

**MCKENZIE**  
GROUP CONSULTING

CD: 42/09

16 JUN 2009

## TRANSMITTAL FORM

94582

To:	<b>Manly City Council</b>	Project No:	<b>03888</b>
Address:	<b>PO Box 82, Manly NSW 2095</b>		
Attention:	<b>Customer Service</b>	Date:	<b>12 June 2009</b>
Project:	<b>Shop 42, Stockland Balgowlah, 197-215 Condamine Street, Balgowlah</b>		
From:	<b>Chris Bailey</b>		
Method of Delivery:			
<input type="checkbox"/> Mail	<input type="checkbox"/> Courier	<input type="checkbox"/> By Hand	<input type="checkbox"/> Collected <input checked="" type="checkbox"/> DX
Subject:	<b>Occupation Certificate No. 09/2365-2</b>		

Dear Sir or Madam:

Please find enclosed one (1) copy of the Occupation Certificate No. 09/2365-2 and it's attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$30.00 being the lodgement fee.

### Attachments

1. Fire safety Schedule.
2. Applications for Interim Occupation Certificate.
3. Installation Certificate of Compliance for Fire Sprinklers, Fire Hydrants & Fire Extinguishers prepared by Tyco Fire & Security, dated 28 May 2009.
4. Base Building Interim Occupation Certificate, prepared by City Plan Services, dated 25 May 2009.
5. Installation Certificate of Compliance for Hydraulic Services prepared by Boone & Willard Plumbing, dated 25 May 2009.
6. Installation Certificate of Compliance for Mechanical Services, prepared by Baratech Pty Ltd, dated 4 June 2009.
7. Installation Certificate of Compliance for EWIS System prepared by Heyday Group, dated 4 June 2009.
8. Final Fire Safety Certificate prepared by Abigroup Pty Ltd, dated 12 June 2009.
9. Letter with regards to Glazing prepared by Superglaze Glass & Glazing.
10. Amtico Technical Standards.
11. Letter with regards to Security Closure Installation prepared by Dynamic, dated 12 June 2009.

Auth of  
PMT NAME

CERTIFIER

\$30

R.618 632

16-6-09



### BUILDING REGULATIONS CONSULTANTS

Level 6 / 189 Kent Street Sydney New South Wales 2000  
Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie-group.com.au  
www.mckenzie-group.com.au

Offices in Melbourne and Brisbane





12. Letter with regards to Structural Engineering Inspection prepared by Abbot Design Pty Ltd, dated 11 June 2009.
13. Letter with regards to Structural Engineering Inspection prepared by Abbot Design Pty Ltd, dated 11 June 2009.
14. Interim Fire Safety Certificate, dated 13 June 2008.
15. Certificate of Compliance - Electrical work, dated 13 June 2009.
16. Certificate with regards to Fire Extinguishers prepared by Interior Fitouts, dated 12 June 2009.
17. Final Fire Safety Certificate prepared by Interior Fitouts Pty Ltd, dated 12 June 2009.
18. Amtico Technical Standards
19. Letter with regards to Plumbing works prepared by Just Let it Flow Plumbing, dated 12 June 2009.

Please provide a receipt upon completion of payment process and **note our reference.** ✓ 16/6

If you require further information please contact me on (02) 8298 6800.

Regards,

*T. Williams*

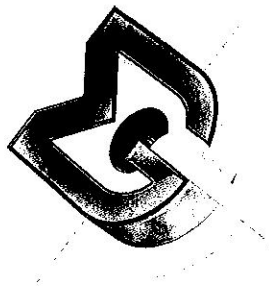
Per  
Chris Bailey  
Assistant Building Surveyor  
McKenzie Group Consulting (NSW) Pty Ltd  
ACN 093 211 995

Copy To:	Attention:	Address:
Leading Edge Group	Michael Gara	Level 1, 3 Fitzsimons Lane, Gordon NSW 2072









**MCKENZIE**  
GROUP CONSULTING

## OCCUPATION CERTIFICATE No. 09/2365-2

issued under the Environmental Planning and Assessment Act 1979 Sections 109C (1) (c) and 109H

### Owner

Name: Stockland Trust Management Ltd  
Address: Level 25, 133 Castlereagh Street, Sydney NSW 2000

### Property Details

Address: Shop 42, Stockland Balgowlah, 197-215 Condamine Street, Balgowlah  
Municipality: Manly City Council

### Building Details

Part: Shop 42 – Kodak Express  
Use: Retail  
BCA classification: 6

### Complying Development Certificate

Certificate no.: 09/2365-1  
Date of Determination: 1 June 2009

### Determination

Type of Certificate: Final  
Approved/Refused: Approved  
Date of Determination: 12 June 2009

### Attachments

1. Fire safety Schedule.
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  16. Amtico Technical Standards
  17. Letter with regards to Plumbing works prepared by Just Let it Flow Plumbing, dated 12 June 2009.
- 

**Certificate Final / Principal Certifying Authority**

I, Eric Bailey certify that;

- I have been appointed as the principal certifying authority under s 109E.
- A current Complying Development Certificate is in force with respect to the building.
- If any building work has been carried out, a current Complying Development Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

**Signature**



Eric Bailey  
Accredited Certifier Grade 1  
BPB Registration No. 0016  
McKenzie Group Consulting (NSW) Pty Ltd  
ACN 093 211 995

Date of determination                      **12 June 2009**  
Certificate Number                        **09/2365-2**



**Fire Safety Schedule**  
(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	<b>Items to be inspected or tested as nominated by the relevant authority</b>	<b>Deemed to satisfy installation standard/code/conditions of approval</b>
1.	Access Panels, Doors and Hoppers to Fire Resisting Shafts	BCA Clause C3.13 & AS1905.1-2005, AS1905.2-2005
2.	Automatic Activation & Manual Controls for Retail Systems	Alternative Solutions Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
3.	Automatic Fail Safe Devices	BCA 2006 Part C3 & D2.21
4.	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 Rev 1.5, dated 19 June 2007
5.	Automatic Fire Suppression System (Sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
6.	Automatic Sliding Door Operation at Mall Entries/Exits	Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
7.	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 June 2007.
8.	Carpark Travel Distances	Alternative Solution Resport prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
9.	Building Occupant Warning System	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
10.	Egress Door for After Hours Staff	Alternative Solutions Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
11.	Egress Path Marking on Floor of Back of House & Storage Areas & Loading Docks	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
12.	Emergency Lifts, including Lift F1 & Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
13.	Emergency Management Plan & Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
14.	Emergency Lighting	BCA 2006 E4.2, E4.4 & AS/NZS 2293.1 – 2005
15.	Emergency Warning & Intercommunication System	BCA 2006 E4.9 & AS 1670.4 - 2004 & AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
16.	Exit Signs	BCA 2006 E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
17.	Fire Control Centres & Access to Sprinkler Valve & Pump Room	BCA 2006 E1.8 & Spec E1.8
18.	Fire Dampers	BCA 2006 C3.12, C3.15 & AS/NZS 1668.1 – 1998, AS 1682.2 – 1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007





	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
19.	Fire Doors	BCA 2006 Spec C3.4 & AS1905.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
20.	Fire Hydrant Systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
21.	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 Rev 1.5, dated 19 June 2007
22.	Fire Separation of Equipment	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
23.	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 of Openings	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
24.	Gates within Security Fence in Carpark	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
25.	Hose Reel System	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
26.	Lightweight Construction	BCA 2006 C1.8 & Spec C1.8
27.	Major Stores (>1,000 m2) Ventilation Systems	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
28.	Make up air for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
29.	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 Rev 1.5, dated 19 June 2007
30.	Major Travel Distance in Retail Mall & Major Tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
31.	Maximum Travel Distances from Individual Smaller Tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
32.	Mechanical Air Handling System	BCA 2006 E2.2,  AS/NZS 1668.1 – 1998 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
33.	Operation of Louvers & Doors within the Rooflight / Pavil on over the Escalators to the Plaza Level & Provision of an Exit Door within this area	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007

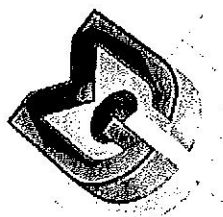


	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
34.	Portable Fire Extinguishers	BCA 2006 E1.6 & AS 2444 – 2004
35.	Population & Exit Widths	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
36.	Power Supply for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
37.	Retail Ceiling Heights	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
38.	Separation of Escalators & Lifts Shops Connecting Carpark Levels & Retail levels	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
39.	Smoke Baffles between retail mall & Specialty Shops	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
40.	Smoke Baffles to Coles Tenancy	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
41.	Smoke Baffles to Mini Major	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
42.	Smoke Control System	BCA 2006 E2.2, Spec E2.2b & AS 1668.1 as varied by Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
43.	Smoke Dampers	BCA 2006 E2.2
44.	Smoke Detectors & Heat Detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
45.	Smoke Doors	BCA 2006 Spec. C3.4
46.	Smoke Exhaust for Major Tenancies	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
47.	Smoke Exhaust System for retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
48.	Smoke Seals & Doors	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
49.	Smoke Separation of Retail Tenancies Smaller than 1,000 m <sup>2</sup>	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
50.	Stair Pressurisation including Stair F1 & Building G Stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
51.	Supply Air Shut Down in Retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
52.	Vertical Separation of Openings in External Walls Towers A, C, E, F, G & H	BCA 2006 C2.6 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
53.	Wall-Wetting Sprinkler & Drencher Systems	BCA 2006 C3.4 & D1.7
54.	Warning and Operational Signs	EPA regulation (Reg 183) BCA 2006 E3.3 (lifts) D2.23 Signs on Exit Doors
55.	Zone Smoke Control System	BCA E2.2 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007









**McKENZIE**  
GROUP CONSULTING

## APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Environmental Planning and Assessment Act 1979 Sections 81A(b1)(i), 81A (2), 81A (4), 86(1), 86(2) and 109C (1) (b)

I/We the undersigned hereby make application to McKenzie Group Consulting (NSW) Pty Ltd for:

- ☐ Construction Certificate  
☒ Complying Development Certificate  
☒ Occupation Certificate:

To appoint Eric Bailey from McKenzie Group Consulting (NSW) Pty Ltd as the Principal Certifying Authority for the project.

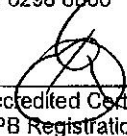
<b>Applicant</b>	Name: <u>Leading Edge Group</u> Address: <u>Level 1, 13 Fitzsimons Ln</u> <u>Gordon NSW 2072</u> Tel: <u>94974000</u> Fax: <u>94983433</u>
<b>Owner of building</b> (if not Applicant)	Name: <u>Stockland - GPO</u> Address: <u>Level 25, 133 Castlereagh St</u> <u>Sydney NSW 2000</u> Tel: <u>(02) 9035 2080</u> Fax: <u>(02) 8988 2080</u>
<b>Consent of all owner(s)</b> (Signatures)	I/We consent to this application <u>see attached letter</u>
<b>Subject land</b>	Address: <u>197-215 Condamine St</u> <u>Balgowlah, NSW 2093</u> Lot/Portion: <u>Shop 42</u> Section: _____ DP No.: _____ Municipality: <u>Maully Council</u>
<b>Description of development</b> <input checked="" type="checkbox"/> Building work	Description: <u>Retail fit-out - internal.</u>

### BUILDING REGULATIONS CONSULTANTS

McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995

Suite 601, Level 6 / 189 Kent Street Sydney New South Wales 2000

Telephone 02 8298 6800 Facsimile 02 8298 6899 [www.mckenzie-group.com.au](http://www.mckenzie-group.com.au)

<b>Building Code of Australia building classification</b> As nominated on the development consent	Part: <u>Shop 42</u> Use: <u>Retail</u> BCA Class: <u>6.</u>
<b>Development Consent</b>	Consent No: _____ Date of determination: _____
<b>Construction Certificate/ Complying Development Certificate</b>	Certificate No: <u>09/2365-1</u> Date of determination: <u>1 June 09.</u>
<b>Principal Certifying Authority</b>	Name: I, <u>Eric Bailey</u> of McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995, consent to being appointed as the Principal Certifying Authority. Address: Level 6, 189 Kent Street, Sydney NSW 2000 Tel: 02 8298 6800  Signed:  Accredited Certifier Grade BPB Registration No. <u>0016</u>
<b>Value of work (building)</b>	\$: <u>\$245,000.00</u>
<b>Date work is to commence</b>	Date: <u>3 June 09.</u>
<b>Date of receipt (to be completed by certifying authority)</b>	Date: <u>29 May 09.</u>
<b>Builder/owner builder (if known -to be completed in the case of proposed residential building work)</b>	Name: <u>TBA</u> Address: _____ License No/Permit No: _____
<b>Compliance with Development Consent or Complying Development Certificate</b>	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority, etc)
<b>Home Building Act 1989 Requirements (see note 1)</b>	Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
<b>Schedule</b>	The attached schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
<b>Right of appeal</b>	Under s 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

  
Signature of Applicant

Michael Gara  
Name of Applicant

NB: "Applicant must be the person/business having the benefit of the development consent".

# INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

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

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

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



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

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

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

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

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

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

Signature: .....

Date: 28/5/09



## INTERIM OCCUPATION CERTIFICATE NO. 26080

Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

### APPLICANT

Name of person having benefit of the development consent: **Tim Beattie - Stockland Development P/L**  
Address: **Level 25, 133 Castlereagh St, Sydney 2000**  
Contact Details: **Phone: (02) 9035 2764**

### OWNER

Name: **Stockland Development Pty Ltd**  
Address: **Level 25, 133 Castlereagh St, Sydney 2000**  
Contact Details: **Phone: (02) 9035 2764**

### DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Manly Council**  
Development Consent No: **DA 101/06 & Section 96 X3**  
Date of Development Consent: **31/05/08, 11/03/08, 11/03/08 & 08/07/08**  
Construction Certificate No: **CC26080, CC26080/1, CC26080/2, CC26080/4, CC26080/6 & CC26080/10**  
Date of Construction Certificate: **06/09/07, 20/03/08, 16/07/08, 21/10/08, 17/02/09 & 18/03/09**

### PROPOSAL

Address of land on which the work is to be carried out: **197-215 Condamine St, Balgowlah, NSW**  
Building Classification: **Class 2, 6, 7a, 7b & 9b**  
Type of Construction: **Type A**  
Scope of building works covered by this Notice: **Carpark level 03 Plant areas associated with retail; Carpark Level 2 retail; Carpark Level 1; Level R1 retail, Level R2 retail, Sydney Road vehicular entry and lane 34 excluding loading/parking area.**  
Attachments: **Schedule 1**  
Fire Safety Schedule: **Schedule 2**  
Exclusions: **All other areas**

### PRINCIPAL CERTIFYING AUTHORITY

**Terrence Gibson for and on behalf of City Plan Services Pty Ltd**

### ACCREDITATION NUMBER

**BPB 0136**

*That I, Terrence Gibson, as the certifying authority, certify that:*

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Consent is in force with respect to the building;*
- A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued;*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- Where required, a final Fire Safety Certificate has been issued for the building or an Interim Final Fire Safety Certificate has been issued for the relevant part of the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

### DETERMINATION

Approval dated this **25<sup>th</sup>** day of **May** **2009**

Terrence Gibson  
Consultant

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the Land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision

## SCHEDULE 1

### 1. Attachments to the Interim Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application			
Design Certificate – Electrical Services	Hayday Group	-	23.04.09
Design Certificate – Electrical Fire Services	Hayday Group	-	13.05.09
Design Statement – Fire sprinkler system, fire hydrant system, fire extinguishers	Wormald	-	13.05.09
Design Statement – Hydraulic Services	Harris Page & Associates P/L	-	13.05.09
Design Certificate – Hydraulic Drawings	Murray Bryant	-	20.04.09
Design Approval Statement – Civil Roadworks	Manly Council	Dwgs No. C-RW-00 to C-RW07 & C-RW10	22.10.08
Design Certificate – Mechanical Services	Baratech Pty Ltd	-	08.05.09
Design Certificate – Mechanical Services carpark, levels R1 & R2	Baratech Pty Ltd	-	08.05.09
As Built Mechanical Drawings	Baratech Pty Ltd	Dwgs. No. MS-P0-01 to MS-R2-03	-
Section 73 Certificate	Sydney Water	Case No. 105989	05.02.09
Levy Receipt	Long Service Payments Corporation	67018	23.02.09
Receipt re: DA Condition ANS27	Roads & Traffic Authority NSW	1287580	19.06.08
Final Fire Safety Report	NSW Fire Brigades	-	14.05.09
Alternative Solution Report	Defire (NSW) Pty Ltd	Report No. 20050098 R1.9	30.04.09
Alternative Solution Assessment Report – Plant Room Ceiling Heights	BCA Logic	05117-r11/rp	06.05.09
Termite Barrier Warranty	Sherlock Pest Control	2009-5-1300	27.03.09
Installation Certificate – DA Conditions DA9 & DA10	Ward Civil Engineering	-	07.05.09
Installation Certificate – DA Conditions DA10 & DA225	Ward Civil Engineering	-	07.05.09
Design Certification – DA Conditions DA9, DA10 & DA225	BG&E Pty Ltd	-	08.04.09
Email re: DA Condition ANS26	Abigroup Contractors P/L	-	25.03.09
Installation Certificate – DA Conditions ANS15, ANS16, ANS18 & ANS19	Ward Civil Engineering	-	14.05.09
Letter re: Roadwork drawings approval	Roads & Traffic Authority	Dwgs No. C-RW-04 & C-RW-02	06.04.09
Fire Test Report – Décor Trend Acoustic Board	AWTA Product Testing	-	25.01.08



Title	Prepared By	Reference	Date
Certificate of Assessments – Slash Pine Plywood & Hoop Pine Plywood	CSIRO Materials Science and Engineering	1063 & 1064	16.05.08
Letter re: Acoustic Certification	Acoustic Logic Consultancy Pty Ltd	-	14.05.09
Letter re: DA Condition 95	Abigroup Contractors P/L	-	18.05.09
Survey report – Building heights (DA Condition 59)	Stratasurv Pty Ltd	-	April 2009
Survey report – Footings and slab conditions (DA Condition 61)	Stratasurv Pty Ltd	-	20.08.08
Email re: DA Condition DA100	Abigroup Contractors P/L	-	28.04.09
Email re: DA Condition DA102	Abigroup Contractors P/L	-	03.04.09
Correspondence re: DA Conditions DA224, DA225 & DA342	Abigroup Contractors P/L	-	05.02.09
Correspondence re: Plaza Design – DA Conditions ANS02-ANS06	Manly Council	Dwgs No. CD_L_000 to CD_L_110	05.02.09
Letter re: Landscape works compliance	Oculus Pty Ltd	-	15.05.09
Letter re: Hardwood supplied	Australian Ironwood Antique Timbers P/L	-	08.04.09
Design Compliance Certificate - Onsite stormwater detention	BG&E Pty Ltd	Dwg. No. C-STW-05 rev. C	15.05.09
Installation Certificate – Lightweight	Brighton Australia	-	15.05.09
Installation Certificate – Balustrade	Feenix Australia	-	15.05.09
Installation Certificate – Lifts	Schindler Lifts	-	19.05.09
Installation Certificate – Landscape softworks	Bates Landscape (NSW) P/L	-	06.05.09
Installation Certificate – Fire stopping	Fire Stopping P/L	-	06.05.09
Installation Certificate – Structural steel	Sharvain Facades	-	02.05.09
Installation Certificate – Electrical conductors, interior lighting, energy efficiency and energy (non residential)	Heyday Group	-	19.05.09
Installation Certificate – Roof plumbing	Torraca Enterprises	-	01.05.09
Installation Certificate – Masonry works	DJD Brick & Blocklaying P/L	-	28.04.09
Installation Certificate – Stormwater services	Boone & Willard Plumbing	-	15.04.09
Installation Certificate – Hydraulic services	Boone & Willard Plumbing	-	15.04.09
Installation Certificate – Waterproofing	Conceal Concrete Waterproofing P/L	-	08.05.09
Structural Design & Inspection Certificate	Enspan Design P/L	-	15.05.09
Installation Certificate – Tactile indicators	Safespot P/L	-	19.05.09
Installation Certificate – Lightweight partitions and suspended ceilings	Brighton Australia	-	04.05.09

# CITY PLAN SERVICES

Title	Prepared By	Reference	Date
Fire Test Report – Rotary glasswool insulation blanket	CSR Building Materials Research	340	31.10.96
Fire Test Report – Glasswool building blanket	CSIRO Manufacturing & Infrastructure technology	FNC0353	23.09.05
Letter re: Ozone depleating potential	CSR Bradford Insulation	-	March 2008
Fire Test Report – Flooring	AWTA Textile Testing	2194/1	20.02.04
Fire Test Report – Flooring	AWTA Textile Testing	2194/19	20.02.04
Slip Resistance Test Report	CSIRO Building Construction and Engineering	EN13/739	20.12.00
Slip Resistance Test Report	CSIRO Industrial Research Services	EN13/580	27.10.04
Fire Test Report	CSIRO Manufacturing & Infrastructure technology	FNR0128	08.04.08
Fire Test Report	CSIRO Manufacturing & Infrastructure technology	FNR0140	14.05.04
Slip Resistance Test Report	CSIRO Building Construction and Engineering	EN13/518	06.08.99
Structural Inspection Certificate	BG&E Pty Ltd	-	20.04.09
Installation Certificate – Steel handrail/balustrades	Tie Fabrications Pty Ltd	-	20.04.09
Certificate of Structural Adequacy	M+G Consulting	-	27.04.09
Fire Safety Certificate – Fire rated roller shutters	Thompson's Roller Shutters Pty Ltd	-	30.04.09
Fire Safety Certificate – Fire rated roller shutters	Thompson's Roller Shutters Pty Ltd	-	30.04.09
Final Fire Safety Certificate Access Panels, doors and hoppers to fire resisting shaft Fire doors Separation of retail amenities Smoke doors Smoke seals + doors	Building Products Australia	-	27.04.09
Final Fire Safety Certificate Fire seals protecting openings Fire separation of equipment Separation of loading dock from retail Fire separation of tower B & D together with basement carpark & podium level Separation of retail amenities Separation of travelators & lift shafts Vertical separation of openings in external walls Towers A, C, E, F, G & H	DJD Brick & Blocklaying P/L	-	28.04.09
Final Fire Safety Certificate Fire seals protecting openings Fire separation of tower B & D together with basement carpark & podium level Hose reel system	Boone & Willard Plumbing	-	29.04.09
Interim Fire Safety Certificate Emergency lifts Fire separation of tower B & D together with basement carpark & podium level Warning and Operational Signs	Schindler Lifts	-	30.04.09
Interim Fire Safety Certificate Various essential measures	Wormald	-	12.05.09

# CITY PLAN SERVICES

Title	Prepared By	Reference	Date
Interim Fire Safety Certificate Various essential measures	Heyday Group Pty Ltd	-	12.05.09
Interim Fire Safety Certificate Various essential measures	Heyday Group Pty Ltd	-	12.05.09
Interim Fire Safety Certificate Various essential measures	Baratech Pty Ltd	-	29.04.09
Final Fire Safety Certificate Fire doors Fire seals protecting openings	Fire Stopping Pty Ltd	-	06.05.09
Final Fire Safety Certificate Automatic sliding doors Egress door operation of louvers and doors Separation of retail amenities Separation of travelators & lift shafts Smoke seals and doors	Sharvain Facades P/L	-	07.05.09
Final Fire Safety Certificate Access panels doors and hoppers Fire seals protecting openings Lightweight Construction Smoke separation of small retail tenancies	Brighton Australia	-	05.05.09
Final Fire Safety Certificate Various essential measures	Brighton Australia	-	15.05.09
Final Fire Safety Certificate – Overall	Abigroup Contractors P/L	-	12.05.09
Inspection Report	Defire (NSW) P/L	-	25.05.09
Inspection Report – Commencement	City Plan Services	-	10.09.07
Inspection Report – Stormwater	City Plan Services	-	25.03.09
Inspection Report – Final	City Plan Services	-	25.05.09



## SCHEDULE 2 FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
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
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 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
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 08.04.09
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 station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 Rev1.8 dated 08.04.09
Egress path marking on 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 lighting	BCA 2006 E4.2, E4.4; Building L community club & Building G Gym BCA 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
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 SAFETY MEASURES	STANDARD OF PERFORMANCE
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, 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. 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 Rev1.8 dated 08.04.09
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
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 Rev1.8 dated 08.04.09
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
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	Alternative Solution Report prepared by Defire



FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
tenancies (>1,000 m2)	Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 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 Rev1.8 dated 08.04.09
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. 20050098 Rev1.8 dated 08.04.09
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Separation of travelators & lifts shafts connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 & mail	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 podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Stair pressurisation including stair F1 + Building G	BCA 2006 E2.3, AS1668.1-2004 & Alternative

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
stair	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
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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 Rev1.8 dated 08.04.09
Wall wetting sprinkler and drencher systems	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), D2.23 Signs on exit doors
Deletion of zone smoke control system	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

## INSTALLATION CERTIFICATION / RETAIL TENANCIES

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

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

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

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

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

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

Signature: .......... Date.....25/05/09...



**baratech**  
air conditioning



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

## INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

**9 Sefton Rd Thornleigh NSW 2120**

hereby certify:-

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

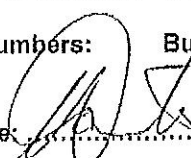
- a) The relevant clauses of the Building Code of Australia,  
AS4254 BCA Spec 1.10  
BCA 2006 J3.5 for DA101/06 BCA 2008 J3.5 for DA314/07  
BCA 2008 J5.2, J5.3, J5.4, J5.5 & NSW J(A)5.2 for DA101/06  
BCA 2008 J5.2, J5.3, J5.4, J5.5, & for DA314/07  
BCA J1.2  
BCA J1.2©  
BCA NSW J(A)5.2 & NSW J8.2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

Full Name of Certifier: **MATTHEW EATON**

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

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

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

Signature: 

*Per M. Eaton*  
Date **4/06/2009**



Heyday Group Pty Ltd  
ABN 82 121 276 168

ACC Technologies  
Heyday Communications  
Heyday Electrics  
Heyday Fire Technologies

Locked Bag 2047  
North Ryde NSW 1670

9 Waterloo Road  
North Ryde NSW 2113

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

## INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

That the ... ewis system... installed in the building project (SHOP 42) complies with:-

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

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

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

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

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

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



A Member Of The Hastie Group



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

**Certificate**

**Type of Certificate**

(See Note 1)

☐ Interim

☒ Final

**Certificate**

Name Owner/Agent

I **Stephen Surjan**

Address

Of **Abigroup Contractors Pty Ltd**

**Certify that**

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

(See Note 2 Assessment  
Requirements)

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

(See Note 3 relevant fire  
safety Schedule)

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

**Identification of Building**

197 – 215 Condamine Street  
Balgowlah NSW 2093

**Particulars of Building**

Description of Part: **All retail tenancies**

**Date of Assessment**

12/06/2009

**Owner's Details**

Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

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

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

**Date of Certificate**

dated this 12<sup>th</sup> day of JUNE 2009

**Signature**

Owner/Agent

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

Full Name: STEPHEN SURJAN

Qualifications and Experience: CIVIL ENGINEER

Address: 92A PACIFIC HIGHWAY GORDON NSW 2072

Phone numbers: Bus: (02) 9499 0949 Fax: (02) 9499 8822 Mob: 0124 148693

**SUPERGLAZE GLASS AND GLAZING**  
17 BRADDON ST  
CONCORD NSW 2137

Phone Number: 02 97361300  
0412962031


Fax Number: 02 97361986

ABN: 23 447 400 761

RE: KODAK EXPRESS  
SHOP 42  
THE VILLAGE  
STOCKLAND BALGOWLAH NSW

The glazing at the above mentioned tenancy has been installed to the Australian Standards in AS1288.

Regards



BRETT MORRISON

## AMTICO TECHNICAL STANDARDS

Standard	Reference	Result
Manufacturing Standard	EN649	Pass
Wear Group Classification	EN685	34,43
NF-UPEC Classification	NF-UPEC	$U_4P_3E_2C_2$
Abrasion Resistance	EN660	Group T Thickness loss (typical) 0.077mm
Slip Resistance	DIN 51130 ASTM D2047-99	R9 >0.5 (dry coefficient of friction) ADA Compliant
Residual Indentation	EN 433 ASTM F1700-99	0.04mm Pass
Chemical Resistance	DIN 51958 ASTM F925	Excellent Excellent
Sound Reduction	DIN52210	4 dB
Light Stability	ISO 105 B02 ASTM F1515	7 or better Exceeds requirements
Dimensional Stability	EN434 ASTM F1700-99	< 0.25% Exceeds requirements
Thermal Resistance	DIN 52612	0.026 Km <sup>2</sup> /W (underfloor heating suitable)
Thermal Conductivity	DIN 52612	0.4 to 0.65 W/mK 3.0 to 4.5 BTU/in/ft <sup>2</sup> /°F
Flexibility	EN435 ASTM F-137	Pass Pass
Flammability/Smoke Emissions	DIN 4102 IMO A653 (16) ASTM E648 ONORM 3800/3810 NT Fire 007 Swiss French Epiradiateur	B1 Pass Class 1 Class Q1/B1 Class G Class 5.3 M3
Wear Layer Thickness	EN429	1.0mm
Castor Chair Resistance	EN425	Pass
Tensile Strength		Up to 4000 lbs/sq. inch
Heat Resistance	ASTM 1514	Exceeds requirements

Friday 12 June 2009

Interior Fitouts Pty Ltd  
Po Box 593  
Alderley QLD 4051

Attention – Tracey

RE: Kodak Express – Shop 42 – The Village Balgowlah – NSW

SUBJECT: Security Closure Installation

This is to certify that the Dynamic security closure was installed by Dynamic Closures (Aust) Pty Ltd on 12 June 2009. The security closure only was installed to our specifications.

The glass was supplied by Dynamic Closures and is 3mm toughened glass as specified; the glass meets the Australian Standards number AS/NZS2208 rules and regulations.

The folding security closure was fixed to an overhead support structure. The structure is not covered by this certificate. The structure was supplied by Interior Fitouts Pty Ltd.

Dynamic Closures (Aust) Pty Ltd offers a full 12 month warranty on its products as set out on the following sheet.

Yours Sincerely,



GARY DOUGHTY

**DYNAMIC CLOSURES (AUST) PTY LTD.**

ABN 90 007 220 466

VICTORIA  
NEW SOUTH WALES  
QUEENSLAND  
SUNSHINE COAST  
WESTERN AUSTRALIA

52 Industrial Park Drive (P.O. Box 984), Lilyvale VIC 3140  
701 Bow Street, Balgowlah, NSW 1585  
P.O. Box 981, Balgowlah NSW 1585  
P.O. Box 117, Winton Road, QLD 455  
P.O. Box 3015, Balgowlah NSW 1585

Tel: (03) 9739 5222 Fax: (03) 9739 5574  
Tel: (02) 9390 2016 Fax: (02) 9390 2046  
Tel: (07) 3805 8055 Fax: (07) 3805 8015  
Tel: (07) 5493 1953 Fax: (07) 5493 1908  
Tel: (08) 9543 8028 Fax: (08) 9543 8125



# ABBOT DESIGN PTY LTD

A.B.N 20091 868 567

Consulting Civil, Structural, Hydraulic & Design Engineers  
Project Managers

---

11 June 2009

Interior Fitouts Pty Ltd  
PO Box 593  
Alderley QLD 4051

## CERTIFICATION

Re: Shopfront Bulkhead and Signage Inspection  
For: Kodak Express, Shop 42, The Village Balgowlah

Dear Sir,

This is to certify that a Structural Engineering inspection at the above shop has been carried out on Thursday, 11 June 2009.

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

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

Yours faithfully,

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

---

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

**Brisbane**  
PO Box 694  
Stones Corner QLD 4120  
Mobile: 0414 353 185

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

**Melbourne**  
28 Heatherlea Crescent  
East Kellor VIC 3033  
PO Box 312 Nieldrie VIC 3012  
Tel: (03) 9331 1859 Fax: (03) 9331 2049

# ABBOT DESIGN PTY LTD

A.B.N. 29091 868 567

Consulting Civil, Structural, Hydraulic & Design Engineers  
Project Managers

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11 June 2009

Interior Fitouts Pty Ltd  
PO Box 593  
Alderley QLD 4051

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East Keilor VIC 3033  
PO Box 312 Niddrie VIC 3042  
Tel: (03) 9331 1839 Fax: (03) 9331 2049

# Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

16

NOTE	This is to be used for the purposes of section 10(c) of the <i>Building Act 1975</i> and/or section 47 of the <i>Building Regulation 2006</i> .	
1. Indicate the type of certificate	<div data-bbox="571 432 1420 683"> <input type="checkbox"/> Inspection Certificate for  <input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure)  (indicate the stage) _____  <input type="checkbox"/> Aspect of building work  (indicate the aspect) _____ </div> <div data-bbox="571 734 1468 918"> <input checked="" type="checkbox"/> QBSA Licensee Aspect Certificate  Scope of the work  Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, eg scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers". </div> <div data-bbox="523 922 1452 1097"> <p>Fire extinguisher installation</p> </div>	
2. Property description The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	<div data-bbox="523 1124 1452 1272"> Street address (include no., street, suburb / locality &amp; postcode)  Shop 42 The Village Stockland  97/915 Condamine St Balgowlah Postcode 2093  Lot &amp; plan details (Attach list if necessary) </div> <div data-bbox="523 1317 1452 1388"> In which local government area is the land situated? </div>	
3. Building description	<div data-bbox="523 1406 1452 1662"> <div> Building description  Shop 42 Koolak Exptops </div> <div> Class of building / structure  6 </div> </div>	
4. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.	<div data-bbox="523 1684 1452 1904"> <p>Portable Fire extinguisher</p> </div>	

## 5. Basis of certificate

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

AS 2144

## 6. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

## 7. Building certifier reference number and development approval number

Building certifier reference number

Development approval number

## 8. Building Certifier or competent person details

A competent person must be assessed as competent before carrying out the inspection. The builder for the work cannot give a stage certificate of inspection.

A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

T. Maguire

Company name if applicable

Interior Fitouts

Contact person

T. Maguire

Phone no. business hours

3855 3140

Mobile no.

-

Fax no.

3855 3145

Email address

tracey@interiorfitouts.com.au

Postal address

PO Box 593  
Alderley

Postcode 4051

Licence class

Licence number

Date approval to inspect received from building certifier

T. Maguire

## 9. Signature of building certifier, competent person or QBSA licensee

☐ Inspection Certificate for stage or aspect

☐ QBSA Licensee Aspect Certificate

☒ A person who may under s43 give a QBSA licensee certificate for the aspect if it complies with the requirements for self assessable building work under the *Building Regulation 2006* s44.

Signature



Date

12.6.09

# Final / Interim Fire Safety Certificate

Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3

## Type of Certificate

Type of certificate issued

☐ Interim

☒ Final

## Details of Certificate

Name of Owner/Agent

I,

Address

of

certify that:

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

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

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

## Identification of the Building

Street Condamine Street, Balgowlah

Side of street

Nearest cross street

House/Unit number

Shop 42, Stockland shopping centre, 197-215

Description of the building  
(whole or part)

Shop

## Date of Assessment

Date of assessment

## Essential Fire Safety Measures

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
1.	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 Rev 1.5, dated 19 June 2007
2.	Automatic Fire Suppression System (Sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
3.	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 June 2007.
4.	Emergency Lighting	BCA 2006 E4.2, E4.4 & AS/NZS 2293.1 – 2005
5.	Emergency Warning & Intercommunication System	BCA 2006 E4.9 & AS 1670.4 - 2004 & AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
6.	Exit Signs	BCA 2006 E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
7.	Mechanical Air Handling System	BCA 2005 E2.2,  AS/NZS 1668.1 – 1998 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
8.	Portable Fire Extinguishers	BCA 2006 E1.6 & AS 2444 – 2004
9.	Smoke Baffles between retail mall & Specialty Shops	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007

(continued)

Final / Interim Fire Safety Certificate

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
10.	Smoke Control System	BCA 2006 E2.2, Spec E2.2b & AS 1668.1 as varied by Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
11.	Smoke Separation of Retail Tenancies Smaller than 1,000 m <sup>2</sup>	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007

**Date of Certificate**

Date of this certificate

12/6/09

**Signature**

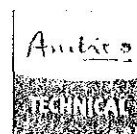
Agent / Owner's Signature

Capacity

*[Handwritten Signature]*  
*Chief Fire Officer*

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.
- A Fire Safety Certificate is a certificate issued by or on behalf of the owner of the building.





## AMTICO TECHNICAL STANDARDS

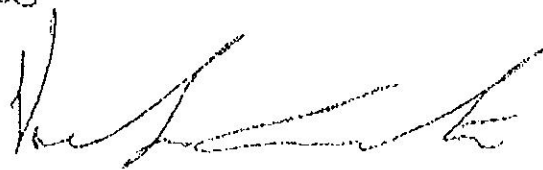
Standard	Reference	Result
Manufacturing Standard	EN649	Pass
Wear Group Classification	EN685	34,43
NF-UPEC Classification	NF-UPEC	$U_4P_3E_2C_2$
Abrasion Resistance	EN660	Group T Thickness loss (typical) 0.077mm
Slip Resistance	DIN 51130 ASTM D2047-99	R9 >0.5 (dry coefficient of friction) ADA Compliant
Residual Indentation	EN 433 ASTM F1700-99	0.04mm Pass
Chemical Resistance	DIN 51958 ASTM F925	Excellent Excellent
Sound Reduction	DIN52210	4 dB
Light Stability	ISO 105 B02 ASTM F1515	7 or better Exceeds requirements
Dimensional Stability	EN434 ASTM F1700-99	< 0.25% Exceeds requirements
Thermal Resistance	DIN 52612	0.026 Km <sup>2</sup> /W (underfloor heating suitable)
Thermal Conductivity	DIN 52612	0.4 to 0.65 W/mK 3.0 to 4.5 BTU/in/ft <sup>2</sup> /°F
Flexibility	EN435 ASTM F-137	Pass Pass
Flammability/Smoke Emissions	DIN 4102 IMO A653 (16) ASTM E648 ONORM 3800/3810 NT Fire 007 Swiss French Epiradiateur	B1 Pass Class 1 Class Q1/B1 Class G Class 5.3 M3
Wear Layer Thickness	EN429	1.0mm
Castor Chair Resistance	EN425	Pass
Tensile Strength		Up to 4000 lbs/sq. inch
Heat Resistance	ASTM 1514	Exceeds requirements

To Whom it may concern

This letter confirms that  
Kodak Express - Stage 112

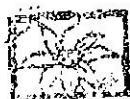
Address: 97 Condamine st in botgowlah  
was done by Just Let it flow plumbing  
ALL ACCORDING TO Australian standards  
And AS 3500.

Just Let it flow plumbing  
Victor Lapera



12.06.09

FORM 1: INTERIM FIRE SAFETY CERTIFICATE


**Warringah Council**

Civic Centre 725 Pittwater Road  
(corner Civic Drive)  
DEE WY, NSW 2099  
PO Box 9115 Dee Wy  
Ph: (02) 8942 2111  
Fax: (02) 8942 2012

# Final/Interim Fire Safety Certificate

Form 15  
Environmental Planning and Assessment Amendment Regulation 1998

## Final/Interim Fire Safety Certificate

Under the Environmental Planning and Assessment Regulation 1998, Clauses 105 and 107

### Type of Certificate

See Note 1

☒ Interim certificate☐ Final certificate

### Applicant

Name Owner/Agent

John M. M. M.

Address

1/1, 2000, 2000, 2000, 2000, 2000

I certify that:

a) each of the essential fire safety measures listed below:

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

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

### Identification of Building

Street

Condominium ST

House/Unit No. or Name

5/105 42nd

Side of Street

Stanley Road

Nearest Cross Street

Sydney

### Particulars of Building

Whole/Part

5/105 42nd

Date of Assessment

13/06/08

Description of Part (where applicable)

1/1, 2000, 2000, 2000, 2000, 2000

EXPRESS, STOCKLAND, MAIL

### Owner's Details

Name

KENDAL EXPRESS

5/105 42nd

STOCKLAND

Address

MAIL CONDOMINIUM UNIT SYDNEY NSW 15 CONDOMINIUM UNIT

### Essential Fire Safety Measures See Note 3

Measure

Standard of Performance

Date of Certificate

EXIT SIGN

AS 2243

Dated the 13 day of JUNE 2008

4 EMERGENCY LIGHTS

AS 2273

1 EMERGENCY TEST

APL 3000

Smo. Test

Signature

John M. M. M.

Owner/Agent

KENDAL EXPRESS

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

## CUSTOMER COPY

CERTIFICATE NO: 010843

Telephone Contact 07343553140

Meter No: 25177501-

NMI of app: cable } *[Signature]*

Cross Street 57 D'Arcy 76th Postcode 10019

Type of Installation: ☐ Residential ☒ Commercial ☐ Industrial ☐ Street ☐ Other

Special Conditions    ☐ over 100 amps    ☐ High Voltage    ☐ Hazardous Area    ☐ Generate    ☐ Unmotored Supply

☒ New Installation ☐ Network connection or metering

☐ Additions or alterations to a switchboard or associated equipment ☐ Defect Rectification Note

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input type="checkbox"/> Switchboards			
<input checked="" type="checkbox"/> Circuits	15 + 20 AMP	5 x 15 x 40	4 x 12V 50W Down LT + 6 x 35W ATT. GLASS
<input checked="" type="checkbox"/> Lighting	16 AMP		16 - 2 x 15W ATT ELECTRONIC COMPACT FLUORESCENT
<input checked="" type="checkbox"/> Socket-outlets	20 AMP	240 IS	10 x 25W ATT + 5 x 21 + 3 x 13W ATT + 5
<input type="checkbox"/> Appliances			ELECTRONIC FLUORESCENT
			2 x 10W ELECTRONIC LTs + 1 BLADE UNIT.
Estimated increase in load Amp		29.2 Amps	<input checked="" type="checkbox"/> Increased load is within capacity of installation/service mains
<input checked="" type="checkbox"/> Work is connected to supply			<input type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out  
or supervised by: John Pearson Licence No: AS015016

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance MΩ	<input checked="" type="checkbox"/> Visual checking and installation suitable for contribution to safety
<input checked="" type="checkbox"/> Polarity	<input type="checkbox"/> Stand alone power system compliant with AS 4804
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)

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

Name: John Adams Licence No: 458765

Signature: <i>[Signature]</i>	Date of Testing: 12-06-01
-------------------------------	---------------------------

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

Name: Andrew M. A. Licence No: 773066

Signature: [Signature] Date of Notice: 11/13/2014

Address: Winthrop Lake Windsor Downs Telephone No. 608-772-51

## ELECTRICITY DISTRIBUTOR (DNBP) REMARKS

*Inspector*

Comments: M4023

