

Job No. 2009/309

Tuesday, 5 May 2009

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

Manly Council  
REC 11 MAY 2009  
Distribution ☐  
1) Scanned ☒  
2) Document No ☐  
Michael G.

316Q

e-90741

**RE: Complying Development Certificate No. 09/309/01**  
**Lawrence Dry Cleaners, Shop 014, 197-215 Condamine Street, Balgowlah**

Please find attached a copy of Complying Development Certificate 09/309/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 85, 85A of the Environmental Planning and Assessment Act 1979.

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

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

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

Regards,

Peter Tran  
Steve Watson & Partners

APP No: 1116454  
PLA: 1101856

CERTIFIER

\$30.00

R. 606 333

11-5-09



STEVE WATSON  
& PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS

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

# COMPLYING DEVELOPMENT CERTIFICATE

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

## Complying Development Certificate No. 09/309/01

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

### Applicant

Name: **Zona Design**

Address: **2 Ferris Street**

Suburb: **Annandale**

State: **NSW**

Postcode: **2038**

### Location of the Property

Address: **197-215 Condamine Street**

Suburb: **Balgowlah**

State: **NSW**

Postcode: **2093**

Real Property Description: **101/1102617**

### Proposed Complying Development

Type: **Carrying out of work**

Description: **Internal retail fitout to shop 014 for Lawrence Dry Cleaning**

Proposed Use: **Retail**

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

### Date of Receipt

Date Received: **1st May 2009**

### Determination

**Approved**

Date of Determination: **5th May 2009**

### Date of Lapse

**5th May 2014**

### Environmental Planning Instrument Decision Made Under

**Manly Local Environment Plan 1988**

**Schedule 9 Complying Development**

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

**Steve Watson**



Accreditation Body: **BPB**

Accreditation no: **BPB0432**

Date of Endorsement: **Tuesday, 5 May 2009**



**Design documentation approved for Complying Development Certificate 09/309/01 for Lawrence Dry Cleaners, Shop 014, 197-215 Condamine Street, Balgowlah**

Drawing No.	Drawing Title	Revision	Date	Drawn by
DWG01	Floor Plan Layout	-	-	Zona Design
DWG04	Shopfront Elevation	-	-	Zona Design
DWG05	Elevation A-A	-	-	Zona Design

**Documentation relied upon to issue Complying Development Certificate 09/309/01 for Lawrence Dry Cleaners, Shop 014, 197-215 Condamine Street, Balgowlah**

Item No	Description	Date
1	Mandatory inspection record (Prior to the issue of the Complying Development Certificate)	27.03.09
2	Application for Construction Certificate	01.05.09
4	Existing and proposed fire safety schedule	-
5	Evidence of Long Service Levy Payment	05.05.09
6	Manly Council – Standard CDC Conditions	-
7	Energy Efficiency (Artificial Lighting and Power) – Design Certificate	27.04.09



# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

Complying Development Certificate 09/309/01 for Lawrence Dry Cleaners, Shop 014, 197-215 Condamine Street, Balgowlah

## Existing Fire Safety Schedule

09/309/01-

Complying Development Certificate  
Steve Watson Reg # BPP0432

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fail safe devices	BCA 2006 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Exit signs	BCA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire doors	BCA 2006 Spec C3.4 & AS1905.1-2005 &



	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Hose reel system	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004
Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke dampers	BCA 2006 E2.2
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07



## Proposed Fire Safety Schedule

Item No.	Proposed Measure	Standard of performance.
1.	Automatic fire suppression systems ( <i>Sprinklers</i> )	BCA2006 Specification E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
2.	Emergency Lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005
3.	Exit Signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005



# STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY ENGINEERS

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

## CI143B Site Inspection Record

Project Address Lawrence Dry Cleaners,  
Shop 014, 197-215  
Condamine Street,  
Balgowlah

Inspection record # 2009/309C

Inspector Steve Watson Accreditation # BPB 0432

DA ref Not Applicable Date 13<sup>th</sup> March 2009

Type PRE-COMPLYING DEVELOPMENT  
CERTIFICATE

### Checklist

Annual Fire Safety Statement Provided?	No – Building is under construction.  Fire Safety Schedule has been provided	Are the proposed plans/specs consistent with the existing condition of the building?	Yes
Have works associated with proposed CC commenced?	No		

### Issues/Rectification works required

#	Issue	Comment/ requirement	Action by
1.			
2.			

### Was the Inspection

- ☒ Satisfactory  
☐ Satisfactory subject to resolution of the issues identified above  
☐ Unsatisfactory

Signed

Inspector

13.3.09  
Date



## NOTICE OF THE ISSUE OF A COMPLYING DEVELOPMENT CERTIFICATE

This is to notify you that a Complying Development Certificate has been issued with respect to a proposed development at a property near to you. Particulars relating to the Complying Development Certificate are set out below.

The proposed development may now be commenced without further notice to you.

### 1. Development Address:

Street and Number **Shop 014, 197-215 Condamine Street**

Town/City **Balgowlah**

Postcode **2093**

### Formal Particulars of Title

Lot 101 DP 1102617

### 2. Name of Applicant: Zona Design

### 3. Description of Development: Internal retail fitout for Lawrence Dry Cleaners

### 4. Council Area: Manly

### 5. Details of Complying Development Certificate:

(a) Issued by **Steve Watson**

(b) Accreditation Number **BPB0432**

(c) Complying Development Certificate No. **09/309/01**

(d) Date of Certificate **5<sup>th</sup> May 2009**

(e) Date on which the certificate lapses **5<sup>th</sup> May 2009**

A copy of the determination of the application for the complying development certificate, including any related plans and specifications, are available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours.

This notice is issued pursuant to s.85 (11) (c) of the Environmental Planning and Assessment Act 1979 and Clause 130 (5) of the Environmental Planning and Assessment Regulation 2000.

(Signed) .....

Date.....



FORM NO.

OFFICE USE ONLY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)  
or Company/Organisation name

ZONA DESIGN

Given names (if person)

MIRCO DICARLUCCIO

ABN (if applicable)

POSTAL ADDRESS

No. and street or PO Box

NO:2 FERRIS STREET

Town/suburb

ANNANDALE

State

NSW Postcode 2038

Bus. hours phone 02 95699629

Number and street

SHOP: 014, - (197-215) CONDOMINE  
STREET.

Town/suburb

BALGOWLAH SHOPPING CENTRE.

State

NSW Postcode 2093

Estimated start date

D 03 M 05 Y 2009

Estimated finish date

D M Y

Local Council Area

MANLY COUNCIL

DA/CC/CDC No.

09/305/01

Estimated value

of work (see note on back)

\$ 90,000

Levy

payable \$

315.00

\* If you have provided a CC above, please provide DA number here

Signature of Officer/Private Certifier

Date D 05 M 05 Y 2009

Name of Officer/Private Certifier

STEVE WATSON  
& PARTNERS.

Business hours phone

92836555

Department/Authority

Contract/DA No (circle which)

Contract  
amount \$

Levy payable

\$ :

Contact person (Print)

Phone number

Contact person (Signature)

Date D M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A.

I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name MIRCO DICARLUCCIO

Signature

Date D 27 M 04 Y 2009

Exemption Approval Certificate No.





National Australia Bank Limited

Brookvale - 690 Pittwater Road NSW

001362

Date 5 / 5 / 09

Pay Steve Watson & Partners  
the Sum of Three hundred & fifteen dollars  
Only

\$315.00

BELROSE DRY CLEANERS  
R & A MANGAT PTY LTD T/AS  
ACN 085597342

001362 082 146153090 024 1

# APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE



STEVE WATSON  
& PARTNERS

LEVEL 5, 402 KENT STREET, SYDNEY NSW 2000  
TEL: 461 2 9255 6551 FAX: 461 2 9255 6550  
sydney@woodwardclark.com.au  
www.stwpartners.com.au  
A21 46 102 366 576

## PART 1 Application and Site Details

### Applicant

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

Please give us as much detail as possible.

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Surname (or Company): ZONA DESIGN

Given names (or ABN): MIRCO DICARLUCCIO

Address: NO: 2 FERRIS STREET

ANNANDALE State: N.S.W Post Code: 2038

Phone: (02) 9569 9629 Fax: ( )

Mobile: 0406 184436 E-mail: mircodicarluccio@yahoo.com.au

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

### Owner's Consent

Every owner of the land must sign this form.

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

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

PER STOCKLANPS  
LETTER CONSENT.

Surname (or Company): SEE ATTACHED

Given names (or ABN):

Address:

State:  Post Code:

Phone: ( ) Fax: ( )

Mobile:  E-mail:

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

Signature(s):  Date: / /

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

### Location of the Property

We need this to correctly identify the land.

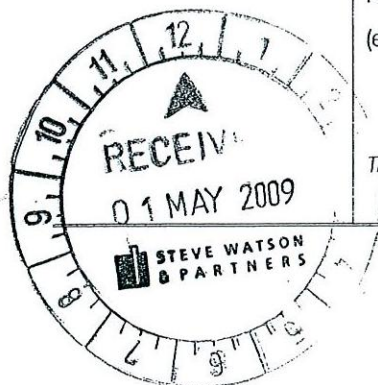
Address: SHOP NO: 014 197-215 CONDOMINE STREET

BALGOWLAH State: N.S.W Post Code: 2093

Real Property Description: STOCKLAND BALGOWLAH

(eg. Lot/DP, etc) SHOPPING CENTRE

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





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



17 February 2009

Lawrence Dry Cleaners  
Att R&A Mangal  
9 Chatham Close  
Belrose NSW 2085

**Re:** Development Application and Construction Certificate for fitout works for the below premises  
**Property:** Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW  
**Premises:** Shop 14 - Lawrence Dry Cleaners – Stockland Balgowlah

*This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 27 February 2009.*  
We refer to the attached application.

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

Executed on behalf of **Trust Company of Australia Limited** (ACN 004 027 749) in its capacity as custodian by  
**WILL SMITH**  
for **Stockland Trust Management Limited** (ACN 001 900 741) under Power of Attorney Book 4362 No. 863 in the presence of:

Signature of witness

Name of witness

Occupation of witness

Level 25, 133 Castlereagh Street  
Sydney NSW 2000

A handwritten signature in dark ink, appearing to read 'Will Smith', written over a dotted line.

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

## PART 2 Work description

### Proposed Complying Development

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

description(eg dwelling house): INTERNAL SHOPFITOUT FOR THE  
LAWRENCE DRY CLEANERS WITHIN THE BALGOWLAH  
SHOPPING CENTRE.

proposed use: DRY CLEANERS

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

\$ 90,000.00

### Principal Contractors Details

*Required for all projects*

Name: BACHALANI CONSTRUCTION PTY LTD.

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

Contact Number: 62 9591 6253 m: 0404 308 308  
eddie@bachalani.com.au

## PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST MUST BE PROVIDED.

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

### Declaration

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

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

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

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



Date: 27 / 4 / 09



## PART 4 Checklist

Where relevant, have you provided/completed the following:

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

## PART 5 Schedule to Application for a Construction Certificate

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

### All new buildings

Please complete the following:

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

EXISTING STOPPING CENTRE

30m<sup>2</sup>

EXISTING CENTRE

### Residential buildings only

Please complete the following details on residential structures:

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

N/A

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

### Materials – residential buildings

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

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



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

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

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

### Building Work

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

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

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

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

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

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

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
  - state whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used
- c) where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
    - details of the performance requirements that the alternative solution is intended to meet, and
    - details of the assessment methods used to establish compliance with those performance requirements
  - d) if relevant, evidence of any accredited component, process or design sought to be relied upon

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

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

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

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

### Change of Building Use

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

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

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



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

6. **Home Building Act Requirements**

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

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

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

7. **Long Service Levy**

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

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## PART 7 Privacy Policy

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

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

Project Name	Lawrence Dry Cleaners
Project Address	Stockland - 197-215 Condamine Street, Balgowlah
Part of Building to be certified	Shop 014

I hereby certify that:

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

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

### 1. Total Wattage of all interior lighting

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

Type of light (Fluorescent, halogen, incandescent)	Watts per light	Number of lights	Adjustment factor	Total Watts per light type
METAL HALIDE.	75w	5		375w
FLUO LIGHTING	24w	4		96w
DOWNLIGHTS	35w	6		210w
Total Wattage of all lighting				681 W

Total floor area

30 m<sup>2</sup>

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

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

22.7 W/m<sup>2</sup>

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

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





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

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

Total display lighting Wattage

N/A W

Yes/No

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

☐

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

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

Relevant qualifications and accreditations: INTERIOR DESIGNER

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

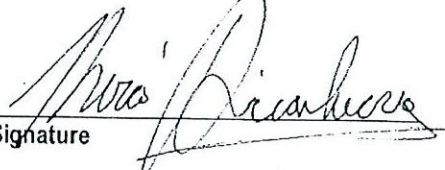
c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: MIRCO DI CARLUCCIO

Company: ZONA DESIGN

Address: NO. 2 FERRIS STREET ANNAMBALE

Phone No. 02 9569 96 29 Fax No. \_\_\_\_\_  
0406 18 44 36

  
Signature

27/4/09  
Date

## Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 5 May 2009 at 15:08)

Schedule 10

<< page >>

### Schedule 10 Conditions of complying development certificates

(Clause 10A (4))

#### General conditions applying to all complying development

##### Compliance

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

##### Before Commencement

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

#### Additional conditions applying to specific types of complying development

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





	8	All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the Principal Certifying Authority.	1, 4, 6
	9	A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed <b>additions</b> .	1, 2, 4, 7
	10	The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles	1, 2, 4, 7, 8, 13
	11	All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.	1
	12	A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.	1, 4, 6, 10
	13	Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.	1, 4, 6, 10
	14	An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be maintained in a state of good repair and condition until completion of the building project.	1, 4, 6, 13
Building Materials	15	All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.	1, 2, 4, 7
Car Parking	16	An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.	4, 6
Drainage and Stormwater	17	Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.	1, 4, 6, 13
	18	The width of inter-allotment drainage easements is no less than: (a) 1.0m for pipes up to 150mm, or	1, 4, 6

(b) 2.5m for pipes larger than 150mm

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

	19	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.	1, 3, 4, 6, 7, 8, 9, 13
Miscellaneous	25	<b>Prior to the commencement of works</b> on the land including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	1, 4, 6
	30	No sandwich boards or the like are to be placed on Council's footpath.	8



Termite Control	31	A durable termite protection notice must be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".	4
Traffic/Parking	32	Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control.	1, 4, 6, 13
	33	All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.	1, 8
	34	Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am-11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.	8

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Job No. 2009/309

Tuesday, 5 May 2009

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

**RE: Notice of Commencement**

Lawrence Dry Cleaners, Shop 014, 197-215 Condamine Street,  
Balgowlah

CDC: 09/309/01

**Description of work:** Internal retail fitout for Lawrence Dry Cleaners

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

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

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

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

Regards,

Peter Tran  
Steve Watson and Partners Pty Ltd





STEVE WATSON  
& PARTNERS

## NOTICE OF COMMENCEMENT

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL: (61) 2 9283 6555 FAX: (61) 2 9283 6500  
WWW.STEVEWATSON.COM.AU  
ABN: 48 100 264 576

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

### PART 1 Development Details

Applicant Details	Applicant's name: <u>MIRCO DI CARLUCCIO</u> Address: <u>NO 2 FERRIS STREET.</u> Suburb: <u>ANNANDALE.</u> State: <u>N.S.W</u> Post Code: <u>2038</u> Phone: <u>(02) 9569 9629</u> Fax: <u>( )</u> Mobile: <u>0406 18 4936</u> E-mail: <u>mirco.dicarluccio@yahoo.com.au.</u>
Details of the Land to be Developed	Address: <u>SHOP NO. 04-197-125 CONDOMINE STREET.</u> Suburb: <u>BALGOWLAH.</u> State: <u>N.S.W</u> Post Code: <u>2033.</u> Lot no: <u>                    </u> DP No./Section: <u>                    </u>
Description of Work	Type of work: <u>Building Work</u> Description: <u>INTERNAL SHOP FITOUT</u> <u>FOR THE LAWRENCE DRY CLEANERS TRAMWAY WITHIN</u> <u>STOCKLAND BALGOWLAH SHOPPING CENTRE.</u>

### PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No: <u>09/309/01</u> Date of Determination: <u>5, 5, 09</u>
Construction Certificate	Construction Certificate No: <u>                    </u> Date of Determination: <u>                    </u>

### PART 3 Appointment of Principal Certifying Authority

Details of Principal Certifying Authority	Certifying Authority: <u>STEVE WATSON</u> for Steve Watson & Partners Pty Ltd Accreditation Body: <u>BPR</u> Accreditation Number: <u>BPR0432</u> Contact number: <u>(02) 9283 6555</u> Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u>
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Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA



## PART 4 Date of Commencement and compliance with conditions

<b>Compliance with Development Consent/Complying Development</b>	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="radio"/> - yes <input type="radio"/> - no <i>(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)</i>
<b>Home Building Act 1989 Requirements</b>  N/A	<b>Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.</b> 1. Are you an owner-builder? <input type="radio"/> - yes, Owner-builder permit number? _____ or 2. Will the work be carried out by some one licensed to do so? <input type="radio"/> - yes Name of the builder: _____ Telephone Number: _____ Contractor License no. _____  Attach <b>one</b> of the following documents to this notice: (a) Evidence that the licensed person is insured to carry out this type of work; or (b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?
<b>Principal Contractors Details</b>  <i>Required for all projects</i>	Name: <u>BACHALANI CONSTRUCTION PTX LTD</u> Address: _____ Contact Number: <u>02 9591653</u> m: <u>0404 308308</u> <u>eddie@bachalani.com.au</u>
<b>Date Work is to Commence</b>	Date: <u>8, 5, 09</u>

## PART 5 Signatures

<b>Principal Certifiers Declaration</b>	<b>The Principal certifying authority must sign the notice</b> I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development. I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act. Signature: <u>[Signature]</u> Name: <u>STEVE WATSON</u> Date: <u>5, 5, 09</u>
<b>Applicants Declaration</b>	<b>The applicant, or the applicant's agent must sign the notice</b> Signature: <u>[Signature]</u> Date: <u>27, 1, 09</u> Name if you are not the applicant: _____ In what capacity are you signing if not the applicant: _____

## PART 6 Privacy Policy

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