

COMPLYING DEVELOPMENT CERTIFICATE NO. 29668

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name:

Address:

Contact Details:

Ray Deeb - DemCorp Australia Pty Ltd 6 Carrington Road Guildford NSW 2161 Phone: (02) 9632 1066 Fax: (02) 9632 1157

OWNER

Name:

Address:

Contact Details:

Stockland Trust Management Ltd

Level 25, 133 Castlereagh St, Sydney 2000 Phone: (02) 9035 2000 Fax: (02) 8988 2000

PROPOSAL

Address of Development:

Building Classification:

Consent Authority/Local Government Area:

Type of Construction:

Scope of works covered by this Certificate:

Environmental Planning Instrument:

Decision made under:

Consent is to operate from:

Consent will lapse on:

Value of Construction Certificate (Incl GST):

Critical stage inspections;

Plans and Specifications Approved:

PROJECTS CO-ORDINATOR

Conditions of Consent:

Fire Safety Schedule:

Exclusions:

Shop 24, 197-215 Condamine Street.

Balgowlah

Class 6

Manly Council

Type A

Fitout to bookshop

Manly Local Environmental Plan 1988

Exempt and Complying Development

30 April 2009

30 April 2014

\$120,000.00

See attached Notice

Schedule 1

Schedule 2

Schedule 3

External façade signage

Please contact Adam DeLooze

for any inquiries

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of

City Plan Services Pty Ltd

ACCREDITATION BODY

aumbeel

BPB 0268

That I, Chris Michaels, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

DATED THIS

30th

day of

April

2009

Chris Michaels

Director

NB: Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied.





SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by Spangenberg + Park

Plan Title	Drawing No	Revision	Date
Proposed Plan	-	Α	Mar 2009
Proposed Reflected Ceiling Plan	_	Α	Mar 2009
Proposed Shopfront - Doors Closed	-	Α	Mar 2009
Proposed Shopfront - Doors Open			
Proposed External Façade	-	A	Mar 2009
Proposed Side External Façade	_	Α	Mar 2009
Interior Elevation	-	Α	Mar 2009
Service Counter Elevation		А	Mar 2009
Interior Elevation			
Interior Elevation		Α	Mar 2009

2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate	DemCorp Australia Pty	-	24/04/09
Application	Ltd		
Owners Consent	Stockland Retail		07/04/09
Long Service Levy Receipt	Long Service Payments	566556337	24/04/09
	Corporation		
Statement of Compliance	DemCorp Australia Pty	-	-
·	Ltd		
Design Compliance - Section J	Spangenberg + Park	-	24/04/09
Pre-commencement inspection	City Plan Services	29668	28/04/09
report	•		
DA Plans	Allen Jack + Cottier		-
- Level 01 Leasing Plan		AT 2101	
- Level R1 Leasing Plan		AT 21R1	





SCHEDULE 2 CONDITIONS OF CONSENT

General conditions applying to all complying development

Compliance

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

Access

- 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.
- 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.
- 6 Any driveway within the property cannot exceed 5% slope at any point.

Building Construction

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

Drainage and Stormwater

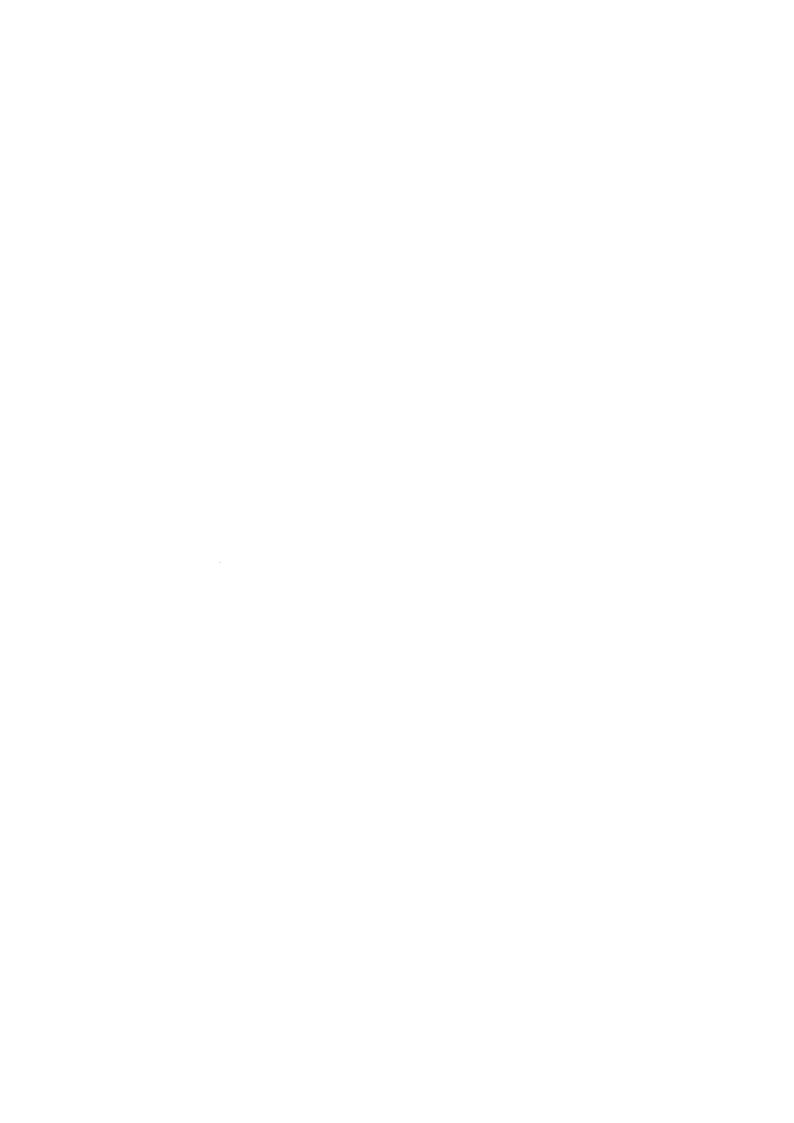
8 Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.

Road Reserve Lighting

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.

Miscellaneous

10 All materials on site or being delivered to the site must be contained wholly within the site.





Noise/Nuisance

11 No sandwich boards or the like are to be placed on Council's footpath.

Traffic/Parking

- 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.
- 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.





SCHEDULE 3 FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire esisting shaft	BCA 2006 C3.13; Building L community club & Building G Gym BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref.
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L community club & Building G Gym BCA 2008 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a; Building L community club & Building G Gym BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS3786-1993; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L community club & Building G Gym BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Carpark & retail smoke detection – connection to approved monitoring to a fire	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
station dispatch centre Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref.
Emergency lighting	BCA 2006 E4.2, E4.4; Building L community Gub & Building G Gym BCA 2008 E4.2, E4.4; AS/NZS2293.1-
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	e BCA 2006 E1.8 & Spec E1.8





FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref.
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref.
 Horizontal fire separations Vertical fire separations Lift doors 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 Rev1.8 dated 08.04.09
Hose reel system	BCA 2006 E1.4; Building L community club & Building C Gym BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2008 C1.8 & Spec C1.8
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 Rev1.8 dated 08.04.09
·	
Maximum travel distances in retail mall & major tenancies (>1,000 m2) Maximum travel distances for individual	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref.



FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Mechanical air handling system	BCA 2006 E2.2; Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Operation of louvers and doors within the ooflight/pavilion over the escalators to the blaza level and provision of an exit door	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
within this area Portable fire extinguishers	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2008 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref.
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref.
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Detire Ref.
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 Rev1.8 dated 08.04.09
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the	20050098 Rev1.8 dated 08.04.09
podium Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke separation of retail tenancies smaller than 1,000 m2 Stair pressurisation including stair F1 + Building G stair	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09



FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Supplementary block plans installed in all fire isolated stairs at each carpark level Vertical separation of openings in external walls Towers A, C, E, F, G & H Wall wetting sprinkler and drencher systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts),
Deletion of zone smoke control system	D2.23 Signs on exit doors Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09





NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out:

Description of building works covered by this Notice:

Shop 24, 197-215 Condamine Street,

Balgowlah

Fitout to bookshop

APPLICANT

Name:

Address:

Contact Details:

Ray Deeb - DemCorp Australia Pty Ltd 6 Carrington Road Guildford NSW 2161 Phone: (02) 9632 1066 Fax: (02) 9632 1157

RELEVANT CONSENTS

Complying Development Certificate No:

Date of Complying Development Certificate:

CDC 29668 30/04/09

INSPECTION BOOKING PROCESS

Please telephone the following number to book a critical stage inspection:

Ph: 8270 3500

A minimum period of 48 hours is to be provided

PRINCIPAL CERTIFYING AUTHORITY

Chris Michaels for and on behalf of City Plan Services Pty Ltd

ACCREDITATION NUMBER

BPB 0268

MANDATORY CRITICAL STAGE INSPECTIONS

That I, Chris Michaels, of City Plan Services acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS

day

April

2009

Chris Michaels

alunhae

Director





SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO. 1.	CRITICAL STAGE INSPECTION Prior to covering any stormwater drainage connections	INSPECTOR Certifying Authority
2.	Following any excavation for, and before the placement of, any footings	Certifying Authority
3.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO. OTHER CRITICAL STAGE INSPECTIONS None have been specified in this instance INSPECTOR N/A
None have been specified in this instance.



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COMPLYING DEVELOPMENT CERTIFICATE APPLICATION Made under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

ELECTION OF DUIT DING	- 197-215 P
ENTIFICATION OF BUILDING	Address CONDAMINE ST GALLOSIAL
	Lot, DP/MPS etc. CHOP 224
	Suburb or town Brilly avier 1: Post Code
ESCRIPTION OF DEVELOPMENT	FIFTH TO BOOKSHOP
etailed Description:	T I ACC
PPLICANT	Company Win(0/p)
	Name_
	Address (CARCAYY)
	Suburb or town 10 tol Post Code 7/6/
	Phone B/H 7632 1066 Fax No 9632 115 7.
	Mobile 0416 283 489 Email
As the applicant, I/we hereby;	
Act 1979, with City Plan Services Fly Appoint Chris Michaels of City Plan S	Certificate Application under the Environmental Planning & Assessment
As the applicant, I/we hereby; 1. Submit this Complying Development (Act 1979, with City Plan Services Pty 2. Appoint Chris Michaels of City Plan S identified in this application.	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work
Act 1979, with City Plan Services Fly Appoint Chris Michaels of City Plan S	Certificate Application under the Environmental Planning & Assessment
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work
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Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign Rt Cs Date 24/4/09 Name 1 Gompany
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign: K. C. Date 24/4/09 Name Address: Company
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign R Date 2-4/4/09 Date 2-4/4/09 Name Company Address Suburb or town Post Code
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign Date 24/4/07 Company Address Suburb or town Fax No.
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign R Date 2-4/4/09 Date 2-4/4/09 Name Company Address Suburb or town Post Code
Act 1979, with City Plan Services I y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant: CONSENT TO ALL OWNER(S)	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign: Cg
Act 1979, with City Plan Services 1 y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant:	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign C Date 24 409 Date 24 409 Address Post Code Phone B/H Fax No Phone B/H Email Email Email
Act 1979, with City Plan Services I y 2. Appoint Chris Michaels of City Plan S identified in this application. Signature of applicant: CONSENT TO ALL OWNER(S)	Certificate Application under the Environmental Planning & Assessment Ltd. Services Pty Ltd as the Principal Certifying Authority for the building work Sign: Call Call Date D





VALUE OF WORK Estimated Cost of work:	\$ 109,000
GST:	\$ 10,600
For developments over \$5 million, a Quantity lodgement of the application.	Surveyors Certificate verifying the cost must be submitted on
BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION	
Nominated on the Development Consent	Class
BUILDING WORK	Owner-builder Permit No
	Telephone 9632 1964 Fax 77 Contractor License No: 14 3 77 C

- REQUIRED ATTACHMENTS

 Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works

 Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.





Echebule 1 information to be Collected for ABS Particulars of the propio a

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	Qualities to S	Use		#17 - 84 - 8
Location ICT - 2, 5	Open (nec no of)	Use Eyele green 		£
Location Corporation Number of pre-exist	Open does no college one owellings are to be demolished	Use - Espiration	· · · · · · · · · · · · · · · · · · ·	V
Location Cry 2.5 Number of pre-exist Number of dwelling How many dwelling	Open does no college one owellings are to be demolished	Use Eyele green 		Fig. 8. 3

MATERIALS TO BE USED

Walis	Code		Roof	Code	=
	12		Alterninium	70	
Brick veneer			- Concrete	20	a care
Full brick	11	* + 1.	-	10	
Single brick	11	1.5	Concrete tile		
Concrete block	11		Fibrous cement	30	
Concrete/	20		- libreglass	80	1 11
masonary Concrete	20		Masonry/terracolt a shingle tiles	19	
Steel	60	=	State	20	<u></u>
Fibrous coment	30		Steel	60	
Hardiplank	30		Terracotta tile	10	
Timber/weatherboard	40		Other	80	<u> </u>
Cladding aluminium	70		Unknown	90	
Curtain glass	50	= =	<i>P</i>		
Other PUNICAGUAN	6				
Unknown	90		<u>. </u>		

Floor	Code	Frame	Code	
	20	آخر: Timber	40	
Concrete		Sicel	60	7
Timber	10	Sieei		·
Other	80	Other	80 <u></u>	
	90	Unknown	90	
Unknova				

Page 3 of 9





Schedule 1 – Existing Essential Fire Satety Weaptings $P_{\rm E} = 0.0$

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
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esisting sheft	
	AS1905, 12905, AS1905, Schools Alternative Soution Report prepared by Deline the 2015 195
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or retal systems	
lutomicius fai safe pevices	Statement (1977) BCA 2001 Part 00 6 19201
	BOA 2006 Per 00 6 DELITE belief of 2 Delite Building G Gwr BOA 2006 Per 00 6 DELD! BOA 2006 EDIT. Shex ELEX: Building L commodify in 6 DECA 2006 EDIT. Shex ELEX: Building L commodify.
chomatic fire detection and alarm system.	BOA 2006 E2.1. Shet ELLER Building - BLOZE ASTOT (Fables). Building G Gym BOA 2008 E2.2. Sher BLOZE ASTOT (Fables).
noluding mimic panels – red strot a light	Building G Gyn BUA 2008 Ed.2. Sign ASS786-1993: as veries by Alternative Solution Report present
	ASS786-1993: as veried by Atlerhance Soliding 1. Solid
	TEST TORNS ET E ENER EN EL EURINO L'ODONNUMED CALL C
automatic fire suppression system	BOA 2006 ET.S. Spec Et.S. Building I SECRET 1996 as Building G Gyr. BOA 2008 ET.S. Spec Et.S. ASCITIC 1 1996 as Building G Gyr. BOA 2008 ET.S. Special assistant by Deline Ref.
sprinkler)	Building G Gyr. BOA 2003 Ett.c. 5093 Ett.c. Sugar prepared by Define Ref. varied by Alternative Solution Report prepared by Define Ref.
•	2005009S Rev1.6 dated 06.04.09
	20050095 Rev1.8 dated 06.04-05 Alternative Solution Report prepared by Define Ref. 20160096
Automatic silding door operation at mall	Alternative Sulption Hebrail Places as 1.
entries: exits	Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Define Ref. 2000/095
Corporti & retali smoke gelection =	Afternative Solution Planting Property States
connection to approved monitoring to a fire	Rev1,8 dated 05.04.09
station dispatch centre	Fort proposed by Delus Cal. 20050948
Garpark travel distances	Alternative Solution Report prepared by Define Ref. 2005/1948
Galpain have, distances	Rev1.8 dated 08.04.09
Suitaing occupant warning system	Rev1.8 dated 08.04.09 BOA2006 Spec E2.2a as varied by Alternative Solution Report
Pullound goodbark warrang photon.	prepared by Define Ref. 20050098 Rev1.8 dated 05.04.09
Egress door for after hours staff	
Egress 000; to: alter hours stan	BCA 2006 D2.19, D2.20 & D2.21 Box 1.8 dated 08.04.09 prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress path marking on floor of back of	Alternative Solution Report prepared by Settle Con-
Egress path marking on mod loading dock	Rev1.8 dated 08.04.09
house + storage areas and loading dock	TROVERSE EARL BOILDING CONTINUES CON
Emergency lighting	
The state of the first and	
Emergency Lifts, including lift F1 and	BCA 2006 E3.4 & AST/33.2-199 to Mills dated 08.04.09 prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Building G Lift Fire	prepared by Defire Ref. 20050098 Nev 1.5 United Bef. 20050098 Alternative Solution Report prepared by Defire Ref. 20050098
Emergency Management Plan and Fire	Rev1.8 dated 08.04.09
Safety Management in use Plan	
Emergency warning and	BCA 2006 E4.9 & AS1670.4-2004, AS1428.4-2007 Alternative Solution Report prepared by Defire Ref. 20050098
intercommunication system	Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building C Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1 Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1
	Building G Gym BCA 2008 E4.5, E4.5, L4.5, No. Defire Re 2005 & Alternative Solution Report prepared by Defire Re
	2005 & Alternative 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkl	
valve and pump room	- D. William L. community Chib & Bullain
Fire dampers	BCA 2006 C3.12, C3.15; Building L Collina Bit 1991 G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1991 G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1991 AS1682.2-1990 & Alternative College 1-1990 AS1682.2-1990 AS
•	G Gym BCA 2008 C3.12, C3.12, 2.1990 & Alternativ AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternativ
	AS1668.2-1991, AS1682.1-1990, AS1662.2 1009 Solution Report prepared by Defire Ref. 20050098 Rev1.8 date
	20iminii Liebort Stebense - A
	08.04.09 BCA 2006 Spec C3.4; Building L community club & Building BCA 2006 Spec C3.4; AS1905 1-2005 & Alternative
Fire doors	BCA 2006 Spec C3.4; Building L community of the Spec C3.4; AS1905.1-2005 & Alternative Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Gym BCA 20060998 Rev1.8 date
•	Gym BCA 2008 Spec C3.4, AS1903,12500 Solution Report prepared by Defire Ref. 20050098 Rov1.8 date
	Solution Report prepared by Demo Francisco
	08.04.09





	FIRE SAFETY MEASURES	PROPOSEL STANDARD OF FERFLANDINGS
	Fire hydrant systems	BGA 2008 Ette Bulland I och den blue (Bullett 9 1 m BDA 2008 Etter ASCHE Hetter (Alfrematike Studiet Fest preparation Rollin Est 100mgraf Basili och (Etter) BGA 2008 OSIAD OCH SI Sirat Och Subrama, I sommalade
	Fire seals protecting opening, in the resisting components of the building	count & Baltong Greyn Indianation for the first of high high particles of the first of high high high high high high high hig
	Fire separation of equipmen.	Alternative Solution, Revort preparet in themselves and the services
•	Fire separation loading door from retail	Revit Editor 06.06.06 Alternative Solution Report prepared by Cloth Chief (1995-1986) Revit Editor 06.09 09 Alternative Solution Report prepared by Define Revit County (40)
	Fire Separation of tower E. & C. together with pasement carpark – podium level from buildings C. E. F. G. H – L – monizontal fire separations – Vertical fire separations	Alternative Solution Report trabates by Vitters the Association Report trabates by Vitters trabates by V
	 Lift doors Smoke guard containment system External wall separation and protection of 	
	acenings Gates within security fence in carpark	Alternative Solution Report prepared by Define Ref. 2005(1):25 Rev1.8 dated 08.04.09
	Hase reel system	BSA 2008 E1.4; Building L community club & Building G Gvar BSA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 09.04.08
	Lightweight construction	BGA 2006 C1.8 & Spec C1.8: Building L community club & Building G Gym PCA 2008 C1.8 *
	Major stores (>1,000 m2) ventilation systems	Spec C1.8 Alternative Solution Report prepared by Defire Net. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref. 20050098
	Make up air for retail smoke exhaust Maximum travel distance to single exit or	Rev1.8 dated 08.04.09
	point of choice Maximum travel distances in retail mall &	prepared by Defire Ref. 20050098 Rev 1.6 dates 03.64.04 Alternative Solution Report prepared by Defire Ref. 20050098
	major tenancies (>1,000 m2) Maximum travel distances for individual smaller tenancies (<1,000 m2) Mechanical air handling system	Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA 2006 E2.2: Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 date
·	Operation of louvers and doors within the rooflight/pavilion over the escalators to the	08.04.09 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
	plaza level and provision of an exit door within this area Portable fire extinguishers	BCA 2006 E1.6; Building L community club & Building G Gym
	Retail Population + Exit widths	BCA 2008 E1.6 & AS2444-2004 Alternative Solution Report prepared by Defire Ref. 20050098
	Power supply for retail smoke exhaust	Rev1.8 dated 08.04.09 BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated
		Report prepared by Delire Ref. 20050098 Alternative Solution Report prepared by Defire Ref. 20050098
	Retail ceiling heights	Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Defire Ref. 20050098
	Separation of escalators & lifts sheps	Poor ful





RE SAFETY MEASURES	PROPER STANDARD OF FERECHMANICE
timuoring parpary revolt – retaineyers	Fund A deter (10.44-05) Vitermetive Strutter Fledor Indosed the Leader Helitality (10.45)
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o had badszgaway PIGS	Programmer Solution Fleedor Marie 9 - 1 Tropic Specific (1947) Fleedor Coases OS O4-06 "Associative Solution Fleedor metheres of Treplace Specific (1947)
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<u> </u>	Libergrove, Solution Report Methered by Clarife 1997 200
more paties to Coles tenance	Revist dated 05 04:09 Atternative Soution Flagor prepried by Diefes Resilvent Note 14:44
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moke pafinasio mini malor	- Revolt date이탈토본를 vice yor early early early in which in
Smoke control System	TEOAT 2006 ED.S. Spec HULL by ARTHORN BET CONFIGNAL Attendance Solution Report prepared by Define Ref Confignation
authorite poutto pharen	Alternative Solution deposit previous of the second of the
	Pey1.5 dated 06.04.05
more gampers	
Stricks detectors and heat detectors	
	ASS 386-1995 & Milatrian 1
	BOA 2006 Spec CS.4
Smore poors	BOA 2006 Specifical Aleport prepared by Delire Ref. 2001 1698 Allemative Solution Report prepared by Delire Ref. 2001 1698
Smoke exhaust for major tenancies	Allemance doubles reported to
	- Rev. 18 date: Volumen Fenger prepared by Defire Ref. 2005/000
Smoke exhaust system for retail & mall	Rev1.6 dated 05.04.05 Alternative Solution Report prepared by Define Net. 50050045
Difference of the contract of	Rev 1.6 dated 08.04.09
Smoke guard containment curtains to lift	Aliemative Solution Report prepared by Pont Control
Smoke guard containment curtains to lift	Rev1.8 dated 08.04.09 Alternative Solution Freport prepared by Define Rel 1.0561.590 Rev1.8 dated 08.04.09
anners in parcers and retail levels Walett inc.	Alternative Solution Report brepared by Dents (15) 419 Rev1.8 dated 08.04.09
abors in carbark and retail levels where the shafts also connect storeys above the	Alternative Solution Report brepared by Dents (15) 419 Rev1.8 dated 08.04.09
doors in carbain and retail levels where the shafts also connect storeys above the carborn	Alternative Solution Report prepared by Define Ref. 20050608
abors in carbark and retail levels where the shafts also connect storeys above the	Alternative Solution Report prepared by Datite Ref. 20050(96) Alternative Solution Report prepared by Datite Ref. 20050(96)
doors in carbain and retail levels where the shafts also connect storeys above the podium. Smoke seals + doors	Alternative Solution Report prepared by Datite Ref. 20050(96) Alternative Solution Report prepared by Datite Ref. 20050(96)
coors in carpain and retail levals where the shafts also connect storeys above the codium. Smoke seals + doors. Smoke separation of retail tenancies.	Alternative Solution Report prepared by Define Ref. 20050098 Alternative Solution Report prepared by Define Ref. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Define Ref. 20050098
coors in carpark and retail level. Where the shafts also connect storeys above the codium. Smoke seals + doors. Smoke separation of retail tenancies	Alternative Solution Report prepared by Define Ref. 20050(49) Alternative Solution Report prepared by Define Ref. 20050(49) Rev1.8 dated 08.04.09 Alternative Solution Report prepared by Define Ref. 20050098 Rev1.8 dated 08.04.09
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Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed (Owner/ Agent) Name Date 20050098





Schegule 3 - Proposed Essential Fire Salety Measures

<u>- a .</u> ::T: :C.	Sergessed New Massure	g mg niesaure Installed in the Etuding " Veur of iko	ouver sende et 904 Danie et 904 Danie Ende Ende Authoritie
	Appeas Panels, doors and hoppers to line resisting shall		
	Automatic rai: sare devices		
	Automatic fire detection and alarm system		
	Amomatic fire suppression system (aprinkler)		
	Automatic fire suppression system (otners – specify)		
-	Emergency ligating		
	Emergency lifts		
-	Emergency warning and intercommunication system		
ç	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire nyorant systems		
14	Fire seals (protecting openings in the resisting components of the building)		
15.	Fixe snutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers	·	
29	Smoke detectors and heat detectors	Real Allenger Form	
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35			





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Note 5

stores for completing Complying Development Certificale Application

in the case of Capital same within the matching of the Graun Leader Act self-time number or present in the service officer of the I Determinent of Lanc and Wister Londershappan authorized for those synthesis functioner. 1,637 from time to time.

A passinguist, of the land is no developed part of given in the form of a most verify contains described for a commercial :-:: -DPWPS volte stu

Applian of the land muct indicate:

- and the rand much morpals:

 Location, councarly dimensions, site area and noth boint in the rand
 Existing vegstation and treas on the fand
 Location and uses of existing billionings on the rand.

 Existing reversity of the rand to relation to buildings and theadshand
 Location and the rand to relation to buildings and theadshand

- necesion and uses of businings on sites actioning the sand

Praise or drawings describing the probeset development must indicate rivitiers retireant. ..s:÷ -

- ia di la Enriga destinong inte proprised development inter tribitate (where preprint).
 The location of proposed their buildings of words (mouthing extensions of action on in legisling tribing) of order in season of the land a boundaries and adjoining development.

 They promit of interescent published the land formula population.
- Floor brand, or proposed buildings showing layout, partitioning, room sizet, and interned littles of each har will he

- Directions and sections showing proposed external internes and neights:

 Proposed intished levels of the land in relation to buildings and coads:

 Building perspectives, where necessary to Busicals the proposed building:

 Proposed payment attrangement, payment of pull polar, by training exiliantly perspectives, where necessary to practice the proposed bulliantly?

 Proposed parking attaingements, entry and exit points for vehicles, and provision for proventent of vertices within the sits, including dimensions where appropriate).

 Proposed technological directment of the land, indicating plant types and their neight and materials; and
- Proposed membas of ataining the land.

The following information must also accompany a Complying Elevelopment Certificate Applicance for relicing on subdivision work and change of building user

burning man. in the case of an Application for a Complying Development Certificate for building work:

- a) Debres of compliance certificates reflect upon
- Four (4) copies of detailed plans and specifications

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

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

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

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

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainene.
- state whether the materials proposed to be used are new or second hand and give particulars of any secondhand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the
 - application must also be accompanied by:

 details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.
- d) If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative colutions to the performance requirements corresponding to those desmadto-satisty provisions.





- Expert in the case of a plact tauthouse the building and the superference of the politicity or not be whenever the same measurer has an industrial to the superference of the politicity of the superference o
 - The Juliant, Bisquased and the propriate is term out to prescribe price, before of an ending the first of a companies of the propriate in the common field of the common field of the common field of the common field of the common fiel

The fist must describe this extent departity and pasts or desten of each of the electric described

The past of an application for a Complaint Development Certificate for a change of building less of an application for a Complaint Development Development of the change of building less of an application will be applicated to a granted where the building concerned being pasted at a point of the public of an area of the property of the management of the public of a state of application with the proposed property of the public of a pasted or application of the public of a pasted of those measures as are currently implemented in the military of the public of the publi

- the building is situated

The list must describe the extent, capability and basis of design of death of those measures operating.

Other information riusi indicate (where relovant) 15:45

- In the case of shoos, offices, commercial or inclising development
 - Eletais of nours of operation.
 - Plant and machinery to be installed; and
 - Type size and quantity of goods to be made, stoked or transported, bedrug and united fing listilities
 - In the case of demolition:
 - Details of age and send tion of buildings or works to be demoliptied
- in the case of advertisements.
- Details of the size Type, colour, materials and position of the sign page, or structure or send the tent cradi adventisement is to be displayed
- d). In the case of development relating to an existing use:
 - Details of the existing use.
- In the case of a development involving the erection of a building, work or demolstron:
 - Details of the methods of securing the sile during the course of construction.

Note 7

Home Building Act Requirements
In the case of an application for a complying development certificate for residential building work (within the meaning of the Home Building Act 1989; attach the following:
(a) in the case of work by a licensee under that Act:

- a statement detailing the licensee's name and contractor licence number; and
- documentary evidence that the licensee has complied with the applicable requirements of that Act*, or

- (b) in the case of work done by any other person:
 (i) a statement detailing the person's name and owner-builder permit number; or
 (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and market later than the work is less than the amount prescribed for the purposes of the definition of owner-builder materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder. work in section 29 of that Act.
- A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 8

Long Service Levy
Under s85A (10A) of the Environmental Planning and Assessment Act 1879 a complying development certificate cannot be issued until any long service levy payable under section 34 of the Building and Construction Industry Long Service be issued until any long service levy payable under section 34 of the Building and Construction Industry Long Service be issued until any long service levy payable by installments, the first installment of the levy) has been paid. The Payments Act 1986 (or where such a second cannet). local council may be authorised to accept payment.



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www.combach.combach

GFC 55 (89) Cyane, Mirk Civi

7/4/08

Berkeibuw Books Bendobley - Old Hume Highway BERRIMA NSW 2877

O/O - Spangerbarg + Park

Ξ.Ξ.

Development Application and Construction Certificate for fifour

works for the belov premises

Property:

Stockland Balgowlah, 197-215 Condamine St. Balgowlah, NSW

Fremises:

Shop 24 Berkelouw Books

This consent is to be read in conjunction with the attached DA design approved drawings dated 7/4/09.

We refer to the attached application.

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

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

WILL SMITH

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

Signature of witness

Joel neveu-Collins

Name of witness

Retail Design Manager

Occupation of witness

Level 25, 133 Castlereagh Street Sydney NSW 2000 MANA

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



Levy Online Payment Receipt LONG SERVICE



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	DEMCORP AUSTRALIA PTL LTD	
Levy Application Reference:	5000067	
Application Type:	CDC	
Application No.:	29668	
Local Government Area/Government Authority:	MANLY COUNCIL	
Site Address:	197-215 CONDAMINE ST	
	BALGOWLAH	
	NSW	
	2093	
Value Of Work:	120000	
Levy Due:	420	
Levy Payment:	420	
Online Payment Ref.:	566556337	
Payment Date:	24/04/2009 3:32:06 PM	



iver Carangtor Road Buildhord NSVV 2 (6)

#51 2 9000 1050 #ax #61 0 9000 1057



Shop T24 197-215 Condamine Street, Balgowlah

Details demonstrating compliance with the following standards must be submitted as a minimum requirement (but not limited to) prior to the issue of a Comply Development Certificate.

ESSENTIAL SERVICES MODIFICATIONS

- > All service modifications required as a result of tenancy fitout requirements are to be undertaken in accordance with the BCA and relevant Australian Standards and recommendations of the alternative solution reports.
- > All services modifications required as a result of tenancy fitout requirements are to be subject to agreement by the Lessor, Lessors consultants, the requirements of the base building Construction Certificate approvals and the Principal Certifying Authority for the fitout works.
- > Applicable standards and BCA clauses are those current at the time of lodgement of either a Complying Development Certificate or Construction Certificate as the case may be.
- > The current fire safety schedule for the base building identifies the performance standard of each fire safety measure within the building. The following standards of performance may be applicable for the fitout of the tenancy.

Essential Service applicable to fitout	Standard of design & installation
Smoke detection & alarm system	BCA E2.2 & AS1670-2004
Sprinkler system	BCA E1.5, AS 2118.1-1999
Mechanical Air handling system	BCA E2.2, NSW F4.5(b), F4.11, F4.12 ,
· · · · · · · · · · · · · · · · · · ·	AS1668.1
Emergency lighting	BCA E4.2 & AS 2293.1-2005
Exit signs	BCA E4.5 , E4.6 AS 2293.1-2005
Emergency waning &	i
intercommunication system	2004

NON-ESSENTIAL PERFORMANCE STANDARDS

- Glazing installations are to comply with Part F1.13 and Part B1.4 of the BCA.
- Design and construction shall comply with the following;
 - AS1288-2006 Glass in buildings
 - AS2047-1999 windows in buildings as appropriate.

Framing

- Domestic metal framing shall comply with AS3623-1993.
- Other steel framing shall comply with AS4100-1998.
- Framing shall consider the requirements of AS1170 parts 1 and 4 where appropriate.

Wall, floor cladding and finishes



De Com Australia Pty. Limited

Carring ton Fload Buildiord (18 VIII 216)

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- Finishes, materials and linings are to comply with BCA 01.10, Spec 01.10 or Spec 01.10a.
- Fire hazard indices for materials finishes and linings shall comply with the requirements of the
- Test certificates shall be produced with the Occupation Certificate application demonstrating compliance with fire hazard properties requirements as specified under the above clauses.

- > The fire engineered solutions applicable to the development are to be strictly adhered to. Fire Safety
- > As the lessee, it is our responsibility to ensuring compliance with the requirements of the current alternative solutions.

Health and Amenity

> Wet areas are to comply with the requirements of Part F1.7 of the BCA & protected in accordance with the relevant parts of AS3740.

Room Heights

> Heights specified under Part F3 are to be complied with.

- The provision of artificial light within retail tenancies shall be provided to all rooms frequently Light occupied in order to comply with BCA F4.4.
- Artificial light is to be installed in accordance with AS1680.0-1998.

- All rooms shall be provided with a system of ventilation.
- Ventilation is to comply in all respects with Part F4.5 of the BCA
- Where appropriate mechanical ventilation is to be installed in accordance with the relevant provisions of AS1668.1-1998, AS1668.2-1992.
- Commercial kitchen exhaust will be provided and installed with a kitchen hood complying with AS/NZS 1668.1 & AS1668.2.
- The requirements of the fire engineered solution in terms of mechanical ventilation will be strictly adhered to.

Safe movement and access

General access for persons with a disability, including, but not limited to a continuous accessible path of travel, circulation spaces around doors shall comply with Part D3 of the BCA and AS1428.1-2001.

- > New air-conditioning shall comply with all parts of J5 of the BCA. Mechanical engineer certification shall be provided with the application for an Occupation Certificate, where
- > New air-conditioning ductwork in addition to that provide by the base building shall be insulated to achieve an R1.0 rating and installed in accordance with AS/NZS4859.1.
- New individually controlled air-conditioning units shall be thermostatically controlled, and will be capable of being inactivated when the tenancy is not occupied, and controlled by a time switch installed in accordance with Specification J6 of the BCA.



Dem Corp Australi. Ptp. Limited

No 6 Carrington Road 32 Etore NSW 2161

re =64, 2,9832,1066 =ax. +61, 2,9632,1157



- New artificial lighting not forming part of the base building shall comply with J6 of the BDA. Electrica: consultant shall also provide certification with the application for an Occupation Certificate. New lighting shall not exceed 20W/m².
- Artificial Lighting shall be controlled by a time switch installed in accordance with Specification. J6 of the BCA or a security key card or motion detector.
- > Interior decorative lighting snall be controlled separately from other lighting, with a manual switch for each area, or a time switch where the lighting exceeds 7kW.
- Window display lighting shall be controlled separately from all other lighting.
- > Power supplies to boiling water or chilled water storage units shall be controlled by a time switch in accordance with Specification J6 of the BCA.

Regards

Raymond Deeb





pene .0 leve 1 46-50 bon street serv milt, nov 2010

1 -810 9890 490£ 1 -810 9898 7101

www.spangeshergsad..com.au

Adam DeLooze City Plan Services Level 1 - 364 Kent Street

24 April 2009

Sydney NSW 2000

Berkelouw Books, Balgowlah, Design Certificate

Dear Adam,

The fitout of the Berkelouw Books store at Balgowlah has been designed in accordance with the Building Code of Australia and Australian Standards.

ph V. Im I - proper special section section is

The Energy requirements for this store have also been designed in compliance with Section J.

With Kind regards

Annette Park

BA (hons) Interior Design

Director, spangenberg + park



INSPECTION REPORT

This inspection report is a record of inspection in accordance with Clause 1290 & 1430 of the Environmental Planning & Assessment Regulation 2000.

Assessment togmaner	
Job No.	29668
CDC No.	: 29668
CDC application date	: 24.04.2009 : Snop 24 197 - 215 Concamine Street, Balgowlah
Site Address	 Shop 24 197 - 215 Condamine Street, balgowith Inspection of existing building as per Clause 1295 and 1435 of the EP&A Flegs
Inspection	
Inspection date	: 28.04.2009

RESULT OF INSPECTION

1. The current fire safety measures in the existing building, subject to inspection, and/or will be affected by the proposed works are as follows;

	SE SE	ERVICES WHICH WILL BE FECTED
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13; Building L community club & Building G Gym BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005 Alternative Solution Report	
Automatic activation and manual controls for retail systems	prepared by Defire Ref. 20050098 Pay 1 8 dated 08.04.09	
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L community club & Building G Gym BCA 2008 Part C3 & D2.21	BCA 2008 E2.2, Spec E2.2a;
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spot Label	Spec E2.2a; AS1670.1-2004; IS varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L community club & Building G Gym BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2008 E1.5, Spec E1.5 AS2118.1-1999 as varied by Alternative Solution Repor prepared by Defire Ref 20050098 Rev1.8 dated 08.04.09
Automatic sliding door operation at mall entries/exits	prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre Carpark travel distances	prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 Alternative Solution Report	
Building occupant warning system	prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 68.04.09	

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FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE -
Egress door for after nours staff	BOA 2008 D2.19, D2.20 & D2.21 and Alternative Solution Report, prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Egress path marking or floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency lightinç	504, 2006, E4.2, E4.4; Building L community club & Building G Gym BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005	BC4, 2008 E4.2, E4.4; AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8	
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098	BCA 2008 C3.12, C3.15 & Spec C3.15;

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FIRE SAFETY MEASURES	ST HNDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
	Revn.8 dater 08.04.09	
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire separation loading door, from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H - L	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Horizontal fire separationsVertical fire separationsLift doors		
 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 Rev1.8 dated 08.04.09	
Hose reel system	BCA 2006 E1.4; Building L community club & Building G Gym BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2008 C1.8 & Spec C1.8	
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	3
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Repor prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	t 3
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050096 Rev1.8 dated 08.04.09 Alternative Solution Report	3
Maximum travel distances for individual smaller tenancies (<1,000 m2)	prepared by Defire Ref. 2005009 Rev1.8 dated 08.04.09	8
Mechanical air handling system	BCA 2006 E2.2; Building community club & Building G Gyr BCA 2008 E2.2; AS/NZS1668.1 1998 & Alternative Solution Repoprepared by Defire Ref. 2005009 Rev1.8 dated 08.04.09	n - rt 8
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Repo prepared by Defire Ref. 2005009 Rov1.8 dated 08.04.09	8

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11_ 00 1 mando 120	:	EFFECTED
Portable fire extinguishers	BOA 2008 E1.6: Building L	
	community club (Building G Gym BOA 2008 E1.6 & AS2444-2004	
Retall Population + Exit widths	Alternative Sciution Report prepared by Defire Ref. 20050098	
	Rev1.8 gated 08.04.09	
	BC4 2008 E2.2t and	
Power supply for retail smoke	AS/NZS1668.1-1998 & Alternative	
exhaust	Solution Report prepared by Defire	
	Ref. 20050098 Rev1.8 dated	
	08.04.09	
Retail ceiling heights	Alternative Solution Report	
Retail ceiling heights	prepared by Defire Ref. 20050098	
	Rev1.8 dated 08.04.09	
Separation of escalators & lifts	Alternative Solution Report	
shops connecting carpark levels ÷	prepared by Defire Ref. 20050098	
retail levels	Rev1.8 dated 08.04.09	
Separation of retail amenities from	Alternative Solution Report	
fire isolated passageway R09	prepared by Defire Ref. 20050098	
	Rev1.8 dated 08.04.09 Atternative Solution Report	
Smoke baffles between retail mall		
and specialty shops	prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
	Alternative Solution Report	
Smoke baffles to Coles tenancy	prepared by Defire Ref. 20050098	
	Rev1.8 dated 08.04.09	
	Alternative Solution Report	
Smoke baffles to mini major	prepared by Defire Ref. 20050098	
	Rev1.8 dated 08.04.09	
O I what Custom	BCA 2006 E2.2, Spec E2.2b &	
Smoke control System	AS1668.1 as varied by Alternative	
	Solution Report prepared by Defire	
	Ref. 20050098 Rev1.8 dated	
	08.04.09	
Smoke dampers	BCA 2006 E2.2	701 0000 F3 2 Fnon F3 30
Smoke detectors and heat	BCA 2006 E2.2, Spec E2.2a &	BCA 2006 E2.2, Spec E2.2a
detectors	AS1670 1-2004.	& AS1670.1-2004, AS3786-1993 & Alternative
detectors	AS3786-1993 & Alternative	Solution Report prepared by
•	Solution Report prepared by Defire	Defire Ref. 20050098 Rev1.8
	Ref. 20050098 Rev1.8 dated	dated 08.04.09
	08.04.09	- dated 00.0 1.00
Smoke doors	BCA 2006 Spec C3.4 Alternative Solution Report	
Smoke exhaust for major tenancies		
	prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	•
		1
Smoke exhaust system for retail &	Alternative Solution Repor prepared by Defire Ref. 20050098	
mall	Rev1.8 dated 08.04.09	
	Alternative Solution Repor	t
Smoke guard containment curtains	prepared by Defire Ref. 20050098	
Omerica de la calcateil	prepared by Bomo man	
to lift doors in carpark and retail	Rev1.8 dated 08.04.09	
to lift doors in carpark and retail levels where the shafts also	Rev1.8 dated 08.04.09	·
to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Repor	t
to lift doors in carpark and retail levels where the shafts also	Alternative Solution Repor	t 8
to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 2005009 Rev1.8 dated 08.04.09	8
to lift doors in carpark and retail levels where the shafts also connect storeys above the podium Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 2005009 Rev1.8 dated 08.04.09 Alternative Solution Report	8
to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 2005009 Rev1.8 dated 08.04.09	8

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FIRE SAFETY MEASURES	STANDARE OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
Stair pressumsation including train F1 - Building G stair	BO4, 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Supply air snut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Supplementary block plans installed in all fire isolated stairs at each carpark level. Vertical separation of openings in external walls Towers A, C, E, F, G & H Wall wetting sprinkler and drencher systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 BCA 2006 C3.4 & D1.7 & & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 EPA Regulation (reg 183),	
Warning and operational signs Deletion of zone smoke control system	BCA E3.3 (lifts), D2.23 Signs on exit doors Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	

- 2. The plans and specifications accompanying the application for the CDC adequately and accurately depict the condition of the existing building and/or site conditions.
- 3. At the time of the inspection, building works subject to the CDC has not commenced on site.
- 4. No features of the site, or building on the site would result in the application not being complying development or not complying with the Building Code of Australia.

Signature

Inspected by

Adam DeLooze

Accreditation No. : BPB0085

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