



STEVE WATSON
& PARTNERS

Job No: 2009/247

CD 23/09

CDS0
e-94908

Friday, 12 June 2009

Manly Council
PO Box 82,
Manly NSW 1655

Michael Geddy

Attention: General Manager

**RE: Occupation Certificate No. 09/247/01
Okaidi Kids –
Shop 08, Level R1, 197-215 Condamine Street, Balgowlah**

Please find attached a copy of Occupation Certificate 09/247/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979.

Please find attached a cheque in the amount of \$30.00 payable for the registration of the Occupation Certificate.

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

With regard to the attached certificate please do not hesitate to contact me should you have any queries or require any further information.

Regards

Peter Tran
Building Regulations Consultant
Steve Watson & Partners Pty Ltd

Sumac - ✓
acc - ✓

CERTIFIER

\$30

R. 619154
18-6-09



Job No: 2009/247

Friday, 12 June 2009

Downsouth Group
1/13 Stennett Road
Ingleburn NSW 2565

Attention: Roger Kobeck

**RE: Occupation Certificate No. 09/247/01
Okaidi Kids –
Shop 08, Level R1, 197-215 Condamine Street, Balgowlah**

Please find attached a copy of Occupation Certificate 09/247/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979.

With regard to the attached certificate please do not hesitate to contact me should you have any queries or require any further information.

Regards,


Peter Tran
Building Regulations Consultant
Steve Watson & Partners Pty Ltd



STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
HIRE-LEASE ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9285 6555 | FAX +61 2 9285 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 575

APPLICATION FOR OCCUPATION CERTIFICATE

PART 1 Application and Site Details

Type of Certificate Sought

Tick appropriate boxes

- ☐ Interim certificate
- ☐ Final certificate
- ☐ Change of building use of an existing building
- ☐ Occupation/use of a new building

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): Downsouth Group

Given names (or ABN): _____

Address: 1113 STENNETT RD.

INGLEBURN

State: NSW

Post Code: 2565

Phone: (02) 9618-2844

Fax: (02) 9618-2855

Mobile: 0417439919

E-mail: roger@downsouth.net.au

Location of the Property

We need this to correctly
identify the land.

Address: SHOP 8, 197-215 CONDOMINE STREET

BALCONIAH

State: NSW

Post Code: 2094

Real Property Description: 101/1102617

(eg. Lot/DP/Section, etc) _____

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

PART 2 Work Description

Development Consent or Complying Development Certificate

Development Consent/Complying Development No: 09/247/01

Date of Determination: 12 106 12009

Construction Certificate

Construction Certificate No: NA

Date of Determination: 1 1 1

Building Details

The building classification must be the same as that specified in the Complying Development Certificate or Construction Certificate

If you are applying for an Occupation Certificate for part of the building, describe the part of the building:

OKAIDIKIOS - SHOP 8

Describe the proposed use of the building: RETAIL

What is the classification of the building under the BCA: 6

Change in Classification

What is the existing classification of the building under the BCA: _____

What is the new classification of the building under the BCA: _____

Attachments

The following information must accompany an application for an Occupation Certificate:

- A copy of Development Consent or Complying Development Certificate
- A copy of the Construction Certificate, where relevant
- A Final Fire Safety Certificate or Interim Fire Safety Certificate (not required for class 1a or 10 buildings).
- Other certificates or documentation relied on.

PART 3 Declaration

Declaration

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

I declare that all the information in the application is, to the best of my knowledge, true and accurate.

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: _____

Roger Kehler

Date: _____

2 / 4 / 09

Name, if you are not the applicant: _____

In what capacity are you signing if you are not the applicant: _____

FIRE SAFETY CERTIFICATE

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of the certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position.

1. Details of the Building being Certified			
Name of the owner of the building or part of the building			
Full name/company name	Stockland Trust Management Limited		
Address of the building			
Flat/street no.	197-215	Street name	Condamine Street
Suburb or town	Balgowlah	Postcode	2093
Nearest cross street	Sydney Road		
This certificate is for: part of building			
Description of the building or part of the building			
Shop 008 - Okaidi Kids			
2. Type of Certificate			
This is the: final fire safety certificate			
Date of this certificate	12-6-09		
3. Certification			
I	ROGER KORECK	of	DAWNSOUTH CONST. PK.
being the owner of the building described above, or the agent of the owner, certify that:			
<ul style="list-style-type: none"> each of the essential fire safety measures listed in part 7 has been assessed by a properly qualified person, and was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building; the information contained in this statement is true and accurate to the best of my knowledge and belief. 			
4. Information Attached to this Certificate			
<input checked="" type="checkbox"/> The current fire safety schedule for the building			
5. Signature			
The owner of the building, or the owner's agent, must complete and sign the certificate.			
Signature	Name ROGER KORECK		
Address	The capacity in which you are signing if you are not the owner of the building		
113 STENNETT RD. INGLEBURN 2565		SHOP FITTER	

6. Privacy policy

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

7. Assessment of Fire Safety Measures

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Automatic fire suppression systems (Sprinklers)	BCA2006 Specification E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Deifre Ref. 20050098 Rev1.8 dated 19.06.07	28.05.09
Emergency lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005	09.06.09
Exit signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005	09.06.09
Emergency Warning & Intercommunication System	BCA 2006 Clause E4.9	04.06.09
Fire seals protecting openings in fire resisting components of the building- Plumbing and penetrations	BCA2006 Clause C3.12, C3.15 & Specification C3.15	12.06.09
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444	04.06.09

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

Pursuant to the provisions of Clause A2.2(a)(iii) of the Building Code of Australia Vol 1.

I.....**Anthony Rocca**.....of.....**Tyco Fire & Security t/a Wormald**.....
(Name of Certifier) (Firm)

.....**Unit 1 2-8 South Street Rydalmere 2116**.....
(Address)

hereby certify:-

That the ...**Fire Sprinklers, Fire Hydrant and Fire Extinguishers**.....installed in the below tenancies complies with:-

- a) The relevant clauses of the Building Code of Australia,
..... **E1.5, E1.3 and E1.6**.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- d) The following Australian Standards:..... **AS 2118.1-1999, AS 2419.1-2005 & AS 2444-2001**
- e) Other practices or standards relied upon for this certification: **Defire Alternative Rev 1.8**.....
- f) Exclusions: **YES/NO**.....

Tenancy No.	Tenancy Name
Coles	Coles
Vintage Cellars	Vintage Cellars
Shop K01	Cas Dei Café
Shop K04	Norton St. Grocer
Shop 1	Veronika Maine
Shop 2-3	Witchery
Shop 4	Sportscraft
Shop 5	Laura Ashley
Shop 6	Nine West
Shop 7	Lorna Jane
Shop 8	Okaidi
Shop 9-10	Escape Skin Bar
Shop 11	La More & Spa
Shop 12	Westpac

Shop 13	Mr Minit
Shop 14	Little's Dry Cleaners
Shop 15	Moorish
Shop 16	Balgowlah Fish Market
Shop 17	Bakers' Delight
Shop 18	Café
Shop 19/20	Adairs
Shop 21-22	Dick Smith
Shop 23	Cards & Gifts
Shop 24	Berkerlow Books
Shop 25	Dare
Shop 26	Nina's Homewares
Shop 27	Sunday Rose
Shop 28	Flight Centre
Shop 29	Flowers For Everyone
Shop 30-31	Le Petite Lorraine

Shop 32-33	Craig Cook Meats
Shop 34	Healthy Life
Shop 35	Sushi Bar
Shop 36	Michel's Patisserie
Shop 37	OPSM
Shop 38	3 Mobile
Shop 39	John Brenan
Shop 40	T-Life
Shop 41	EB Games
Shop 42	Kodak
Shop 43	Mandarin Massage

Shop 44	Leading Edge Jewellers
Shop 45-46	Lin & Barrett
Shop 47	Blue Illusion
Shop 48	AV Simon
Shop 49	OptusYes
Shop 50 -51	Roaming Bird
Shop 72	Norton St
Shop 73	Pharmacy Select
Shop 74	Double Bay Clothing
Shop 75	Supanews

Full Name of Certifier:Anthony Rocca.....

Qualifications and experience:.....Project Manager.....

Address of Certifier: Unit 1 2-8 South Street Rydalmere 2116.....

Phone numbers: Bus....(02) 96388500.....FAX....(02) 9638 8599

Signature:

Date: 28/5/09

EMERGENCY LIGHTING - INSTALLATION CERTIFICATE

Project Name	Okaidi Kids
Address	197-215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 008 - Okaidi Kids

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Emergency lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005

- 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: Electrician 5 years Lic No 207831C

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

Name: Jason Palmer
Company: Jason Palmer
Address: 186 Riverside drive Avoca Campbelltown
Phone No. 0400877828 Fax No. 02 46251746


Signature

9/06/09
Date

EXIT SIGNS - INSTALLATION CERTIFICATE

Project Name	Okaidi Kids
Address	197-215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 008 - Okaidi Kids

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Exit signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 - 2005

- 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)

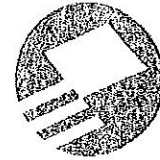
Relevant qualifications and accreditations: Electrician 5 years Lic No 207831C

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

Name: Jason Palmer
Company: Jason Palmer
Address: 186 Riverside Campbelltown 2560
Phone No. 0400877828 Fax No. 0246251746


Signature

9/06/09
Date



Heyday Group Pty Ltd
ABN 82 121 276 168

ACC Technologies
Heyday Communications
Heyday Electrics
Heyday Fire Technologies

9 Waterloo Road
North Ryde NSW 2113

Telephone (02) 9855 6666
Facsimile (02) 9855 6655
Email Info@heyday.com.au

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDRAMINE ST, BALGOWLAH 2093

Pursuant to the provisions of Clause A2.2(a)(iii) of the Building Code of Australia Vol 1.

I.....Andrew Mitchell.....of..... Heyday Group
(Name of Certifier) (Firm)

.....9 Waterloo Rd, North Ryde, NSW, 2113.....
(Address)

hereby certify:-

That the ...ewis system... installed in the building project (SHOP 8) complies with:-

- a) The relevant clauses of the Building Code of Australia,
.....BCA 2006 Clause E4.9.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- d) The following Australian Standards:.....AS1670 Pt 4 2004
- e) Other practices or standards relied upon for this certification:....NIL.....
- f) Exclusions: YES/NO.....NIL.....

Full Name of Certifier:Andrew Mitchell.....

Qualifications and experience:.....Electrician.....

Address of Certifier:c/o 9 Waterloo Rd, North Ryde, 2113.....

Phone numbers: Bus...98556666...Fax...98556691...Mob...0416076835...

Signature:

Date.....4th June 2009.....



A Member Of The Hastie Group

Final/Interim Fire Safety
Certificate
issued under the
*Environmental Planning and
Assessment Regulation 2000*
Clause 170 and 173

Certificate

Type of Certificate
(See Note 1)

☐ Interim ☒ Final

Certificate
Name Owner/Agent
Address

I Stephen Surjan
Of Abigroup Contractors Pty Ltd

Certify that

(a) Each of the essential fire measures listed below:

(See Note 2 Assessment
Requirements)

- has been assessed by a person (chosen by me) who was properly qualified to do so, and
- was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.

(See Note 3 relevant fire
safety Schedule)

(b) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Identification of Building

197 - 215 Condamine Street
Balgowlah NSW 2093

Particulars of Building

Description of Part: *All retail tenancies*

Date of Assessment

12/06/2009

Owner's Details
Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

**Essential Fire Safety
Measures (See Note 3)**

Measure	Standard of Performance
FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15

Date of Certificate

dated this 12th day of JUNE 2009

Signature

Owner/Agent

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Full Name: STEPHEN SURJAN

Qualifications and Experience: CIVIL ENGINEER

Address: 924 PACIFIC HIGHWAY GORDON NSW 2072

Phone numbers: Bus: (02) 9499 0999 Fax: (02) 9499 8822 Mob: 0424 148693

Heyday Group



Heyday Group Pty Ltd
ABN 82 121 276 168

ACC Technologies
Heyday Communications
Heyday Electrics
Heyday Fire Technologies

9 Waterloo Road
North Ryde NSW 2113

Telephone (02) 9855 6666
Facsimile (02) 9855 6655
Email info@heyday.com.au

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDRAMINE ST, BALGOWLAH 2093

Pursuant to the provisions of Clause A2.2(a)(iii) of the Building Code of Australia Vol 1.

I,Andrew Mitchell.....of..... Heyday Group
(Name of Certifier) (Firm)

.....9 Waterloo Rd, North Ryde, NSW, 2113.....
(Address)

hereby certify:-

That the ... ewis system... installed in the building project (SHOP 8) complies with:-

- a) The relevant clauses of the Building Code of Australia,
.....BCA 2006 Clause E4.9.....
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards:.....AS1670 Pt 4 2004
- e) Other practices or standards relied upon for this certification:.....NIL.....
- f) Exclusions: YES/NO.....NIL.....

Full Name of Certifier:Andrew Mitchell.....

Qualifications and experience:.....Electrician.....

Address of Certifier:c/o 9 Waterloo Rd, North Ryde, 2113.....

Phone numbers: Bus...98556666...Fax...98556691...Mob...0416076835...

Signature:..... Date.....4th June 2009.....



A Member Of The Haste Group

**MACARTHUR
FIRE & SAFETY
PROTECTION PTY LTD**

Certificate of Compliance / 15A – Annual Fire Safety Statement
UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

Supply and Installation of Essential Services

City/ Municipality / Shire of: **WARRINGAH**

Date: **04/06/09**

Building No. or Name: **SHOP 008 OKADI**

Street: **THE VILLAGE, SYDNEY ROAD**

District / Town : **BALGOWLAH**

Postcode: **2093**

Owners Name: **STEPHEN COLBY**

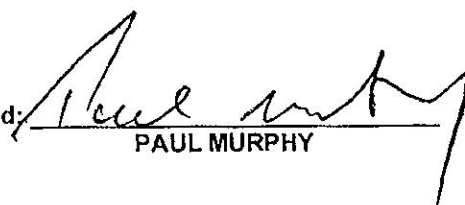
Owners Address: **SHOP 008, OKADI, THE VILLAGE, SYDNEY ROAD, BALGOWLAH NSW 2093**

Nature of Essential Service	Date of Installation or inspection	Name of Competent Person	Was the Service Found to have been performed to the BCA Design & Installation	Was the Service Found to have been performed to the BCA & Australian Standards Maintenance
FIRE EXTINGUISHERS	04/06/09	PAUL MURPHY	Yes / Clause E1.6 BCA AS2444	Yes / AS2444 / 2001

I, Paul Murphy, representing Macarthur Fire & Safety Protection Pty Ltd, who is a member of the FPA No #15238, certify that:

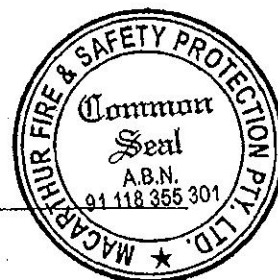
- Each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found when it was assessed, to be capable of performing to a standard no less than that to which the measure was originally designed and implemented, and;
- The building has been inspected by a properly qualified person and was found when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and;
- That the information contained in the certificate is, to the best of my knowledge and belief, true and accurate.

Signed:


PAUL MURPHY

Date:

4/6/09



www.macarthurfire.com.au
Telephone: 02 4627 5666

Email: info@macarthurfire.com.au PO Box 575, Leumeah NSW 2560 ABN: 91 118 355 301

**ENERGY EFFICIENCY (ARTIFICIAL LIGHTING AND POWER) - INSTALLATION
CERTIFICATE**

Project Name	Okaidi Kids
Address	197-215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 008 - Okaidi Kids

I hereby certify that:

- a) The works have been inspected during construction and have been completed 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

- 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: Electrician 5 year Lic No 207831C

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

Name: Jason Palmer
Company: Jason Palmer
Address: 186 Riverside drive Airds Campbelltown
Phone No. 0400877828 Fax No. 02 46 251746


Signature

2/06/09
Date

4. Jun. 2009 13:02

DOWNSOUTH CONSTRUCTIONS

No. 3674 P. 1

Okaidi Kids

Page 18

GLAZING - INSTALLATION CERTIFICATE

Project Name	Okaidi Kids
Address	197-215 Condamine Street Balgownie NSW 2093
Part of Building to be certified	Shop 008 - Okaidi Kids

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Glazing	BCA2008 Clause F1.13 & AS1288

- 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:

Project manager - Builder Contractor
Lis No - 56416C

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

Name:

Kate Wendt

Company:

Black widow Glazing

Address:

Shop 10, 56 Fitzmaurice St

Phone No.

69219585

Fax No.

69219496

Signature

Per Kate Wendt

Date

4/06/09



baratech
air conditioning



BARATECH PTY LTD
ABN: 94 002 821 310
9 Sefton Road
THORNLEIGH NSW 2120
Telephone: (02) 9875 3088
Facsimile: (02) 9875 4300
Email: baratech@baratech.com.au
Gold Lic. No. 19539C

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDRAMINE ST, BALGOWLAH 2093

Pursuant to the provisions of Clause A2.2(a)(iii) of the Building Code of Australia Vol 1.

I **Matthew Eaton** of **Baratech Pty Ltd**

9 Sefton Rd Thornleigh NSW 2120

hereby certify:

That the mechanical services for the shop fit out retail area installed in the building project comply with:-

- a) The relevant clauses of the Building Code of Australia,
AS4254 BCA Spec 1.10.
BCA 2006 J3.5 for DA101/06 BCA 2008 J3.5 for DA314/07
BCA 2006 J5.2, J5.3, J5.4, J5.5 & NSW J(A)5.2 for DA101/06
BCA 2008 J5.2, J5.3, J5.4, J5.5, & for DA314/07
BCA J1.2
BCA J1.2@
BCA NSW J(A)5.2 & NSW J8.2
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
AS4254
AS1668.2 - 2002
AS1668.1 - 1998
- d) The following Australian Standards:
- e) Other practices or standards relied upon for this certification:
Alternative solution report prepared by:
Defira Ref 20050098 Revision 1.8 dated 08.04.2009
- f) Defira alternative solution report version R1.8
- g) Exclusions: YES/NO NO

Full Name of Certifier: **MATTHEW EATON**

Qualifications and experience: **M. AIRAH, M. ASHRAE, M. CIBSE**

Address of Certifier: **9 Sefton Rd THORNLEIGH NSW 2120**

Phone numbers: **Bus 9875 3088 Fax 9875 4300 Mob 0423 025 896**

Signature: 

Date **4/06/2009**

Commercial and Industrial Air Conditioning, Heating and Ventilation engineers

BLACK WIDOW AUSTRALIA PTY LTD

ACN: 078 127 483 ABN: 78 078 127 483
Shop 10a, 56 Fitzmaurice Street, WAGGA WAGGA NSW 2650
Phone: 02 6921 9585 Fax: 02 6921 9496

4th June 2009

**RE: SHOP 008
OKAIDI KIDS**

Black Widow Australia Pty Ltd would like to certify that all glazing to the above mentioned job conforms to Australian Standard 1288-2006 and Australian Standard 2208:2006.

K Wendt
(Production Co-Ordinator)

Per: Alexandra Dunscombe





O'BRIEN
plumbing services

The O'Brien Group Pty Ltd
po box 184 belmore nsw 2192
abn: 25 120 675 943
lic no: 205019C

7/06/09

Certification

To whom it may concern,

The follow plumbing work that was carried out at OKAIDI, The Village Balgowlah
NSW By O'Brien Plumbing Services has been done in accordance with Australian
Standards AS3500.

The following work was completed,

Run cold water line and Install new sink in store room.

Yours sincerely

Michael O'Brien

mobile: 0118 800 330
tel: 02 9758 3333
fax: 02 9758 3339
michael@theobriengroup.com.au



ABBOT DESIGN PTY LTD

A.B.N 29091 868 567

Consulting Civil, Structural, Hydraulic & Design Engineers
Project Managers

5 June 2009

Downsouth Constructions P/L
Unit 1/13 Stennett Road
Ingleburn NSW 2565

CERTIFICATION

Re: Shopfront, Bulkhead, Walls, Ceiling & Signage
For: Okaidi, Shop 8, The Village Shopping Centre Balgowlah

Dear Sir,

This is to certify that a Structural Engineering inspection at the above shop has been carried out on Friday, 5 June 2009.

The shop is occupied by Okaidi. This certificate does not cover other elements of the shop fit out where carried out by others.

Certification is hereby given to the structural adequacy of the work carried out.

Yours faithfully,



M. J. McDonald
Accredited Structural Certifier
Chartered Structural Engineer
N.P.E.R.3. Reg.No.393553

Sydney
419 Pacific Highway
Asquith NSW 2077
PO Box 651 Hornsby NSW 1630
Tel: (02) 9476 5308 Fax: (02) 9476 6152

Brisbane
PO Box 694
Stones Corner QLD 4120
Mobile: 0414 355 185

Newcastle
6 Proctor Street
Tighes Hill NSW 2297
Email: admin@abbotdesign.com.au

Melbourne
28 Heatherlea Crescent
East Keilor VIC 3033
PO Box 312 Niddrie VIC 3042
Tel: (03) 9331 1859 Fax: (03) 9331 2049

INSTALLATION CERTIFICATION / RETAIL TENANCIES

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

Pursuant to the provisions of Clause A2.2(a)(iii) of the Building Code of Australia Vol 1.

I.....Justin Geale.....of.....Boone & Willard Plumbing.....
(Name of Certifier) (Firm)

.....Unit 13 / 5 Meridian Pl. Baulkham Hills.....
(Address)

hereby certify:-

That the ...Hydraulic services.....(building work/element) installed in the building project
comply with:-

- a) The relevant clauses of the Building Code of Australia,
.....
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards:.....AS 3500.....
- e) Other practices or standards relied upon for this certification:.....
.....
- f) Exclusions: NO.....

Full Name of Certifier:Justin Geale.....

Qualifications and experience:.....20 years Licenced Plumber.....

Address of Certifier: Unit 13 / 5 Meridian Pl. Baulkham Hills.....

Phone numbers: Bus...8883 0177.....Fax...9836 4930.....Mob...0419 402 621.....

Signature:

Date.....25/05/09...

The Village, Balgowlah

Tenancy Handover Schedule

Stockland Shop No.	Tenancy Name
Coles	Coles
Vintage Cellars	Vintage Cellars
Shop K01	Cas Dei Café
Shop K02	
Shop K03	
Shop K04	Norton St
Shop K05	
Shop 1	Veronika Maine
Shop 2/3	Witchery
Shop 4	The Sportskraft
Shop 5	Laura Ashley
Shop 6	Nine West
Shop 7	Lorna Jane
Shop 8	Okaldi
Shop 9	Escape Active Skinbar
Shop 10	Escape Active Skinbar
Shop 11	Neo Nails
Shop 12	Westpac
Shop 13	Mr Minit
Shop 14	Lawrence Dry Cleaners
Shop 15	Moreish Foods
Shop 16	balgowlah seafood
Shop 17	Bakers Delight
Shop 18	Balgowlah Café
Shop 19/20	Adairs
Shop 21	Dick smith
Shop 22	Dick smith
Shop 23	Fab cards & Gifts
Shop 24	Book Shop
Shop 25	29 Dare
Shop 26	Nina,s
Shop 27	Sunday Rose
Shop 28	Flight Centre
Shop 29	Flowers for Everybody
Shop 30/31	La Petite Lorraine
Shop 32/33	Prime Quality Meats
Shop 34	Healthy Life
Shop 35	Sushi Bar
Shop 36	Michels Patisserie
Shop 37	OPSM
Shop 38	3 Mobile
Shop 39	John Brennan Hair
Shop 40	Telstra
Shop 41	EB Games
Shop 42	Kodak Express
Shop 43	Mandarin Massage
Shop 44	Leading Edge
Shop 45/46	Lin & Barrett
Shop 47	Blue Illusion

Shop 48	Eyedonist	
Shop 49	Optus	
Shop 50	Take Away Foods	
Shop 51	Take Away Foods	
Shop 61		Level 1
Shop 62		Level 1
Shop 63/64		Level 1
Shop 65		Level 1
Shop 66		Level 1
Shop 67	Fitness First	Level 1
Shop 68		Level 1
Shop 69		Level 1
Shop 70		Level 1
Shop 71	Centre M'ment	Level 1
Shop 72	Norton St Grocer	
Shop 73	Pharmacy Select	
Shop 75	Supanews	

Note: Fitout durations are calculated based on completion of tenancy fitout by 28/4/09

J. Palmer Electrical

186 Riverside Dr, Airds N.S.W 2570

A.B.N 88091150573

Mobile: 0400 877 828

Name: Okaidi

Location: Shop 8 The Village Balgowlah

Installation Date: 9/6/09


Notes: All electrical wired to AS:3000
All Exit and Emergency lighting wired to AS:3000

License No: 207831C

Date: 9/6/09

Regards,

Jason Palmer



CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 0884605

CUSTOMER DETAILS

Name	Okardi		
Site Address	Shop 008 Stockland Balgowlah 197-215 Condamine Street Balgowlah NSW		
Cross Street	Condamine Street	Postcode	2093

Telephone Contact

Meter No:

NMI (if applicable)

INSTALLATION WORK DETAILS

Indicate the type of installation and types of work performed under this Notice

Type of Installation	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the **ELECTRICITY DISTRIBUTOR (DNSP)**

- ☒ New Installation
☐ Additions or alterations to a switchboard or associated equipment
- ☐ Network connection or metering
☐ Defect Rectification No:

DETAILS OF EQUIPMENT

Describe the equipment and estimate load increase of the work affected by this Notice.
If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input checked="" type="checkbox"/> Switchboards	63Amps	1	
<input checked="" type="checkbox"/> Circuits	20Amps	10	
<input checked="" type="checkbox"/> Lighting	10Amps	10	
<input checked="" type="checkbox"/> Socket-outlets	10Amps	13	
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

Jason Palmer

Licence No:

207831C

TEST REPORT

Indicate the relevant tests and checks that have been performed on the work.
If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance $M\Omega$	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input checked="" type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input checked="" type="checkbox"/> Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name:

Jason Palmer

Licence No:

207831C

Signature:

J. Palmer

Date of Testing:

5/06/09

CERTIFICATION

I, the Electrical Contractor give notice to the Customer and Energy Australia
(Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the
Electricity (Consumer Safety) Regulation 2006

Name:

Jason Palmer

Licence No:

207831C

Signature:

J. Palmer

Date of Notice:

Address:

186 Riverside dr Ards Campbelltown 2560

Telephone No.
or Other Contact

0400877828

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected
by:

Date

Comments:

neca



Designers and Manufacturers of Roller Grilles, Shutters and Counterweight Doors

Renlita Overhead Doors

A Member of the ARA Group

ABN: 60 098 957 549
ACN: 098 957 549



Tuesday, 9 June 2009

CERTIFICATE OF COMPLIANCE

COMPANY: Down South Constructions

ATTENTION: Roger Kobeck

FAX: 02 9618 2855

PROJECT: Stocklands Balgowlah - Shop 008 "Okaidi Kids"

This is to advise that the Monarch Oriental and associated bracket work to the main structure, at the above project, have been Manufactured & Installed according to the manufacturers' instructions.

Yours faithfully


Chris Camp
MONARCH GROUP

Monarch Group Pty Ltd

VIC OFFICE:
39 Nicholas Drive, Dandenong Sth VIC 3175
Ph: 03 9768 2562 | Fax: 03 9768 2563

NSW OFFICE:
PO Box 2178, Taren Point NSW 2229
68 Box Road, Taren Point NSW 2229
Ph: 02 9526 1222 | Fax: 02 9526 1114

QLD OFFICE:
58-58 Nestor Drive, Meadowbrook QLD 4131
Ph: 07 3805 7314 | Fax: 07 3805 7315

www.monarchdoors.com.au sales@monarchdoors.com.au www.renlita.com.au sales@renlita.com.au



STEVE WATSON & PARTNERS

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

FAX

To	Addressee	Company	Fax Number
	General Manager	Manly Council	(02) 9976 1400
From	Peter Tran		
Subject	NOTICE OF COMMENCEMENT – Okaidi Kids – Shop 008, 197-215 Condamine Street, Balgowlah		
Date	20 April 2009	Job No: 2009/247	Number of pages: 3

Dear Sir or Madam:

Please find attached a copy of the Notice of Commencement for the above mentioned project. A copy of the Complying Development Certificate no. 09/247/01 along with all the required attachments will be posted out to council today.

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

Kind regards,

Peter Tran
Building Regulations Consultant
Steve Watson & Partners Pty Ltd

Scanned

Michael G.

Document No

Scanned

Distribution

20 APR 2009

Manly Co

JYNW

e-88/63



STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 | FAX +61 2 9283 8506
sydney@swpartners.com.au
www.swpartners.com.au
AN 48 192 346 574

NOTICE OF COMMENCEMENT

Notice of Commencement of building or subdivision work and appointment of Principal Certifying Authority under Environmental Planning and Assessment Act 1979 Sections 81A (2) (b) (ii) and (c), 86 (1)

PART 1 Development Details

Applicant Details	Applicant's name:	Down South Group P/L		
	Address:	1113 STANNETT RD.		
	Suburb:	ENGLEBURN	State:	NSW Post Code: 2565
	Phone:	(02) 9618-2811	Fax:	(02) 9618-2855
	Mobile:	0417439919	E-mail:	roger@downsouth.net.au
Details of the Land to be Developed	Address:	197-215 CONDOMINE STREET (SHOP 008)		
	Suburb:	BALGOWLAH	State:	NSW Post Code: 2071
	Lot no:	101	DP No./Section:	1102617
Description of Work	Type of work:	Building Work	Description:	INTERNAL RETAIL
	Extension to SHOP 008. For OKAZAKI KIDS			

PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No:	09/247/01
	Date of Determination:	20, 4, 09
Construction Certificate	Construction Certificate No:	NA
	Date of Determination:	1, 1, 1

PART 3 Appointment of Principal Certifying Authority

Details of Principal Certifying Authority	Certifying Authority:	STEVE WATSON	for Steve Watson & Partners Pty Ltd
	Accreditation Body:	BPR	Accreditation Number: BPR0432
	Contact number:	(02) 9283 6555	
	Address:	Level 5, 432 Kent Street, Sydney NSW 2000	

Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.



PART 4 Date of Commencement and compliance with conditions

Compliance with
Development
Consent/Complying
Development

Have all conditions required to be satisfied prior to the commencement of work been satisfied?

☒ yes

☐ no

(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)

Home Building Act
1989 Requirements

Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.

1. Are you an owner-builder?
☐ yes, Owner-builder permit number? _____
or
2. Will the work be carried out by some one licensed to do so?
☐ yes

Name of the builder: _____

Telephone Number: _____ Contractor License no. _____

Attach one of the following documents to this notice:

- (a) Evidence that the licensed person is insured to carry out this type of work; or
- (b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?

Principal
Contractors Details

Required for all projects

Name: HENRY WOLF

Address: 3 KAYLEY PL. GLENHAVEN NSW 2156

Contact Number: 0417-803-800

Date Work is to
Commence

Date: 23 / 4 / 09

PART 5 Signatures

Principal Certifiers
Declaration

The Principal certifying authority must sign the notice

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development.

I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act

Signature: _____

Name: _____

STEVE WATSON

Date: 20 / 4 / 09

Applicants
Declaration

The applicant, or the applicant's agent must sign the notice

Signature: _____

Date: 2 / 4 / 09

Name if you are not the applicant: _____

In what capacity are you signing if not the applicant: _____

PART 6 Privacy Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.





Job No: 2009/247

Monday, 20 April 2009

Manly Council
PO Box 82,
Manly NSW 1655

Attention: General Manager

1101856

UCTF
e-88688

27 APR 2009

Michael G.

RE: Notice of Commencement
Okaidi Kids – Shop 008, Stocklands, 197-215 Condamine Street,
Balgowlah
CDC: 09/247/01
Description of work: Internal retail fitout to shop 008 for Okaidi Kids

Please find enclosed a Notice of Commencement form in accordance with either Section 81(A) 2(a)(ii) and 2(c), or Section 86 (1) of the Environmental Planning and Assessment Act 1979, as applicable.

Please note that the following inspections are required under Clause 162A of the Environmental Planning and Assessment Regulation. These inspections are required to be carried out by an accredited certifier and we are unable to accept inspection records from engineers who do not hold the appropriate accreditation. SWP requires 48 hours notice of these inspections and work cannot continue to its subsequent stage until these inspections are carried out.

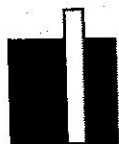
Class 5, 6, 7, 8 or 9 Inspections	Action by
1. After the building work has been completed and prior to any occupation certificate being issued in relation to the building	SWP

Should you have any queries, please contact myself on (02) 9283 6555.

Regards,

Peter Tran
Steve Watson and Partners Pty Ltd

\$30.00
R/n 602603
22/4/09



STEVE WATSON & PARTNERS

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Address: 1113 STENNETT RD.
Suburb: INGLEBURN State: NSW Post Code: 2565
Phone: (02) 9618-2811 Fax: (02) 9618-2355
Mobile: 0412439919 E-mail: roger@downsouth.net.au

Details of the Land to be Developed

Address: 197-215 CONDOMINE STREET (SHOP 008)
Suburb: BALGOWLAH State: NSW Post Code: 2071
Lot no: 101 DP No./Section: 1102617

Description of Work

Type of work: Building Work Description: INTERNAL RETAIL
Extension to SHOP 008. For OKAYDZ KIDS

PART 2 Details of Development Approval

Development Consent or CDC

Development Consent/Complying Development No: 09/247/01
Date of Determination: 20/4/09

Construction Certificate

Construction Certificate No: NA
Date of Determination: 1/1/1

PART 3 Appointment of Principal Certifying Authority

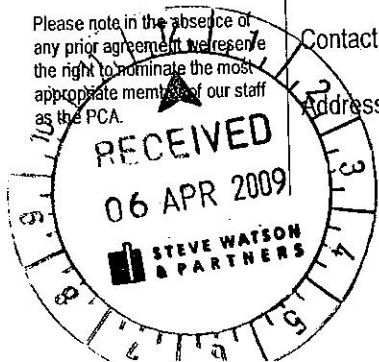
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Accreditation Body: BPB Accreditation Number: BPB0432

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Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.



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Compliance with Development Consent/Complying Development

Have all conditions required to be satisfied prior to the commencement of work been satisfied?

☒ - yes

☐ - no

(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)

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Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.

1. Are you an owner-builder?
☐ - yes, Owner-builder permit number? _____
or
2. Will the work be carried out by some one licensed to do so?
☐ - yes

Name of the builder: _____

Telephone Number: _____ Contractor License no. _____

Attach **one** of the following documents to this notice:

- (a) Evidence that the licensed person is insured to carry out this type of work; or
- (b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?

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Required for all projects

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Address: 3 KAYLEY PL. GLENHAVEN NSW 2156

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I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act.

Signature: _____

Name: _____

STEVE WATSON

Date: _____

20 / 4 / 09

Applicants Declaration

The applicant, or the applicant's agent must sign the notice

Signature: _____

Roger Kell

Date: _____

2 / 4 / 09

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In what capacity are you signing if not the applicant: _____

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