

CD 10/09

Job No: 2009/122

Tuesday, 3 March 2009

NAR: 1101856

PAR: 1004553

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

RE: **Complying Development Certificate No. 09/122/01**  
**Westpac Banking Corporation -**  
**Shop 12, Level R1, 197-215 Condamine Street, Balgowlah**

Manly Council  
DA 50/09  
5 MAR 2009  
Distribution  
1/3 signed  
MICHAEL GIDDEY  
2/Document  
Part Section

83729-76HS

Please find attached a copy of Complying Development Certificate 09/122/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 85, 85A of the Environmental Planning and Assessment Act 1979.

Please also find attached a cheque for \$30.00 for the registration of the Complying Development Certificate.

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque.

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

Regards,

Peter Tran  
Steve Watson & Partners

Auth

CERTIFIER

\$30

R. 596933

5.3.09



STEVE WATSON  
& PARTNERS

# COMPLYING DEVELOPMENT CERTIFICATE

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 FAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

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

## Complying Development Certificate No. 09/122/01

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

### Applicant

Name: **Westpac Banking Corporation c/- Jones Lang LaSalle**

Address: **Level 18, 400 George Street**

Suburb: **Sydney**

State: **NSW**

Postcode: **2000**

### Location of the Property

Address: **Shop 12, Level R1, 197-215 Condamine Street**

Suburb: **Balgowlah**

State: **NSW**

Postcode: **2094**

Real Property Description: **101/1102617**

### Proposed Complying Development

Type: **Carrying out of work**

Description: **Fitout of a retail banking facility - Westpac**

Proposed Use: **Retail**

Building Code of Australia Classification: **Class 6**

### Date of Receipt

Date Received: **27<sup>th</sup> February 2009**

### Determination

**Approved**

Date of Determination: **3<sup>rd</sup> March 2009**

### Date of Lapse

**3<sup>rd</sup> March 2014**

### Environmental Planning Instrument Decision Made Under

**Manly Local Environmental Plan 1988**

**Schedule 9 - Complying development**

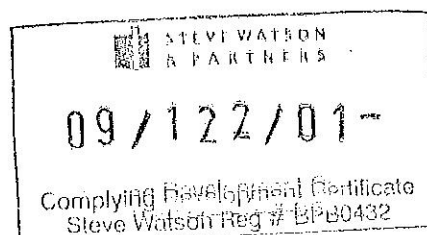
*Prior to commencement of work s 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied*

**Steve Watson**

Accreditation Body: **BPB**

Accreditation no: **BPB0432**

Date of Endorsement: **Tuesday, 3 March 2009**

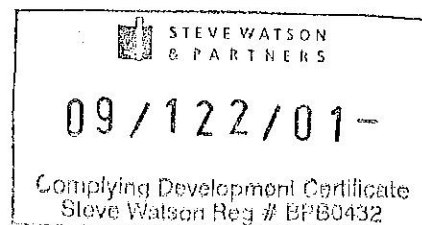


**Design documentation approved for Complying Development Certificate 09/122/01 for Westpac Banking Corporation – Shop 12, Level R1, 197-215 Condamine Street, Balgowlah**

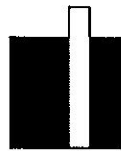
Drawing No.	Drawing Title	Revision	Date	Drawn by
A02	Floor Plan	E	18/02/09	Suters Architects
A08	Section DD and Shopfront Elevation	D	12/02/09	Suters Architects

**Documentation relied upon to issue Complying Development Certificate 09/122/01 for Westpac Banking Corporation – Shop 12, Level R1, 197-215 Condamine Street, Balgowlah**

Item No	Description	Date
1	Mandatory inspection record (deferred)	03-03-09
2	Application for Complying Development Certificate	27-02-09
4	Existing and proposed fire safety schedule	-
5	Design certificate – Disabled Access & Egress	26-02-09
6	Design certificate – Energy Efficiency (Air conditioning and ventilation systems)	27-02-09
7	Design certificate – Energy Efficiency (Artificial lighting and power)	27-02-09
8	Evidence of Long Service Levy Payment	26-02-09
9	Manly LEP 1988 Conditions of Complying Development Certificate	-



# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

Complying Development Certificate 09/122/01 for

Westpac Banking Corporation – Shop 12, Level R1, 197-215 Condamine Street, Balgowlah

## Existing Fire Safety Schedule

09/122/01-

Complying Development Certificate  
Steve Watson Reg # BPB0432

FIRE SAFETY MEASURES	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, AS3786-1993 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 m2) 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 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m2)	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, AS3786-1993 & 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

## Proposed Fire Safety Schedule

Item No.	Proposed Measure	Standard of performance.
1.	Automatic Fail Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA2008 Clause D2.21.
2.	Automatic Fire Detection and Alarm System	BCA2006 Specification E2.2a and AS 1670.1 – 2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
3.	Automatic fire suppression systems ( <i>Sprinklers</i> )	BCA2006 Specification E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
4.	Emergency Lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005
5.	Exit Signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005
6.	Fire Hydrants Systems	BCA2008 Clause E1.3 and AS 2419.1 – 2005
7.	Fire seals protecting opening in fire resisting components of the building	BCA2008 Clause C3.15, Specification C3.15 and AS 1530.4 – 2005 and AS 4072.1 – 2005 and installed in accordance with the tested prototype.
8.	Hose Reel System	BCA2008 Clause E1.4 and AS 2441 – 1988
9.	Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
10.	Mechanical Air Handling System	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

# APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE



STEVE WATSON  
& PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
REGISTERED ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9285 6555 FAX +61 2 9285 6500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 46 102 366 576

## PART 1 Application and Site Details

### Applicant

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

Please give us as much detail as possible.

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other

Surname (or Company): WESTPAC BANKING CORPORATION

Given names (or ABN): C/- JONES LANG LASKIE

Address: LEVEL 18, 400 GEORGE STREET

SYDNEY State: NSW Post Code: 2000

Phone: (02) 9238 1749 Fax: (02) 9233 5264

Mobile: 0431 313 284 E-mail: chorey.navarro@op.jll.com

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

### Owner's Consent

Every owner of the land must sign this form.

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

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

Surname (or Company): \_\_\_\_\_

Given names (or ABN): \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_

Post Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_) \_\_\_\_\_

Mobile: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Signature(s): \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. Power of attorney, executor, trustee, company director, etc)

### Location of the Property

We need this to correctly identify the land.

Address: SHOP 12 LEVEL R1, 197-215 CONDOMINE STREET

BALGOWLAH

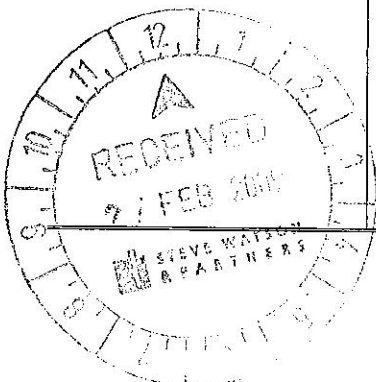
State: NSW

Post Code: 2014

Real Property Description: \_\_\_\_\_

(eg. Lot/DP, etc)

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



## PART 2 Work description

### Proposed Complying Development

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

description(eg dwelling house): RETAIL BANKING FACILITY WITHIN  
NEW BALGOWLAH SHOPPING CENTRE (STOCKLANDS)

proposed use: AS A RETAIL WESTPAC BANKING FACILITY

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

\$ 470,000.00

### Principal Contractors Details

*Required for all projects*

Name: TO BE CONFIRMED

Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_

## PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST MUST BE PROVIDED.

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

### Declaration

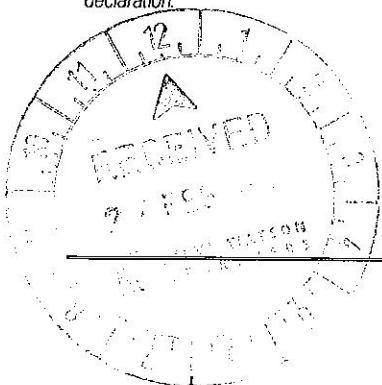
*If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.*

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

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

Signature: \_\_\_\_\_

Date: 26 / 02 / 09





## PART 4 Checklist

Where relevant, have you provided/completed the following:

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

## PART 5 Schedule to Application for a Construction Certificate

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

### All new buildings

Please complete the following:

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

NA

### Residential buildings only

Please complete the following details on residential structures:

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

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

NA

### Materials – residential buildings

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

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

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

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

4. The following information must also accompany a Complying Development Certificate application for building work and change of building use:

### Building Work

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

- a) copies of compliance certificates relied upon
- b) four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show a plan of each elevation of the building
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

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

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

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used

- c) where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:

- details of the performance requirements that the alternative solution is intended to meet, and
- details of the assessment methods used to establish compliance with those performance requirements

- d) if relevant, evidence of any accredited component, process or design sought to be relied upon

**NB** if an EPI provides that complying development must comply with the deemed to satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions

- e) except in the case of a class 1a or class 10 building:

- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
- if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

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

### Change of Building Use

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

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

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

- 
5. Other information must indicate (where relevant):
- a) in the case of shops, offices, commercial or industrial development:
    - details of hours of operation
    - plant and machinery to be installed
    - type, size and quantity of goods to be made, stored or transported, loading and unloading facilities
  - b) in the case of demolition:
    - details of age and condition of buildings or works to be demolished
  - c) in the case of advertisements:
    - details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed
  - d) in the case of development relating to an existing use:
    - details of the existing use
  - e) in the case of a development involving the erection of a building, work or demolition:
    - details of the methods of securing the site during the course of construction.
- 

6. **Home Building Act Requirements**

In the case of an application for a Complying Development Certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- (a) in the case of work by a licensee under that Act:
  - (i) a statement detailing the licensee's name and contractor licence number (*If a licensed builder is carrying out the work provide a copy of the builder's Licence*), and
  - (ii) documentary evidence that the licensee has complied with the applicable requirements of the Act *\*(a copy of the Certificate of Insurance for the project if the value of work is greater than \$5,000)*, or
- (b) in the case of work done by any other person:
  - (i) a statement detailing the person's name and owner-builder permit number, (*If the work is to be done by any other person provide a copy of the Owner Builders Permit*) or
  - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act. (*If the building work is less than \$12,000 provide a statement that states the proposed work is less than \$12,000*)

\* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

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7. **Long Service Levy**

Under s 85A (10A) of the *Environmental Planning and Assessment Act 1979* a Complying Development Certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.

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## **PART 7 Privacy Policy**

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

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**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



16 February 2009

Westpac Banking Corporation  
c/- Jones Lang LaSalle  
Level 18, 400 George St  
Sydney NSW 2000

Attn: Tim Moncrieff

Dear Tim

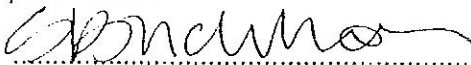
**Re: Complying Development application for fitout works for the below premises**  
**Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW**  
**Premises: Shop 12 - Westpac – Stockland Balgowlah**

*This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 16 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 4362 No. 863 in the )  
presence of: )



Signature of witness

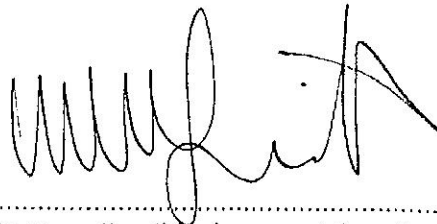
G Buchhorn

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



## Land and Property Information - Street Address Inquiry

Inquiry for address: 197 CONDAMINE, BALGOWLAH

<u>Address</u>	<u>Title</u>
197-215 CONDAMINE STREET, BALGOWLAH	101/1102617

*This information is provided as a searching aid only.  
The Registrar General does not guarantee the information provided.*

Date of Inquiry: 03 Mar 2009 11:33  
Your Reference:



26. Feb. 2009 16:40

RANDWICK CITY COUN

OFFICIAL RECEIPT

RANDWICK CITY COUNCIL  
ABN: 77 362 844 121

Diana Jones  
C/- Jones Lang LaSalle  
Locked Bag 2500  
QVB Post Office NSW 1230

IN PAYMENT FOR

LSL - 197-215 Condam 1,645.00  
Ref: 584

Admin Fee 25.00  
Ref: 850  
GST Amount 2.25

Payment  
Credit Card -1,670.00

Receipt No: 2237097

Receipt Date: 26-FEB-2009

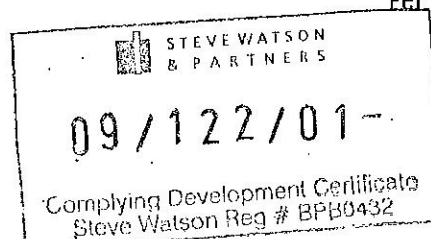
Receipt Amount: 1,670.00  
Amount Tendered: 1,670.00  
Change:

Total GST included: 2.25

This is a TAX INVOICE if GST is shown

Cheques accepted subject to clearance

General Manager  
Per .....



# DISABLED ACCESS & EGRESS - DESIGN CERTIFICATE

Project Name	Westpac
Project Address	Stockland Shopping Centre - Condamine Street, Balgowlah
Part of Building to be certified	

I hereby certify that:

- a) the drawings and specifications have been designed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Disabled access and egress	Access within the tenancy BCA2008 Part D3 and AS1428.1

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations:

B. ARCH.

- a) The information contained in this statement is true and accurate to the best of my knowledge.

Name:

ALEX MORIGAKI

Company:

SUTERS ARCHITECTS

Address:

SUITE 118 26-32 PIRRAMA ROAD, PYRMONT NSW 2009

Phone No.

(02) 9660 7100

Fax No.

(02) 9660 7199

Signature

Date

26.02.09



STEVE WATSON  
& PARTNERS

09/122/01-

Complying Development Certificate  
Steve Watson Reg # BP80432

# ENERGY EFFICIENCY (AIR-CONDITIONING AND VENTILATION SYSTEMS) - DESIGN CERTIFICATE

Project Name	Westpac
Project Address	Stockland Shopping Centre – Condamine Street, Balgowlah
Part of Building to be certified	Westpac Tenancy

*Note: Base building services are excluded*

I hereby certify that:

- a) the drawings and specifications have been designed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Energy Efficiency (Air-Conditioning And Ventilation Systems)	BCA2008 Part J5, Specification J5.2 and Specification J5.4 Time switch in accordance with Specification J6 -- <i>J6 - refer Electrical</i>

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

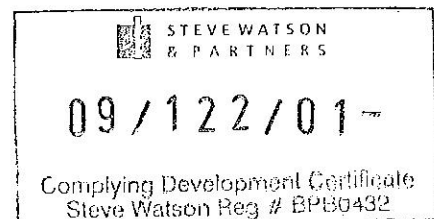
Relevant qualifications and accreditations: M.I.E.S. Major Bldg Service

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Ron Green  
 Company: Norman Digital Pty Ltd  
 Address: 6/11111 St. John St. Sydney NSW 2000  
 Phone No. 9976 6600 Fax No. \_\_\_\_\_

[Signature]  
 Signature

24/2/09  
 Date



09/122/01-

Complying Development Certificate  
Steve Watson Reg # BPB0432

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## ENERGY EFFICIENCY (ARTIFICIAL LIGHTING AND POWER) - DESIGN CERTIFICATE

Project Name	Westpac
Project Address	Stockland Shopping Centre – Condamine Street, Balgowlah
Part of Building to be certified	Westpac Tenancy

*Note: Base building services are excluded*

I hereby certify that:

- a) the drawings and specifications have been designed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Energy Efficiency (Artificial Lighting and Power)	BCA2008 Part J6 and Specification J6

### 1. Total Wattage of all interior lighting

Note: Do not include display lighting. (See point 4)

Type of light (Fluorescent, halogen, incandescent)	Watts per light	Number of lights	Adjustment factor	Total Watts per light type
DT - Downlight	29W	8	1	232W
DB - Downlight	56W	13	1	728W
WL - Wall washer	40W	8	1	320W
TL - Traffic	60W	1	1	60W
TL - Traffic	60W	11	0.7	462W
Total Wattage of all lighting				1602 W

Total floor area

212.0 m<sup>2</sup>

### 2. Please calculate the illumination power load for your fitout:

$\frac{\text{Total Wattage of all lighting}}{\text{Total tenancy floor area}} = \text{illumination power load}$

7.55 W/m<sup>2</sup>

Note! Your illumination power load should not exceed 25W/m<sup>2</sup>.

### 3. Please nominate the type of lighting control device proposed in accordance with Clause J6.3 of the BCA:

Type of Device	Illumination power density adjustment factor	Tick applicable
Time switch (complying with Specification J6)	N/A	
Occupant sensing device (complying with Specification J6)	0.9' 0.7	✓

4. If interior decorative or display lighting is to be utilised please specify the total Wattage:

Total display lighting Wattage

N/A W

Yes/No

Please confirm display lighting is to be controlled separately from other artificial lighting

☐

*Note If the display lighting Wattage exceeds 7000W then the display lighting must be controlled by a time switch complying with Specification J6.*

b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: NBS, BSA, Green, NBS

c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Paul Green  
 Company: Norman Disney + Young  
 Address: 60 Miller St, North Sydney NSW 2060  
 Phone No. 9928 6800 Fax No. \_\_\_\_\_

PGreen  
 Signature

22/2/09  
 Date



## ENERGY EFFICIENCY (HOT WATER SUPPLY) - DESIGN CERTIFICATE

Project Name	Westpac
Project Address	Stockland Shopping Centre – Condamine Street, Balgowlah
Part of Building to be certified	Westpac Balgowlah Branch

I hereby certify that:

- a) the drawings and specifications have been designed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Energy Efficiency (Hot Water Supply)	BCA2008 Part J7 and Section 8 of AS/NZS3500.4

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

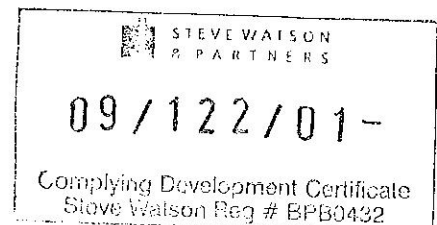
Relevant qualifications and accreditations: NZS 3500.4, BCA 2008, etc.

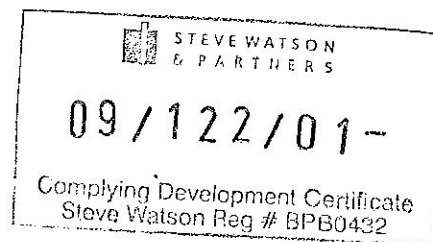
- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Alison Green  
 Company: Norman Disney & Young  
 Address: 60 Miller St, North Sydney NSW 2060  
 Phone No. 9926 6800 Fax No. \_\_\_\_\_

Alison Green  
 Signature

28/9/07  
 Date





## Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 3 March 2009 at 12:07)

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 Certifying Authority.	1, 4, 6, 13

	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 <b>additions</b> .	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 easements is no less than: (a) 1.0m for pipes up to 150mm, or	1, 4, 6

(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	<b>Prior to the commencement of works</b> 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 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	1, 4, 6
	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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