DAVIS LANGDON



Level 5

Manly Council

r 2 1 JAN 2009

ocument No

100 Pacific Highway

R28H

North Sydney NSW 2060 Tel: (02) 9956 8822 Fax: (02) 9956 8848 www.davislangdon.com syd@davislangdon.com.au

NAR: 1100463

16 January 2008

The General Manager Manly Council PO Box 82 MANLY, NSW 1655

Attention: Records Department

3 Mobile Balgowlah Complying Development Certificate No. 39980

Please find attached a copy of the Complying Development Certificate and Notice to Commence Building Work recently issued by this company.

Attached is a copy of the stamp-approved plans and other relevant documentation relied upon to issue this certificate, as required by the Legislation, together with the appropriate registration fee.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours faithfully Maniy Council ustin Jones-Gardiner Associate REC 2 1 JAN 2009 Distribution 1)Scanned 30. 0-2/N 582326 211/09 2)Document No 3) Part Scanned

Q:\DLR_Job Files\39980 - 3 Mobile, Balgowlah\39980 - CDC + Notice.Doc Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services | Technical Due Diligence Property Performance Reporting | Make Good Assessments | Management System Development | Certification Services | Sustainability Services

Qualit

Innovative Thinking in Property & Construction Davis Langdon Australia Pty Ltd ABN 4008657289: Adelaide, Brisbane, Cairns, Canberra, Darwin, Hobart, Melbourne, Perth, Sunshine Coast, Sydney, Townsville

A member firm of Davis Langdon & Seah International, with offices in: Australia, New Zealand, Arabian Gulf, Botswana, Brunei, China, England, Hong Kong, India, Indonesia, Ireland, Japan, Korea, Lebanon, Malaysia, Pakistan, Philippines, Russia, Saudi Arabia, Scotland, Singapore, South Africa, Spain, Thailand, United States of America, Vietnam and Wales



Complying Development Certificate

Issued under the Environmental Planning & Assessment Act 1979, Division 3, Sections 84, 85, 86 and 87 and Environmental Planning & Assessment Regulation 2000 - Part 7, Division 2.

CDC No.	39980	

1.	Details of the ap	plica	nt			
	Name	Angle	ey Arrowsmith			
	Address	546 (Collins Street MELE	OURNE VIC 3000		
Contact	Tel:	03 8610 8300	Fax:	Email:		

2. Certifying Authority

Name of Certifying Authority	Brett	Clabburn					
Accreditation No	BPBC	BPB0064					
Accreditation Body	Building Professionals Board						
Address	Davis Langdon Australia Pty Ltd Al				ABN 40 008 657 289		
	Level	5, 100 Pacific Highway, No	orth Sydney NS	W 2060			
Contact	Tel:	(02) 9956 8822	Fax:	(02) 995	56 8848		

3. Certification				
This certificate is issued:		without any conditions		
	\boxtimes	3		
		to erect a temporary b	uilding	
			cate has been endorsed e lodged with the applica	
Subject land	Shop 38,	197 Condamine Stree	t, BALGOWLAH NSW 2	093
Description of development	Fitout of e	existing retail tenancy		
Class of Building	6	Shop		
Plan Nos approved	Plans pre Novembe		vsmith numbered HA.10	3.08 Shhets 1-7 dated 10
Specification / References	See Attac	hment Schedule "A"		
Certificate No	39980		Date of this certificate	16 January 2008
The decision was made under the following planning	•			
instrument	Manly LE	P 1988 - Schedule 9		

I Brett Clabburn certify that the development is a complying development and (if carried out as specified in the Certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation.

Signature

Date of this Certificate 16 January 2008

Date this certificate will expire 16 January 2013

4.	Information attached to the	his decision	
	\boxtimes	A fire safety schedule	
	\boxtimes	Information relied upon in Certificate determination - Attachment A	

The conditions of the certificate as listed in Attachment B

 \boxtimes

Complying Development Certificate

CDC No. 39980



5. Fire safety schedule

To ensure compliance with the requirements of the Environmental Planning & Assessments Act Regulation, the owner of the buildings shall submit to Council/Certifier a certificate of compliance in respect to each essential service required to be installed within the building.

- a) That the service(s) have been inspected and tested by a person competent to carry out such an inspection test; and
- b) That the service was or was not (as at the date on which it was inspected and tested) found to have been designed, installed and to be capable of operating to the standard as specified.

Such a certificate is required to be submitted on completion and prior to occupation of the building.

Essential services are required to be installed and maintained to approved operating standards as set out in the schedule attached hereto.

The owner of the building is required to submit to Council at least once in each twelve (12) month period after a certificate has been issued, a further certificate with respect to each essential service installed in the building.

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Access panels, doors and hoppers to	BCA 2006 C3.13		
fire resisting shaft	AS 1905.1 - 2005, AS 1905.2 - 2005		LJ
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	\boxtimes	
Automatic fail safe devices	BCA 2006 Part C3 and D2.21		
Automatic fire detection and alarm system, including mimic panels and red strobe light	BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 and AS 2118.1 1999 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	\boxtimes	
Automatic sliding door operation at mall entries / exits	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Carpark and 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		
Carpark travel distances	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Building occupant warning system	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	\boxtimes	
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Egress path marking on floor of back of house and storage areas and loading dock	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Emergency lighting	BCA 2006 E.2, E4.4 and AS/NZS 2293.1 - 2005	\boxtimes	
Emergency lifts, including lift F1 and Building G lift	BCA 2006 E3.4 and AS 1735.2 – 1997 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Emergency management plan and fire safety management in use plan	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	\boxtimes	
Emergency warning and intercommunication system	BCA 2006 E4.9 and AS 1670.4 – 2004, AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Exit signs	BCA 2006 E4.5, E4.6, E4.8 and AS/NZS 2293.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire control centres and access to sprinkler valve and pump room	BCA 2006 E1.8 and Spec E1.8	\boxtimes	
Fire dampers	BCA 2006 C3.12, C3.15 and AS/NZS 1668.1 – 1998, AS 1668.2 – 1991, AS 1682.1 – 1990, AS 1682.2 – 1990 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		

Complying Development Certificate

CDC No. 39980

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Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Fire doors	BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire hydrant systems	BCA 2006 E1.3 and AS 2419.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 and Spec C3.15 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire separation of tower B & D together with basement carpark and podium level from buildings C, E, F, G, H & L			
 Horizontal fire separations Vertical fire separations Lift doors Smoke guard containment 	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
system External wall separation and protection of openings			
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Hose reel system	BCA 2006 E1.4 and AS 2441 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Lightweight construction	BCA 2006 C1.8 and Spec C1.8		
Major stores (>1,000m ²) ventilation systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
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 June 2007		
Maximum travel distances in retail math and major tenancies (>1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Maximum travel distances for individual smaller tenancies (<1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Mechanical air handling system	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Operation of louvres 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 June 2007		
Portable fire extinguishers	BCA 2006 E1.6 and AS 2444 – 2004		
Population and exit widths	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Separation of escalators and lifts shops connecting carpark levels and retail levels	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		

Complying Development Certificate

CDC No. 39980

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Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke control system	BCA 2006 E2.2, Spec E2.2b and AS 1668.1 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke dampers	BCA 2006 E2.2	\boxtimes	
Smoke and heat detectors	BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke doors	BCA 2006 Spec C3.4	\boxtimes	
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	\boxtimes	
Smoke seals and doors	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Smoke separation of retail tenancies smaller than 1,000m ²	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Stair pressurisation including stair F1 and Building G Stair	BCA 2006 E2.3, AS 1668.1 – 2004 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Supply shut down in retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA 2006 C2.6 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 and 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 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		

Complying Development Certificate

CDC No. 39980



ATTACHMENT A: Information relied upon in Certificate determination

- Davis Langdon application form for Complying Development Certificate dated 11 November 2008;
- Owners Consent by Stockland dated 10 November 2008;
- BCA Compliance Statement dated 13 November 2008;
- Proof of payment of Long Service Levy;
- Schedule of Fire Safety Measures (Schedule 2) for 97-215 Condamine Street, Balgowlah.
- Fire Safety Review prepared by Defire Pty Ltd dated 15/01/09

Complying Development Certificate

CDC No. 39980



ATTACHMENT B: Conditions of the certificate

This certificate is subject to the following conditions identified in the following:

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Manly LEP 1988 - Schedule 9:

The conditions in full are attached herewith.

Ġ A A

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

Manly Local Environmental Plan 1988

Current version for 3 October 2008 to date (accessed 10 December 2008 at 14:10) 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

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	8	Certifying Authority. All construction shall be strictly in	1, 4, 6
		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.	
	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.	
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

	30	7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. No sandwich boards or the like are to be placed on Council's footpath	8
Termite Control	31	be placed on Council's footpath. 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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Top of page



Notice to commence building work and appointment of a Principal Certifying Authority

Issued under the Environmental Planning & Assessment Act 1979, Section 81A

Details of the owner of	the land (applicant/p	erson entitled to act	on consent):
Mr 🗌 Mrs 🗌 Ms 🔲 Dr 🗌 O	ther 🛛 Stockland		
First Name:		Family Name:	
Flat/Street No:	Street Name	e: GPO Box 998	
Suburb or Town: SYDNEY		State: NSW	Postcode: 2001
Tel: 02 9035 2000 F	ax:	Email:	

2.	Description of the	work propo	sed		
	Type of work proposed	Building	\boxtimes		
	Description of the work	Fitout of ex	isting retail tenancy	 	

Flat/Street No:	Shop 38	Street Name:	197 Condamine Street		
Suburb or Town:	BALGOWLAH	9976-99	State: NSW	Postcode:	2093
Lot No.		Section	DP/MPS N	lo	
904 N990					
				/	′
ate acknowledged: (C0	OUNCIL USE ONLY)				

4. Details of the development approvals granted

Complying Development Certificate No. 39980

Date the certificate was issued 16 January 2008

Appointment of Principal Certifying Authority (PCA): 5 I have met all the conditions in the development consent or the complying \times Indicate the steps you have development certificate required to be satisfied before I can begin work. taken by placing a cross in the appropriate boxes \boxtimes I have appointed a Principal Certifying Authority Name of the PCA Brett Clabburn ABN 40 008 657 289 Davis Langdon Australia Pty Ltd Address of the PCA Level 5, 100 Pacific Highway, North Sydney NSW 2060 Telephone No of the PCA 02 9956 8822 Accreditation body and Building Professionals Board / No. BPB0064 number

Notice to Commence Building Work and Appointment of a Principal Certifying Authority



Certificate No. 39980

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6.	Reside	ential build	ling work
			ouse or other dwelling or alter or add to a dwelling?
,	No		
	Yes		Please complete Part 2 below
2. Are yo	ou an ov	/ner-builder	
	Yes		Owner-builder permit no:
	No		Σ
Will the	work be	carried out	by someone who is licensed to do so?
	No		
	Yes		Please complete the section below
			Name of builder
			Telephone No of builder
			ntractor Licence No of builder
Have yo	u attach	ed to this no	otice evidence that the licensed person is insured to carry out this type of work?
	Yes		
	No		complete the section below
			ptice a declaration (signed by each owner of the land) that the reasonable market cost of the used is less than \$3,000.
the labo	Yes		
	No	Π	
			·
7.	Date t	he work w	ill commence
		(1948)	ate .19 January 2008
8.	PCA's	Signature	
The Prin	ncipal Ce	ertifying Autl	hority must sign this notice.
1.	insurar	ice is in pla	t, in the case of residential building work, that I have seen evidence that a contract of ce pursuant to Part 6 of the Home Building Act 1989 and I have seen evidence that the to be undertaken by a person with an owner-builder permit.
2.	I ackno	wledge tha	t I have been appointed by the applicant to carry out the role of the Principal Certifying evelopment.
3.	1 ackno	wiedge that	t all conditions of the development consent that are required to be satisfied prior to the have been satisfied including that all relevant fees, charges and contributions have been
Signatu		٨	ASPOOL LUD
Name o	re of PC	A	Brett Clabburn
	PUA		
Date			.16 January 2008
9.	Appli	cant / Own	er's Signature
The Ap	plicant /	Owner to sig	gn Authority.
			X Owner Applicant
			See Owners Consent on Davis Langdon Application Form for Complying

Development Certificate and Principal Certifying Authority

10 November 2008

Date

Signature

DAVIS LANGDON



APPLICATION FOR:

(please tick)

Under Sections 81A(4), 85, 85A, 86 of the of the Environmental Planning and Assessment Act 1979, and Clause 126 Part 7, Div 1 of the Environmental Planning and Assessment Regulations, 2000

Application submitted with Davis Langdon Level 5, 100 Pacific Highw North Sydney NSW 2060 Tel: (02) 9956 8822 Fax (•	Office Use Only CDC No Job No	
Address	SUBJECT LAND Shop 38, stu	ckland Balgowlah damine st, Balgowlah NSV	
Lot No,DP,SP,vol/fol.etc	197-215 (m	damine st, Balgowlah NSV	V 2093
			-
Name/ Company	Angley APPLICANT	14 Merryn Tul Iding 546 Collins	ius.
Address	M. Phirson's Bu	loling 546 Collins	
	street Molhour	nePost Code: 3000	
Contact numbers Pho	1	Mobile: 04/3307662	
	4		Jen AVVOWS-
Fax	No. 118 1610 8388	Email: <u>merryn.j@anc</u>	
Signature of Applicant	Mf-10.	Date: /////08	
	CONSENT OF OWNER	(S)	-
Mike Gooley, Robert Briant, provide the Complying De- subject building works, an	Andrew Caponas, Justin Jones-Control of the Angle of the	horise Charles Slack-Smith, Brett Clabburn Gardiner, Paul Schenko of Davis Langdon to as the Principal Certifying Authority for the ind lodge the Notice of Commencement ant Council.))
Name(s)/ Company			
Address		·····	
i c			
Contact numbers Phot	ne:	Mobile:	
Fax	No	Email:	
Signature of			
Registered owner(s)			
Company stamp or seal to be affixed if applicable (If agent provide document as Power of Attorney etc a	ary evidence such	Date:	-

Q:\DI,R\Blank Forms\CDC:Application for CDC - PCA.doc

Page 1

Description of proposed development Proposed 3 store Atout.	<u>é</u> t
Estimated cost of work \$ 200,000 Existing use of Site: New Lence	ancy.
Gross floor Area of building m ² : (Existing) $83m^2$ (Proposed) $83m^2$	
Site Area m ² :Number of storeys (including underground storeys): <u>SINg le</u>	
Please attach relevant Plans and Specifications from the attached list.	
List of documents accompanying this application: • <u>Full set of clrawings</u> . • <u>letter of consent</u> .	
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PROJECT MANAGEMENT (Principal Contractor)

The overall co-ordination and control of this project will be carried out by:

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U	Principal Contrac	otor: 8hc	pwork	S .	
	Name: C	raig Su	sans		
	Contact No.:	041	9 403	240.	

CONSTRUCTION MATERIALS

Walls:		Roof:		Floor:	
Brick Veneer	/	Aluminium		Concrete	
Full Brick	/	Concrete	/	Timber	
Single Brick	/	Concrete tile		Other	
Concrete Block		Fibrous cement		Unknown	
Concrete/ masonry /		Fibreglass			
Concrete		Masonry			
Steel /		Shingle tiles			
Fibrous cement		Slate			
Hardiplank		Steel		· · · ·	· · ·
Timberi/weatherboard		Terracotta		FRAME	1 /
Cladging-aluminium		Other		Timber	
Curtain glass		Unknown		Steel	
Other		/		Other	
Unknown				unknown	

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

10 November 2008

Attn: Duncan Sinclar

Angley Arrowsmith Lower Ground Floor 546 Collins St Melbourne VIC 3000

Dear Duncan

Re:	Complying Development Certificate for fitout works for the below premises
Property:	Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises:	Shop 38 - 3 – Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 10 November 2008.

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 CLAUDIA LAM)))
for Stockland Trust Management Limited (ACN 001 900 741) under Power of Attorney Book 4429 No. 43 in the presence)))
of:	
Gavah Buchhavn Name of witness	}
Retail Design Manager Occupation of witness	By executing this document the attorney
Level 25, 133 Castlereagh Street Sydney NSW 2000	 states that the attorney has received no notice of revocation of the power of attorney

Slockland Trust Management Ltd ABN 86 001 900 741, AFSL No. 241190. As Responsible Entity for Stockland Trust (ARSN 092 897 348) and Macquarie Trust (ARSN 116 396 804).

DESIGN STATEMENT

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

_		Bulgomah Stockland.
AD	DRESS:	Shop 38, 197-215 Condamine st, Balgowlah NSW 2093
PR	OJECT:	3 Compary Store.
1.	ceilings	ation C1.10a of the Building Code of Australia ("BCA") requires floors, walls and to comply with Group numbers, CRF values and smoke developed indices tents as nominated in that part of the BCA.
2.	key from or pushi	02.21 of the BCA requires all door handles to "be readily openable without a the side that faces a person seeking egress, by a single hand downward action ng action on a single device which is located between 900mm and 1,100mm floor, except if it is fitted with a fail-safe device"
		If fail safe devices are proposed then details of the method of operation are to be provided.
3.		of the BCA requires all glazing to comply with Australian Standard 1288 – 2006 2047 – 1999.
4.	Part D3 and AS	of the BCA requires access for people with disabilities to comply with AS 1428.1 1428.4.
5.		01.6 of the BCA requires all exits and paths of travel to an exit including spacing ittings to have a minimum unobstructed width of 1m.
6.	lamp po	I6.2(a)(A) of the BCA requires all artificial lighting not to exceed the maximum wer density of 25W/m ² (excluding lighting in display cabinet, signage and icy lighting).
Acco	ordingly, i	t is specified that for the proposed works at the above premises:
	co All All Dis BC All CI	floor, wall and ceiling materials and linings will have fire hazard properties mplying with Specification C1.10a of the BCA as applicable; door handles and locks will comply with Clause D2.21 of the BCA; glazing will comply with AS 1288-2006 and 2047; and sabled access, facilities and circulation space will comply with Part D3 of the CA and AS1428.1 and AS 1428.4; exits and paths of travel to an exit from any point on the floor will comply with D1.6 of the BCA. tificial lighting not to exceed the maximum lamp power density of 25W/m ²
	Cla	ause J6.2(a)(A) of the BCA as applicable.
App	olicant De	etails:
Nan	ne:	Merryn (Julius. Angley Arrowsmith
Con	npany:	
Add	ress:	McPhetsops Building 546 Collins st, Melbourne VIC 3000
Sigr	nature;	Date: /////08

V Design:Hutchison H3G.COMPANY:STORES:H3G Tenancies:3 2008 Stores:HA-103-08 BALGOWLAH NSW:02 CORRESPONDENCE:081113 Recieved:Design Statement (Retail Shops).doc

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SCHEDULE 2 FIRE SAFETY SCHEDULE

97-215 Condamine street, Balgowlah

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	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire B	
	CA 2006 C3.13 & S1905.1-2005, AS1905.2-2005
	Iternative Solution Report prepared by Defire
	Ref. 20050098 Rev1.5 dated 19.06.07
	CA 2006 Part C3 & D2.21
	CA 2006 E2.2, Spec E2.2a & AS1670.1-2004,
	S3786-1993 as varied by Alternative Solution
	Report prepared by Defire Ref. 20050098 Rev1.5 ated 19.06.07
Automatic fire suppression system B	CA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as
	aried by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
	Iternative Solution Report prepared by Defire
entries/exits R	Ref. 20050098 Rev1.5 dated 19.06.07
	Iternative Solution Report prepared by Defire
	Ref. 20050098 Rev1.5 dated 19.06.07
station dispatch centre	
	Iternative Solution Report prepared by Defire
	tef. 20050098 Rev1.5 dated 19.06.07
	Iternative Solution Report prepared by Defire
	Ref. 20050098 Rev1.5 dated 19.06.07
R	Iternative Solution Report prepared by Defire tef. 20050098 Rev1.5 dated 19.06.07
	Iternative Solution Report prepared by Defire
	tef. 20050098 Rev1.5 dated 19.06.07
	CA 2006 E4.2, E4.4 & AS/NZS2293.1-2005
	CA 2006 E3.4 & AS1735.2-1997 &
	Iternative Solution Report prepared by Defire
	tef. 20050098 Rev1.5 dated 19.06.07 Iternative Solution Report prepared by Defire
	Ref. 20050098 Rev1.5 dated 19.06.07
	CA 2006 E4.9 & AS1670.4-2004, AS4428.4-
	004 as varied by Alternative Solution Report
	repared by Defire Ref. 20050098 Rev1.5 dated
	9.06.07
	CA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-
	005 & Alternative Solution Report prepared by
D	Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Control Centres and access to sprinkle B	CA 2006 E1.8 & Spec E1.8
valve and pump room	
	CA 2006 C3.12, C3.15 & AS/NZS1668.1-1998,
	S1668.2-1991, AS1682.1-1990, AS1682.2-1990
	Alternative Solution Report prepared by Defire tef. 20050098 Rev1.5 dated 19.06.07
	CA 2006 Spec C3.4 & AS1905.1-2005 &
	2000 Opec 00.4 a /101000.12000 a
Fire doors B	Iternative Solution Report prepared by Defire
Fire doors B	

	Alternative Solution Report prepared by Defire
	Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire	BCA 2006 C3.12, C3.15 & Spec C3.15 &
resisting components of the building	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 vith basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
- Smoke guard containment system - External wall separation and protection of openings	
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 &
4	Alternative Solution Report prepared by Defire
(:====================================	Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8 Alternative Solution Report prepared by Defire
Major stores (>1,000 m2) ventilation systems	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	BCA 2006 Section D as varied by Alternative
point of choice	Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances in retail mall &	Alternative Solution Report prepared by Defire
major tenancies (>1,000 m2)	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 ooflight/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	Alternative Solution Report prepared by Defire
specialty shops Smoke baffles to Coles tenancy	Ref. 20050098 Rev1.5 dated 19.06.07 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 Define 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 Define 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 Define 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 Repor 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 22 Size an avit dependent
	D2.23 Signs on exit doors

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Building and Construction Industry Long Service Payments Corporation 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

LONG SERVICE BUILDING & CONSTRUCTION

10 December 2008

ANGLEY AROWSMITH 746 COLLINS STREET MELBOURNE VIC 3020

Levy Receipt

Receipt No.
 00065800

\$700.00

the amount of

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

 $\langle \cdot \rangle$

ANGLEY AROWSMITH

Payment details: Cheque

003510 \$700.00

ANGLEY AND ARROWSMITH PTY LTD

being payment for Long Service Levy as detailed below

Levy Payment Form number	0300753	
Council/Department/Authority	MANLY COUNCIL	
C.D.C. Number	39980	
Work address	SHOP 38 STOCKLAND	
•	BALGOWLAH NSW	
Estimated value of work	\$200,000.00	· ·
Levy payable (No exemption)	\$700.00	
Total levy paid	\$700.00	

Signed: (Signature of authorised person)

Date 108 a

FACSIMILE

DEFIRE Pty Limited

ABN. 30 099 090 089 Telephone 02 9211 4333 Facsimile 02 9211 4366 Suite 3, Level 4, 83-97 Kippax Street, Surry Hills, NSW, 2010 PO BOX 2046, Strawberry Hills, NSW, 2012



То	Merryn Julius	Angley Arrowsmith	03 8610 8300
From	Johan Axelsson	Job number	SY080339
Date	16 January 2009	Pages	11
Subject	3 mobile fitout ∸ the Villag	e, Balgowlah	

The information contained in this facsimile is intended for the individuals named above. If you have received this in error please contact us immediately.

Dear Merryn,

We have prepared this statement at your request following a review of the drawings listed in Table 1 provided via e-mail 11 December 2008. The review was undertaken to confirm that the proposed internal fitout of the 3 mobile store at the Village shopping centre, Balgowlah complies with the requirements of the Alternative solution report 20050098 R1.5 dated 19 June 2007 prepared by Defire for the base building.

Drawing title	. Dwg no	Date	Drawn	
Floor plan	HA-103-08 01	10/11/08	Angley Arrowsmith	
Wall locations	HA-103-08 01b	10/11/08	Angley Arrowsmith	
Floor coverings	HA-103-08 02	10/11/08	Angley Arrowsmith	
Reflected ceiling plan	HA-103-08 03	10/11/08	Angley Arrowsmith	
Electrical details	HA-103-08 04	10/11/08	Angley Arrowsmith	
Internal elevations	HA-103-08 05	10/11/08	Angley Arrowsmith	
Shopfront	, HA-103-08 06	10/11/08	Angley Arrowsmith	
3D images	HA-103-08 07	10/11/08	Angley Arrowsmith	

Table 1 Drawings

It is our professional opinion that the fitout design for shop 38 – ie 3 store – is substantially in accordance with the requirements of Alternative solution report 20050098 R1.5 dated 19 June 2007, subject to completion of the items identified in the attached table, in particular the confirmation of installation of complying sprinkler system and EWIS speakers.

Please contact Johan Axelsson of Defire on 02 9211 4333 if you have any questions regarding this information.

Regards,

Joh Ach

Johan Axelsson Fire safety engineer

The table below summarises the specific retail tenancy requirements – affecting the 3 store – within the alternative solution report 20050098 R1.5 dated 19 June 2007 prepared by Defire and actions/responses required by tenant. Requirements for the rest of the building have been omitted from this statement.

No.	Description of fire safety measure	Comment	Action / Response
1	The design complies with the DTS provisions of the BCA unless specifically mentioned. This section does not provide a comprehensive list of fire safety measures required by the DTS provisions of the BCA. The fire safety measures listed within this section relate only to the alternative solutions. The fire safety measures must be read in conjunction with the DTS provisions of the BCA and the BCA report prepared by BCA Logic 1.	Note.	Certifying authority to review and confirm.
2	This report and the requirements listed in this section must be identified on the fire safety schedule for the building. They must be maintained and certified in accordance with the Environmental Planning and Assessment Regulations, 2000 and relevant Australian standards.	Not affected by fitout.	Systems to be certified yearly.
3	A reassessment will be needed to verify consistency with this report, should a change in use, building alterations or additions, changes to the fire safety systems occur in the future.	Note.	Nil
4	The fire resistance levels (FRLs) of structural load bearing elements must be designed in accordance with the requirements of specification C1.1 of the BCA for a building of type A construction.	Not affected by fitout.	Nil
5	 The design for the retail level utilises active fire safety systems to control fire and smoke spread within the building. The mall will form a single fire compartment. The following additional measures are required – Pump rooms for the sptinkler and hydrant systems, central smoke control plant and equipment together with other essential services installations must be fire separated from the remainder of the building by construction achieving a fire rating of not less than 120 minutes. 	Not affected by fitout.	Nil
	 Garbage, plant and equipment rooms and any other hazardous areas – such as diesel generator rooms, boiler rooms – must comply with the DTS provisions of the BCA and any specific requirements or standards associated with these areas. 		

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¹ BCA Logic, Balgowlah Village, 197-215 Condamine Street, Balgowlah, Building Code of Australia Assessment Report, 05117-r6/sb, 22 March 2006.

No.	Description of fire safety measure	Comment	Action / Response
6	 The following maximum travel distances apply in the individual smaller tenancies(<1,000m²): 20m to a single exit into the mall, where travel in different directions to two exits is available from the mall. 20m to a point of choice between alternative exits, in 	Exit via shop entrance. Travel distances comply with limitations prescribed within report.	Nil
	which case the maximum distance to one of those exits must not exceed 40m and the rear exit does not exit via the mall. It is noted that the main entry to the mall can be treated as an exit provided that travel in different directions to two exits is available from the mall.		
	 60m between alternative exits (when measured back through the point of choice). 		
	These requirements are illustrated in Figure 1.		
7	Back-of-house areas must comply with the relevant DTS requirements of clauses D1.4 and D1.5 of the BCA.	Travel distances comply.	Nil
8	Aggregate exit width must be calculated based upon the requirements of clause D1.6 of the BCA.	Plans appear to be OK.	Nil
9	Population densities used in the retail portion of the building are based upon the figures recommended in the Project 6 report 'Fire Safety in Shopping Centres' 2 which are as follows:	Note.	Nil
	6m²/person in retail areas		
	 10m²/person in mall areas 	1	
	 Food court areas or the like are to be treated as retail or counted based upon the number of seats. The most conservative of the two numbers to be used. 		
10	A minimum unobstructed exit width of 3m must be maintained throughout the mails areas past displays, kiosks and other obstructions as illustrated in the example given in Figure 3.	Not affected by fitout.	Nil
11	The minimum unobstructed width of doors in an exit may be reduced by 250mm in accordance with clause D1.6 of the BCA.	Plans appear to be OK.	Nil

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 $^{^2}$ Fire Safety in Shopping Centres, Project $\boldsymbol{\theta},$ Fire Code Reform Centre (FCRC), Sydney 1998.

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No.	Description of fire safety measure	Comment	Action / Response
12	 An AS1670.1-2004 smoke detection system spaced in accordance with clause 5(b) of specification E2.2a must be provided in mall areas and individual tenancies greater than 1,000m2 with the following additional criteria: Individual tenancies smaller than 1,000m² do not require smoke detection provided that they are separated from the rest of the building by full height bounding walls extending from slab to slab or to the underside of a solid smoke impervious ceiling in accordance with specification C2.5 of the BCA. If specialty shops are not divided into to groups of smoke zones not exceeding 1000m² in area smoke detection within the specialties must be provided. Refer to Figure 4. Note that if the walls are also required to be fire walls higher requirements apply. A minimum of two detectors must be located at ceiling level within the pavilion. The smoke detection system must be zoned to match the smoke zones identified in Figure 4. The smoke detection system must activate the EWIS. To avoid false alarms double detectors must activate for the evacuation alarm to automatically activate. A delay of up to 3 minutes for investigation may be incorporated upon activation of the first smoke detector. Upon the activated without any delay. Smoke exhaust fans and make-up air/supply must be immediately activate upon first detector. 	No detection required within tenancy. Smoke zones less than 1000m ² will be provided to omit requirement for smoke detection within individual tenancies. EWIS to be installed to comply with this requirement within the tenancy.	Tenant to confirm that EWIS is provided in accordance with this item via dedicated speakers within tenancy or base building speakers.
13	Fire detection in small tenancies (<1,000m ²) and the carpark must be provided via the automatic sprinkler system.	Sprinkler heads are not shown on drawings. The sprinkler heads must be fast response heads with an activation temperature of 68°C and an RTI of no more than 50m ^{1/2} s ^{1/2} spacing to comply with current standard AS2118.1.	Tenant to confirm sprinkler heads are fast response and located in accordance with AS2118.1-1999.
14	The smoke detection and sprinkler systems must be permanently connected with a direct data link or other approved monitoring system to a fire station or fire station dispatch centre in accordance with AS2118.1-1999.	Smoke detection not required within tenancy.	Tenant to confirm sprinklers within tenancy to be connected to the base building fire system.
15	The retail portion of the building must be provided with an EWIS complying with AS 1670.4 and AS 4428.4 and E4.9 of the BCA. The EWIS must be provided with a pre-recorded verbal message alerting occupants of the need to evacuate.	See item 12.	See item 12.
16	The evacuation alarm is to be phased in accordance with Table 2 to reduce the risk of false alarms that could decrease occupant's alertness to the evacuation message. Refer to Table 3 for EWIS operation.	Not affected by fitout.	Nil.

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No.	Description of fire safety measure	Comment	Action / Response
19	The retail portions of the project will be divided into the following primary smoke zones:	Not affected by fitout.	Nil
	Coles – ie major tenancy 1		
	Mini major - ie major tenancy 2		
	 Mall – including small tenancies < 1000m² 		
20	The following minimum floor to ceiling heights must be maintained for the public areas of the smoke zones to create sufficient reservoir depths:	Not affected by fitout.	Nil
	 3.6m in the mini major sales floor. 		
	3.9m in the Coles sales floor.		
	3.9m in the mall to the suspended ceiling.		
21	The following smoke hazard management measures must be provided: Permanently fixed smoke baffles of non-combustible and 	It is unclear if the opening to the mall is no higher than 3.6m and a solid baffle of no	Tenant to confirm that smoke baffle of non- combustible and non-
	non-shatterable construction between the mall and specialty shops to 3.6m above finished floor bounding the mall.	less than 0.3m is provided.	shatterable construction bounding the mall with a minimum baffle depth
	 Suspended ceilings within the mall must have a ceiling height of not less than 3.9m. A slot with a minimum width of 600mm must be provided at each side of the mall. 		of 0.3m on the mall side with a maximum opening height of 3.6m
	 A total of 60m³/s is to be provided via smoke exhaust points evenly distributed along the outer edge of the mall with a distance of 6-10m between exhaust points. The grills are to have a size to provide a maximum velocity of 5m/s over the grill. No part of the grills is to be located less than 3.9m above floor level. Refer to Figure 5. 		above the floor is provided and that the baffle continues to the slab/roof above if affected by fitout.
	 Supply air fans serving the mall and the specialty shops in excess of 1000l/s are to be automatically shut off in case of smoke detection and sprinkler activation within these areas. 		
22	Automatic sliding doors at the main entry to the mall must be provided for make-up air. The doors must automatically open upon smoke detection or sprinkler activation without any delay. A minimum effective area of 12m ² must be provided. Entries / exits to the carpark on the basement level must not be used as a means of providing make-up air as this will not provide the required fire separation to these areas.	Not affected by fitout.	Nil
23	20m3/s supply air from Coles and 10m3/s supply air from the mini major must be provided in case of smoke detection or sprinkler activation within the mall smoke zone without any delay. The supply air must be provided via 100% outdoor air.	Not affected by fitout.	Nil
24	Supply air provisions are not required to be designed for the smoke exhaust system in the mall and Coles to run simultaneously. The supply air requirement is therefore governed by the mall exhaust being 60m ³ /s.	Not affected by fitout.	Nil

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No.	Description of fire safety measure	Comment	Action / Response	
25	The smoke exhaust system must be activated by the smoke detection system and the sprinkler system without any delay. Both the detection system and the sprinkler system must be zoned accordingly. The mall, Coles and the mini major are separate smoke zones. Only the smoke exhaust system in the smoke zone initially activated shall be activated. Should smoke detectors in both zones eventually be activated both smoke exhaust systems are not to be activated. Refer to Table 4.	Not affected by fitout.	Nil	
26	The sprinkler system within Coles and the mini major must be placed on a separate flow switches from the remainder of the retail level. Activation of a sprinkler head must activate the smoke exhaust system within that tenancy as per Table 4.	Not affected by fitout.	Nil	
27	Any manual call points must not activate the smoke control system.	Not affected by fitout.	Nil	
28	An emergency management plan complying with AS3745-2002 must be developed for the building. The plan should detail the exact location of all fire safety measures in and around the buildings. As a minimum, the plan is to include A4 size plans with stickers showing the exact location of fire hydrants, fire hose reels and extinguishers. Copies of the plan are to be located at the fire indicator panel, booster assembly and available to relevant staff.	Not affected by fitout.	Nil	
	Once the emergency management plan is developed, it is to be implemented with exercises, periodic audits, and suitable procedures to maintain safety. This should include training under simulated fire emergency conditions for all relevant personnel.			
29	 The fire safety management-in-use plan must be developed and incorporate the following requirements: The fire compartmentation, egress provisions, smoke hazard management and fire-fighting services for the building must be documented in a set of fire drawings for ease of maintenance and fitout in the future. Maintenance to the sprinkler system is to as far as practically possible be restricted to outside normal trading hours. In the event of future fitout and/or extended maintenance requiring the sprinkler system to be turned off for a long period (more than two days), the relevant area must be temporarily fire separated from the remainder of the building with construction achieving an FRL of not less than -/30/30 (e.g. a plasterboard wall). The sprinkler downtime must be minimised. For shorter periods when the sprinkler system is turned off and fire separation is not provided, detailed management procedures must be implemented to monitor potential fire risks in the relevant areas. 	If sprinkler system is turned off when the centre is operational during fitout detailed management procedures must be implemented or if turned of for more than 2 days fire separation must be provided.	Builder to assure that adequate separation of the shop during fitout is achieved.	

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No.	Description of fire safety measure	Comment	Action / Response
30	A holistic commissioning scheme for the fire safety strategy must be developed in consultation with and undertaken under the supervision of an appropriately qualified fire safety engineer and the relevant stakeholders.	Not affected by fitout.	Nii
	This must include, but is not limited to, simulation of fire scenarios by initiation of fire safety systems through a point smoke source, eg approved cold smoke spray, which initiates a detection device and set the building into fire mode.		



Maximum travel distances: AB = 20m, ABC = 40m, ABD = 40m and EF = 20m

Figure 1 Maximum travel distance to a point of choice for small tenancies



Figure 2 Required exits from mall and tenancies

DEFIRE Pty Limited









Locations of smoke zones

Detection	Alarm response
First smoke detector activated.	- Automatic activation of smoke exhaust system and make-up air and alarm to management staff.
	- Automatic alarm to NSWFB's.
	 If alarm has not been set to manual by staff within delay period (up to 3 minutes) automatic activation of evacuation alarm in the fire affected smoke zone and alert tone to adjoining zones with evacuation alarm cascading to the adjoining zones.
Second smoke detector activated.	- Direct automatic activation of the evacuation alarm in the fire affected smoke zone and alert tone in other zones with evacuation alarm cascading to the adjoining zones.
Sprinkler alarm valve activated.	- Automatic activation of smoke exhaust system and make-up air and alarm to management staff.
	 Direct automatic activation of the evacuation alarm in the fire affected smoke zone and alert tone in other zones with evacuation alarm cascading to adjoining zones.
	- Automatic alarm to NSWFB's.
Manual alarm.	- Activate alert tone in the fire affected smoke zone and alarm to management staff.
,	- Call NSWFB's to report alarm.

Table 2 General detection and alarm matrix

Area of detection	EV	EWIS activation		
Retail - mall and specialty shops (sprinkler or second detector)	1	0 minutes - alarm in fire affected retail EWIS zone and alert tone in adjacent retail EWIS zones and alert in carpark and all towers		
	-	Similar and a second		
	-	≤10 minutes – alarm in all towers		

Table 3 EWIS operation



F:\Synergy\Projects\SY08\SY080339 3 mobile fitout - the Village, Balgowlah\Letter of comformity\20090116-SY080339 R1.1.docx

Detector /sprinkler activation in zone	Make-up mall	Make-up Coles	Make-up mini major	Exhaust mall	Exhaust Coles	Exhaust mini major
Mall	Open	Run	Run	Run	Off	Off
Coles	Open	Off	Run	Off	Run	Off
Mini major	Open	Run	Off	Off	Off	Run

 Table 4
 Matrix for exhaust and supply activation

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Proposed 3 Store FIRE SAFETY REVIEW DECLARATION Shop 38, STOCKLAND Balgowlah 197-215 Condamine Street, Balgowlah NSW 2093

Angley Arrowsmith/ Shopworks hereby declare that we will adhere to all Fire safety recommendations outlined in Defire Fire Safety Review SY080339, dated 15/01/09.

In response to comments made by Defire in review SY080339, we will ensure the highlighted comments are addressed. In particular:

- Confirmation that Emergency Warning Intercommunications System will be installed within the tenancy compying with item No.12/14 of SY080339, Description of fire safety measures.
- Confirmation on the installation of fast response sprinkler heads in accordance with AS2118.1-199 as per No.13 of SY080339, Description of fire safety measures.
- Confirmation that's sprinklers are to be connected to base building fire system
- Confirmation that the correct smoke hazard management measures will be provided as per item No.21 of SY080339, Description of fire safety measures.

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Merryn Julius | Designer | angley arrowsmith

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