glazing to comply with the requirements of Part J2.
4. Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1 and AS 1428.4.
5. Clause D1.6 of the BCA requires all exits and paths of travel to an exit including spaces between workstations to have a minimum unobstructed width of 1m.

Accordingly, it is specified that for the proposed works at the above premises:

- All floor, wall and ceiling materials and linings will comply with BCA Clause C1.10;
- All door handles and locks will comply with Clause D2.21 of the BCA;
- All glazing will comply with AS 1288, 2047, & BCA CI Part J2; and
- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with CI D1.6 of the BCA.

Applicant Details:

Name:	JUSTIN STARKER		
Company:	BSF NSW SHOPFITTING		
Address:	179 MANDA RD, BUDGENOI NSW 2262		
Signature:		Date:	20/4/09



McKENZIE
GROUP CONSULTING

Site Inspection – Prior to issue of Construction Certificate/Comply Development Certificate

Record of inspections conducted under Clause 129B and 143B of the
Environment Planning and Assessment Regulations 2000 (EP & A Regulations)

Job No.	3809.		
Project Description	fit-out Shop 075 - Supanews.		
Property Address:	197-215 Condamine St, Balgowlah - STOCKLAND BALGOWLAH.		
Development Consent No.	—	Construction Certificate No:	—
Complying Development Certificate No.	09/2315 - 1	Date of Application for Complying Development Certificate No:	22 April 09.
Inspection Type:	Prior to issue of Construction Certificate / Complying Development Certificate:	Date of Inspection:	22 April 09.
Accredited Certifier undertaking Site Inspection:	Mike Gooley.	Accredited Certified No.	0143.
Existing Building – received current / proposed fire safety measure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plan & Specification subject to CC/CDC accurately depict the existing conditions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Special feature of site that would prevent the issue of CDC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (provide comment)	Comments:	
Has building works commenced on site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (provide comment)	Comments:	

Notes: If a council or accredited certifier carrier at the inspection on behalf of the certifying authority, they are required, within two (2) days after carrying out this inspection, to provide a copy at the record to the certifying authority.

BUILDING REGULATIONS CONSULTANTS

McKenzie Group Consulting (NSW) Pty Ltd – ACN 093 211 995

Level 6 / 189 Kent Street Sydney New South Wales 2000

Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie-group.com.au

