

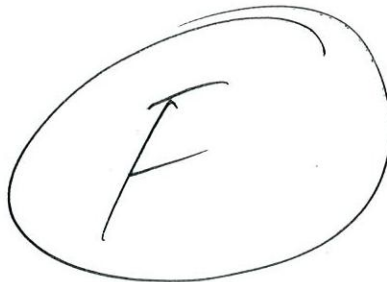


Job No. 2009/203

Friday, 27 March 2009

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager



17/09

**RE: Complying Development Certificate No. 09/203/01  
Lin & Barrett, Shop 45 & 46, 197-215 Condamine Street, Balgowlah**

Please find attached a copy of Complying Development Certificate 09/203/01 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

AVI

CERTIFIER

\$30

R. 600 472

30.3.09



Job No. 2009/203

Friday, 27 March 2009

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

**RE: Notice of Commencement**

Lin & Barrett, Shop 45 & 46, 197-215 Condamine Street, Balgowlah

**CDC: 09/203/01**

**Description of work:** Internal retail fitout

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

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
HIREABILITY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 FAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 46 102 366 576

## NOTICE OF COMMENCEMENT

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

### PART 1 Development Details

|  |   |
|--|---|
| <b>Applicant Details</b>                   | Applicant's name: <u>LIN AND BARRETT PTY LTD</u><br>Address: <u>P.O. Box 1147</u><br>Suburb: <u>ROZELLE</u> State: <u>NSW</u> Post Code: <u>2039</u><br>Phone: <u>(02) 9555 6075</u> Fax: <u>(02) 9555 7088</u><br>Mobile: <u>0419 230 990</u> E-mail: <u>TIMBT@LINANBARRETT.COM.AU</u> |
| <b>Details of the Land to be Developed</b> | Address: <u>SHOP 45/46 STOCKLANDS 197-215 GERRARD ST</u><br>Suburb: <u>BAL GOWLAH</u> State: <u>NSW</u> Post Code: <u>2093</u><br>Lot no: _____ DP No./Section: _____   |
| <b>Description of Work</b>                 | Type of work: <u>Building Work</u> Description: <u>SHOP FITOUT</u><br><u>ENGINE RETAIL STORE</u><br><u>SHOP 45/46</u>   |

### PART 2 Details of Development Approval

|                                   |   |
|-----------------------------------|---|
| <b>Development Consent or CDC</b> | -Development Consent/Complying Development No: <u>09/203/01</u><br>Date of Determination: <u>27/03/2009</u> |
| <b>Construction Certificate</b>   | Construction Certificate No: _____<br>Date of Determination: _____<br><u>1101856</u>                        |

### PART 3 Appointment of Principal Certifying Authority

|  |   |
|--|---|
| <b>Details of Principal Certifying Authority</b> | Certifying Authority: <u>STEVE WATSON</u> for <b>Steve Watson &amp; Partners Pty Ltd</b><br>Accreditation Body: <u>BFB</u> Accreditation Number: <u>BFB0432</u><br>Contact number: <u>(02) 9283 6555</u><br>Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u> |
|--|---|

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?<br><input checked="" type="radio"/> - yes <input type="radio"/> - no<br><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><br><br>NA                         | Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.<br>1. Are you an owner-builder?<br><input type="radio"/> - yes, Owner-builder permit number? _____<br>or<br>2. Will the work be carried out by some one licensed to do so?<br><input type="radio"/> - yes<br>Name of the builder: _____<br>Telephone Number: _____ Contractor License no. _____<br>Attach one of the following documents to this notice:<br>(a) Evidence that the licensed person is insured to carry out this type of work; or<br>(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><br><br><i>Required for all projects</i> | Name: JAE KIM C/O G.A. RETAIL SOLUTIONS.<br>Address: GRND FLOOR, 27-31 PUNCHBOWL ROAD, BELFIELD NSW 2191<br>Contact Number: 02 9642 4099 / 0406 105 957   |
| <b>Date Work is to Commence</b>  | Date: 24/03/2009  |

## PART 5 Signatures

|   |  |
|---|--|
| <b>Principal Certifiers<br/>Declaration</b> | <p>The Principal certifying authority must sign the notice</p> <p>I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development.</p> <p>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.</p> <p>Signature: _____</p> <p>Name: <u>STEVE WATSON</u> Date: <u>27 / 3 / 2009</u></p> |
| <b>Applicants<br/>Declaration</b>           | <p>The applicant, or the applicant's agent must sign the notice</p> <p>Signature: _____ Date: <u>24 / 3 / 09</u></p> <p>Name if you are not the applicant: <u>Tim Burton-Taylor</u></p> <p>In what capacity are you signing if not the applicant: <u>Director</u></p>  |

## 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.





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. 09/203/01

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*.

|  |   |
|--|---|
| <b>Applicant</b>   | Name: <b>Lin &amp; Barrett Pty Ltd</b><br>Address: <b>Suite 3, 600 Darling Street</b><br>Suburb: <b>Rozelle</b> State: <b>NSW</b> Postcode: <b>2039</b>   |
| <b>Location of the Property</b>                              | Address: <b>197-215 Condamine Street</b><br>Suburb: <b>Balgowlah</b> State: <b>NSW</b> Postcode: <b>2093</b><br>Real Property Description: <b>101/1102617</b>   |
| <b>Proposed Complying Development</b>                        | Type: <b>Carrying out of work</b><br>Description: <b>Internal retail fitout to shop 45 &amp; 46 for Lin &amp; Barrett</b><br>Proposed Use: <b>Retail</b><br>Building Code of Australia Classification: <b>Class 6</b> |
| <b>Date of Receipt</b>                                       | Date Received: <b>24<sup>th</sup> March 2009</b>  |
| <b>Determination</b>   | <b>Approved</b><br>Date of Determination: <b>27<sup>th</sup> March 2009</b>   |
| <b>Date of Lapse</b>   | <b>27<sup>th</sup> March 2014</b>   |
| <b>Environmental Planning Instrument Decision Made Under</b> | <b>Manly Local Environment Plan 1988</b><br><b>Schedule 9 Complying Development</b>   |

*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: **Friday, 27<sup>th</sup> March 2009**

**Design documentation approved for Complying Development Certificate 09/203/01 for Lin & Barrett, Shop 45 & 46, 197-215 Condamine Street, Balgowlah**

| Drawing No. | Drawing Title                    | Revision | Date     | Drawn by         |
|-------------|----------------------------------|----------|----------|------------------|
| D491-1D     | Floor Plan Elevation             | D        | 23.02.09 | Ryan D-3 Pty Ltd |
| D491-2D     | Reflected Ceiling Plan Shopfront | D        | 25.02.09 | Ryan D-3 Pty Ltd |

**Documentation relied upon to issue Complying Development Certificate 09/203/01 for Lin & Barrett, Shop 45 & 46, 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  | 24.03.09 |
| 4       | Existing and proposed fire safety schedule  | -        |
| 6       | Evidence of Long Service Levy Payment   | 26.03.09 |
| 7       | Manly Council – Standard CDC Conditions   | -        |

# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

Complying Development Certificate 09/203/01 for Lin & Barrett, Shop 45 & 46, 197-215 Condamine Street,  
Balgowlah

## Existing Fire Safety Schedule

| 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<br>- Horizontal fire separations<br>- Vertical fire separations<br>- Lift doors<br>- Smoke guard containment system<br>- 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/NZS1688.1-1998 & 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),<br>BCA 2006 E3.3 (lifts),<br>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 FAX +61 2 9283 8500

sydney@swpartners.com.au

www.swpartners.com.au

ABN 48 102 366 576

## CI143B Site Inspection Record

|                 |  |                     |                                       |
|-----------------|--|---------------------|---------------------------------------|
| Project Address | Lin & Barrett, Shop 45 & 46, 197-215 Condamine Street, Balgowlah | Inspection record # | 2009/203C                             |
| Inspector       | Steve Watson   | Accreditation #     | BPB 0432                              |
| DA ref          | Not Applicable   | Date                | 13 <sup>th</sup> March 2009           |
| CDC no.         | 09/203/01  | Type                | PRE-COMPLYING DEVELOPMENT CERTIFICATE |

### Checklist

|   |  |  |     |
|---|--|--|-----|
| Annual Fire Safety Statement Provided?            | No – Building is under construction.<br><br>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

Date

13 - 3 - 2009

## 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 45 & 46, 197-215 Condamine Street**

Town/City **Balgowlah**

Postcode **2093**

**Formal Particulars of Title**

Lot 101 DP 1102617

**2. Name of Applicant:** Lin & Barrett

**3. Description of Development:** Internal retail fitout

**4. Council Area:** Manly

**5. Details of Complying Development Certificate:**

(a) Issued by **Steve Watson**

(b) Accreditation Number **BPB0432**

(c) Complying Development Certificate No. **09/203/01**

(d) Date of Certificate **27<sup>th</sup> March 2009**

(e) Date on which the certificate lapses **27<sup>th</sup> March 2014**

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 (1) (c) of the Environmental Planning and Assessment Act 1979 and Clause 130 (5) of the Environmental Planning and Assessment Regulation 2000.

(Signed) .....



Date .....

27.3.09

# APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE



STEVE WATSON  
& PARTNERS

BUILDING REGULATIONS CONSULTANTS AND OFFICERS  
REGISTERED ENGINEERS

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

## 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): LIN AND BARRETT PTY LTD

Given names (or ABN): 798 541 176

Address: Suite 3, 600 DARLING STREET  
ROZELLE State: NSW Post Code: 2039

Phone: (04) 9555 6075 Fax: (04) 9555 7088

Mobile: 0419 230 990 E-mail: TIM BT @ LIN AND BARRETT.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.

Surname (or Company): Stocklands

Given names (or ABN): Elle JOEL NEVEU - COLLINS - RETAIL DESIGN MANAGER

Address: Level 25, 133 CASTLEBRIDGE ST  
SYDNEY State: NSW Post Code: 2000

Phone: (02) 9035 2905 Fax: (02) 8988 2905

Mobile: 0434 070 133 E-mail: JOEL.NEVEU-COLLINS @ STOCKLANDS.COM.AU

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): SEE ATTACHED 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)

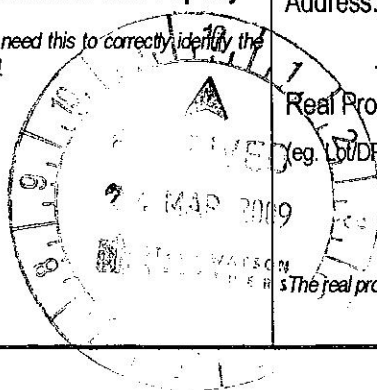
### Location of the Property

We need this to correctly identify the land.

Address: 197-215 CAMDENING ST  
BALGOWLAH State: NSW Post Code: 2093

Real Property Description:      
(eg. LDP, etc)      
   

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





## PART 2 Work description

|  |   |                                     |
|--|---|-------------------------------------|
| <b>Proposed Complying Development</b>  | Use of land/building  | <input type="checkbox"/>            |
|  | Erection of a building  | <input type="checkbox"/>            |
|  | Subdivision of land/building  | <input type="checkbox"/>            |
|  | Carrying out of work  | <input checked="" type="checkbox"/> |
|  | Demolition  | <input type="checkbox"/>            |
| <b>Other</b>   | <input checked="" type="checkbox"/>   | SHOP FITTING                        |
|  | description(eg dwelling house):   |                                     |
|  | FITOUT  |                                     |
| proposed use: RETAIL   |   |                                     |
| <b>Estimated cost of work</b><br>(inclusive of GST)                              | \$ 150,000 (102,100 Fitout + 48,000 Furniture)  |                                     |
| <b>Principal Contractors Details</b><br><small>Required for all projects</small> | Name: JAE Kim Co G.A. RETAIL SOLUTIONS<br>Address: Ground Floor 27-31 Punchbowl Road BELFIELD NSW 2191<br>Contact Number: 02 9642 4099 0406 105 957 |                                     |

## 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:

*L. R. R. R.*

Date:

20 / 3 / 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • Evidence of Home Building Act requirements satisfied                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| • Evidence that Long Service Levy has been paid  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| • ABS schedule is completed  | <input checked="" 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>)

### 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)

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 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 type="checkbox"/> 60 |
| Concrete or stone | <input 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 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 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/foi 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 or, 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.

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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

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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.

---

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



6 December 2008

Lin & Baret Pty Ltd  
C/-103 Beattie St  
Balmain NSW 2041

Re: Development Application for fitout works for the below premises  
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW  
Premises: Shop 45-46 Lin & Baret – Stockland Balgowlah

***This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 8<sup>th</sup> December 2008***

We refer to the attached application.

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

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

Retail design manager )  
Name of witness )

Retail Design Manager: )  
Occupation of witness )

Level 25, 133 Castlereagh Street  
Sydney NSW 2000

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

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

Stockland Retail

133 Castlereagh Street  
SYDNEY NSW 2000  
GPO Box 998  
Sydney NSW 1041

T (02) 9035 3192

F (02) 8988 3192

[www.stockland.com.au](http://www.stockland.com.au)



## Email

Date 25 November 08

To Tim Barrett  
Rob Ryan

Email [timbt@linandbarrett.com.au](mailto:timbt@linandbarrett.com.au)  
[ryand3@bigpond.net.au](mailto:ryand3@bigpond.net.au)

From Joel Neveu-Collins

Subject **FINAL DESIGN REVIEW – APPROVAL (with Conditions)**  
**Stockland Balgowlah – Premises 28 Flight Centre**

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Caution this message may contain privileged and confidential information intended only for the use of the addressee. If you are not the intended recipient of this message you are notified that any use, dissemination, distribution or reproduction of this message or the attachments is prohibited.

Any confidentiality or privilege is not waived or lost because the facsimile was sent to you in error. If you have received this message in error please notify Stockland immediately, delete it from your systems and destroy any copies.

---

Dear Tim

We attach a copy of the Final Design Approval and stamped drawings with comments for your action.

Please ensure copies of these drawings along with the Design Review are issued to your shopfitter prior to commencing fitout works on site.

Note: Any changes to the final design approved drawings must be submitted for additional approval prior to commencing fitout.

Any deviations from the final design approved drawings observed on site shall be considered a defect for rectification.

Should you have any further questions please do not hesitate to contact the undersigned.

Yours sincerely

**Joel neveu-Collins**  
*Retail Design Manager*  
mobile: 0434070133  
email: [joel.neveu-collins@stockland.com.au](mailto:joel.neveu-collins@stockland.com.au)



## **DESIGN REVIEW**

### ***Stockland Balgowlah***

Premises: Lin and Barrett

Premises No: 45-46

Date of Review: 8/12/08

Reviewed By: Joel Neveu-Collins

Approval Status:

☐ Not approved – Re-submit Design Concept

☐ Generally approved – Design Development Required

☒ **Final Drawing Package approved pending comments/stamped set attached**

The attached drawings have been reviewed in accordance with the Stockland Balgowlah Retail Design Criteria and Stockland Retail Design & Fitout Guide. Please note that variations may occur to these documents due to reviews from services consultants.

#### **1.0 SHOPFRONT DESIGN**

1.1 Approved as per the attached drawings.

1.2 Note: IT (Inter tenancy) capping detail by Lessor. All glazing channels to be recessed. Refer to typical detail - attached.

#### **2.0 FLOOR PLAN/SHOP LAYOUT**

2.1 Approved as per the attached drawings.

#### **3.0 CEILING & LIGHTING**

3.1 Approved as per the attached drawings.

3.2 Approved as per the attached drawings with the following conditions:

3.3 Lighting design of the tenancy must be certified and compliant with the requirements of Section J of the Building Code of Australia (BCA). ie. Lighting loads must be capped at 25watts/m2. To reduce light, heat and therefore a/c. Lux levels can be achieved using more efficient globes etc – a specialist design statement is required for CDC submission.

3.4 All EXIT signs to be slimline type.

3.5 Shopffiter to allow for flush mounted, frameless access panels as nominated on site.

3.6 Any speakers must be flush mounted into the ceiling and located a minimum of 3m back from the shopfront lease line.

#### **4.0 INTERNAL PARTITIONS**

4.1 Approved as per attached drawings.

#### **5.0 FIXTURES & FITTINGS**

5.1 Approved as per attached drawings.

#### **6.0 SIGNAGE/GRAPHICS**

6.1 Approved as per attached drawings.

#### **7.0 FINISHES & MATERIALS**

7.1 7.1 Flooring: All floor finishes to be flush with mall. No cover strips are permitted.

## DESIGN REVIEW

- 7.2 Approved as per attached drawings. Note: ESD mandatory items must be specified. All paints to have low VOC specifications eg. Dulux Breathe Easy Range and mdf boards to be E1 grade.

### 8.0 OTHER

### 9.0 GENERAL

- 9.1 **Alterations to Base Building Services** - As stated in the Retail Design + Fitout Guide the Lessee must use the Lessor's nominated contractors at Lessee's cost. Details of Contractors are available from your Tenancy Co-ordinator. Your shopfitter will be required to directly co-ordinate onsite with the nominated contractors, in conjunction with the fit out works. Note: Stockland must be kept advised of any alteration to base building services at all times
- 9.2 **Submissions to Authorities** - The Lessee is responsible for obtaining all relevant authority approvals prior to commencing work on site. A Letter of Consent will be issued, at an appropriate time, which is required when you submit to Council for approval. This correspondence should NOT be taken as an indication of approval of the fitout design or of construction.
- 9.3 **Final Design Approved Drawings** - Any changes to the final design approved drawings must be submitted for additional design approval prior to commencement of fitout works. Any deviations from the final approved drawings observed on site shall be considered a defect for rectification.
- 9.4 **Prior to commencing on site** - The following items must be completed:
- Final Design Approval is issued by the RDM
  - Council Approval is granted
  - Site induction by your Tenancy Co-ordinator with your approved Shopfitter has been conducted
  - Acknowledgement that Stockland have been contacted by your shopfitter with respect to alterations to base building services
  - A Programme of Fitout Works is provided
  - Services and ESD Checklists have been completed.
  - and all paperwork provided to your Tenancy Co-ordinator.
- (For full details refer to the PRE FITOUT section in the Design & Fitout Guide)

**This review is for "design intent" only. It is the responsibility of the Lessee to ensure that all design and construction complies with all relevant statutory bodies. Including but not limited to Building Code of Australia, Australian Standards, local Council, Occupational Health & Safety.**

Signature:

CC: Tenancy Co-ordinator (written review & stamped drawings)



**PART A - DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY**

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person) or Company/Organisation name   
 Given names (if person)   
 ABN (if applicable)   
 POSTAL ADDRESS No. and street or PO Box   
 Town/suburb   
 State  Postcode  Bus. hours phone

**PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK**

Number and street   
 Town/suburb   
 State  Postcode   
 Estimated start date  Estimated finish date

**PART C - DETAILS OF WORK - To be completed by consenting/certifying authority with whom plans lodged for approval**

Local Council Area   
 DA/CC/CDC No.   
 Estimated value of work (see note on back) \$  Levy payable \$   
 1 If you have provided a CC above, please provide DA number here   
 Signature of Officer/Private Certifier  Date   
 Name of Officer/Private Certifier  Business hours phone

**PART D - DETAILS - To be completed by Dept/Authority where applicable - see reverse**

Department/Authority   
 Contract/DA No (circle which)  Contract amount \$   
 Levy payable \$   
 Contact person (Print)  Phone number   
 Contact person (Signature)  Date

**PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer if company/organisation**

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  Signature  Date

**PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE**

Exemption Approval Certificate No.



# LEVY PAYMENT FORM

The levy rate is 0.35% of the cost of building work valued at \$25,000 or more (inclusive of GST). Where sending payment by mail a cheque/money order should be used. If paying at Corporation Office, cash or cheque/money order is acceptable (no cards).

## INSTRUCTIONS

When completing this form, please print all details using CAPITAL LETTERS and write within the boxes.

## PART A – DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY

To be filled in by the person liable to pay the levy if this is an individual. If a company or organisation, an authorised officer should fill in.

## PART B – ADDRESS OF BUILDING/CONSTRUCTION WORK

The person completing Part A should also complete this section. Show the address where the building/construction work is to take place and include an estimated date for start and completion of the work.

## PART C – DETAILS OF WORK – To be completed by consenting/certifying authority with whom plans lodged for approval

DA – Development Approval under the Local Government Act 1993 or Development Consent under Environmental, Planning and Assessment Act 1979

CC – Construction Certificate under the Environmental, Planning and Assessment Act 1979

CDC – Complying Development Certificate under the Environmental, Planning and Assessment Act 1979

Estimated Value of work – The value must relate to the DA/CC/CDC appearing above

This section is to be completed by an officer of the Council or accredited certifier with which plans are lodged for approval.

The Consenting/Certifying Authority is to indicate whether a Development Application, Construction Certificate or Complying Development Certificate has been submitted by circling either "DA", "CC" or "CDC" on the form, and include estimated value of the building work covered by the application. The levy payable should also be included. It can be worked out by multiplying the value of the work by 0.35%. When calculating the levy round down to the nearest dollar eg.  $\$485,260 \times 0.35\% = \$1698.41$ , levy = \$1698.

This section should also be signed and dated by the Council Officer or accredited certifier who completes it.

## PART D – DETAILS – To be completed by Dept/Authority where applicable

"This section is to be completed where approval granted by a Crown body or body established by an Act of parliament (other than local councils)."

Please include the contract or DA number (if applicable), the contract/DA amount, levy payable (at 0.35% of the contract/DA amount) exclusive of GST. This section should be signed and dated by an authorised officer of the Department/Authority who should also print their name and contact number in the space indicated.

## PART E – DECLARATION – To be signed by person liable to pay levy or authorised officer if company/organisation

Must be signed and dated by the person, or authorised officer of the company/organisation, liable to pay the levy.

NOTE: Any false or misleading information provided on this form may result in prosecution under Section 58A of the Building and Construction Industry Long Service Payments Act 1986, (as amended).

## PART F – TO BE COMPLETED WHERE APPLICABLE

"Owner Builders or Non-profit organisations who have obtained a partial levy exemption should enter the Exemption Approval Certificate No. in this section."

St. George Bank Limited  
Kogarah, 4-16 Montgomery Street, NSW



Long Service Leave

date

24/3/09

Pay Long Service Leave Contribution

the sum of Three thousand and

Fifty Seven Dollars

LIN AND BARRETT PTY LIMITED

ACN 000003801090

\$ 357-

*[Signature]*

⑈ 539303 ⑈ 1128791:10143448 ⑈

# Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 11 March 2009 at 18:52)

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 | 1, 4, 6   |

Principal Certifying Authority.

|                         |    |  |                   |
|-------------------------|----|--|-------------------|
|                         | 9  | A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed <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:<br>(a) 1.0m for pipes up to 150mm, or<br>(b) 2.5m for pipes larger than 150mm<br><br>The easements must be free of encroachments and contain only a single pipeline.  | 1, 4, 6           |



|                 |    |   |                         |
|-----------------|----|---|-------------------------|
|                 | 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   | 4                       |

detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".

|                 |    |   |             |
|-----------------|----|---|-------------|
| 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           |