

02 April 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,



19/09

TENANCY 26, 197-215 CONDOMINE STREET, BALGOWLAH
COMPLYING DEVELOPMENT CERTIFICATE NO: 29634

City Plan Services has issued a Complying Development Certificate under part 85, 85A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. CDC 29634
- Copy of Application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate.
- Notice of Appointment of Principal Certifying Authority
- A cheque for Council's registration fee;

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on 8270-3500.

Yours faithfully

Brendan Bennett
Managing Director

NRR: 1100965.

Encl

Authel
PMT
NAME
ET

CERTIFIER

\$30

R. 601694

9.4.09



NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 85 and 85A

PROPOSAL

Address of Development:

**Tenancy 26, 197-215 Condamine Street,
Balgowlah**

Description of building works covered by this Notice:

Shop fitout for new homewares store.

APPLICANT

Name:

Akita Interiors

Address:

C/- PO Box 28 Paddington NSW 2021

Contact Details:

Phone: (02) 8354 1907 Fax: (02) 8354 1908

The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in the Complying Development Certificate Application lodged with City Plan Services for the building works identified in this Notice.

RELEVANT CONSENTS

Complying Development Certificate No:

CDC 29634

Date of Complying Development Certificate:

02/04/09

PRINCIPAL CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION BODY

BPB 0027

That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appoint as the Principal Certifying Authority for the building works identified and covered under the relevant Complying Development Certificate as stated in this Notice.

DATED THIS **2nd** day of **April** 2009

**Brendan Bennett
Managing Director**

Tenancy 26, 197-215 Condamine St, Balgowlah
Complying Development Certificate No. 29634

COMPLYING DEVELOPMENT CERTIFICATE NO. 29634

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

APPLICANT

Name:

Akita Interiors

Address:

C/- PO Box 28 Paddington NSW 2021

Contact Details:

Phone: (02) 8354 1907 Fax: (02) 8354 1908

OWNER

Name:

Stockland Trust Management Ltd

Address:

Level 25, 133 Castlereagh Street, Sydney 2000

Contact Details:

Phone: (02) 9035 2000 Fax: (02) 8988 2000

PROPOSAL

Address of Development:

**Tenancy 26, 197-215 Condamine Street,
Balgowlah**

Building Classification:

Class 6

Consent Authority/Local Government Area:

Manly Council

Type of Construction:

Type A

Scope of works covered by this Certificate:

Shop fitout for new homewares store.

Environmental Planning Instrument

Manly Local Environmental Plan 1988

Decision made under:

Exempt and Complying Development

Consent is to operate from:

02 April 2009

Consent will lapse on:

02 April 2014

Value of Construction Certificate (Incl GST):

\$80,000.00

Critical stage inspections;

See attached Notice

Plans and Specifications Approved:

Schedule 1

Conditions of Consent:

Schedule 2

Fire Safety Schedule:

Schedule 3

PROJECTS CO-ORDINATOR

Please contact **Brendan Bennett**
for any inquiries

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0027

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

DATED THIS **2nd** day of **April** 2009



Brendan Bennett
Managing Director

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

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by 2D Studio

Plan Title	Drawing No	Revision	Date
Floor Plan	01	C	Feb.09
Reflected Ceiling Plan	02	C	Feb.09
Elevations	03	B	Feb.09
Elevations	04	B	Feb.09
Sections	05	A	Feb.09
Sections	06	A	Feb.09
Details	07	A	Feb.09
Details	08	A	Feb.09
Details	09	A	Feb.09

2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	Akita Interiors	-	24.03.09
Owners Consent	Stockland Retail	-	24.03.09
Long Service Levy Receipt	Long Service Payments Corporation	67871	31.03.09
Finishes Schedule	Akita Interiors	Issue B	24.02.09
Inspection Report – Pre-commencement	City Plan Services	-	01.04.09

SCHEDULE 2 CONDITIONS OF CONSENT

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

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.
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.
	6	Any driveway within the property cannot exceed 5% slope at any point.
Building Construction	7	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
	8	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.
Drainage and Stormwater	9	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.
Road Reserve Lighting	10	All materials on site or being delivered to the site must be contained wholly within the site.
Miscellaneous	11	No sandwich boards or the like are to be placed on Council's footpath.
Noise/Nuisance		

Traffic/Parking

- 12 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.
- 13 Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am–11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.

SCHEDULE 3 FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Access panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005	
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	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	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
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS2293.1-2005	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 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	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 rooms	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	
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	

Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004	BCA 2006 E1.6 & AS2444-2004
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	
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 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 dampers	BCA 2006 E2.2	
Smoke doors	BCA 2006 Spec C3.4	
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7	
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors	
Automatic activation and manual controls for retail systems	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 Management Plan and Fire Safety Management in use Plan	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	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
<ul style="list-style-type: none"> - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings 	
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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
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
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 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
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
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

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

PROPOSAL

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

**Tenancy 26, 197-215 Condamine Street,
Balgowlah**

Description of building works covered by this Notice:

Shop fitout for new homewares store.

APPLICANT

Name:

Akita Interiors

Address:

C/- PO Box 28, Paddington NSW 2021

Contact Details:

Phone: (02) 8354 1907 Fax: (02) 83541908

RELEVANT CONSENTS

Complying Development Certificate No:

CDC 29634

Date of Complying Development Certificate:

02/04/09

INSPECTION BOOKING PROCESS

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

Ph: 8270 3500

A minimum period of 48 hours is to be provided

CERTIFYING AUTHORITY

**Brendan Bennett for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION BODY

BPB 0027

MANDATORY CRITICAL STAGE INSPECTIONS

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

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

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

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

DATED THIS 2nd day of April 2009



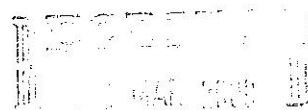
Brendan Bennett
Managing Director

SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

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

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

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



BY: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 85, 85A

IDENTIFICATION OF BUILDING

TENANCY 26
Address 197-215 CONDOMINE STREET
Lot, DP/MPS etc _____
Suburb or town BALGOWLAH Post Code 2093

DESCRIPTION OF DEVELOPMENT

Detailed Description:

NEW HOMEWARES STORE IN
SPICKARDS BALGOWLAH.

APPLICANT

Name _____ Company AKITA INTERIORS
Address C/- P.O BOX 28
Suburb or town PADDINGTON Post Code 2021
Phone B/H 8354 1907 Fax No 8354 1908
Mobile _____ Email studio2d@bigpond.com

As the applicant, I/we hereby;

1. Submit this Complying Development Certificate Application under the *Environmental Planning & Assessment Act 1979*, with City Plan Services Pty Ltd.
2. Appoint Brendan Bennett of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign [Signature] Date 24.03.2009

CONSENT TO ALL OWNER(S)

SEE LETTER OF CONSENT
ATTACHED
Name _____ Company _____
Address _____
Suburb or town _____ Post Code _____
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the owner of the above property, I/we consent to this application

Signature of Owner

Sign _____ Date _____

VALUE OF WORK

Estimated Cost of work:

\$ 80,000 - incl GST

GST:

\$

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class

6 RETAIL

BUILDING WORK

Owner-builder Permit No. _____

or

Name of Builder UNKNOWN AT THIS STAGE

Address _____

Telephone _____ Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

Shopping Centre

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land?

78 m².

(If vacant state vacant)

VACANT.

Location

Use

MAIN LEVEL

NEW SHOPPING CENTRE

Does the site contain a dual occupancy?

N/A.

What is the gross floor area of the proposed addition or new building (m²)

78 m²

What are the proposed uses of all parts of the building(s)/land?

Location

Use

ML

NEW SHOPPING CENTRE

Number of pre-existing dwellings

Number of dwellings to be demolished

How many dwellings are proposed?

How many storeys will the building consist of?

1.

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracott a shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures

Part 1 of 2

Item No.	Existing Measure	is this measure Installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

SEE SCHEDULE ATTACHED

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


Signed (Owner/ Agent) Name Date

Schedule 3 – Proposed Essential Fire Safety Measures

Part 2 of 2

Item No.	Proposed New Measure	Is this measure Installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system	YES	
4	Automatic fire suppression system (sprinkler)	YES	
5	Automatic fire suppression system (others -- specify)		
6	Emergency lighting	YES	
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs	YES	
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers	YES	
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors	YES	
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed  (Owner/ Agent) Name SHAWN WEST Date 24.03.2009

Notes for completing Complying Development Certificate Application

- Note 1* In the case of Crown land within the meaning of the *Crown Lands Act 1989* the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council from time to time.
- Note 2* 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.
- Note 3* A plan of the land must indicate:
- Location, boundary dimensions, site area and north point of the land;
 - Existing vegetation and trees on the land;
 - Location and uses of existing buildings on the land;
 - Existing levels of the land in relation to buildings and roads; and
 - Location and uses of buildings on sites adjoining the land.
- Note 4* Plans or drawings describing the proposed development must indicate (where relevant):
- 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;
 - Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
 - Elevations and sections showing proposed external finishes and heights;
 - Proposed finished levels of the land in relation to buildings and roads;
 - Building perspectives, where necessary to illustrate the proposed building;
 - Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
 - Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity; and
 - Proposed methods of draining the land.
- Note 5* The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

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

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

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

- show a plan of each floor section;
- show a plan of each elevation of the building;
- show 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; and
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

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

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

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.
 - 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.

- 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; and
- 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.

Note 6

Other information must indicate (where relevant):

- In the case of shops, offices, commercial or industrial development:
 - Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- In the case of demolition:
 - Details of age and condition of buildings or works to be demolished.
- 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.
- In the case of development relating to an existing use:
 - Details of the existing use.
- In the case of a development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- in the case of work by a licensee under that Act:
 - a statement detailing the licensee's name and contractor licence number; and
 - documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- in the case of work done by any other person:
 - a statement detailing the person's name and owner-builder permit number; or
 - 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.

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

Note 8

Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 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.

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 93352000
F 02 69882000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



24 March 2009

Attn: Shawn West
2D STUDIO
Studio 6 151 Foveaux Street
Surry Hills NSW 2010

Dear Shawn

Re: Complying Development Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 26 – Akita – Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped design approved drawings ISSUE B dated 6th March 2009
We refer to the attached application.

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

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

Signature of witness

Name of witness

Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

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

LONG SERVICE
BUILDING & CONSTRUCTION

31 March 2009

AKITA INTERIORS
C/-PO BOX 28
PADDINGTON NSW 2021Building and Construction Industry
Long Service Payments Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

Levy Receipt

Receipt No

00067871

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

AKITA INTERIORS

the amount of

\$280.00

Payment details:

Direct Deposit

\$280.00

being payment for Long Service Levy as detailed below

Levy Payment Form number	0302685
Council/Department/Authority	MANLY COUNCIL
C.D.C. Number	29634
Work address	TENANCY 26 197-215 CONDAMINE STREET BALGOWLAH NSW 2093
Estimated value of work	\$80,000.00
Levy payable (No exemption)	\$280.00
Total levy paid	\$280.00

Signed: (Signature of authorised person)

Date

31 MAR 2009

**AKITA INTERIORS
TENANCY 26
STOCKLANDS BALGOWLAH**

FINISHES SCHEDULE

DATE: 24.02.2009 ISSUE – B

1. FLOORING – SMOOTH TROWELLED CONCRETE FINISH – ALLOW FOR CLEAR COAT SEALER
NOTE: ALLOW FOR TOPPING TO ENTIRE AREA & PROVIDE 3MM ANODISED RECESSED TRANSITION STRIPS.
2. INGO AREA – EXTEND MALL FINISH 100MM PAST DOOR LINE.
3. TIMBER FINISH – 65 X 20MM BATTEN, DRESSED MAPLE, CLEAR COAT FINISH.
4. LAMINATE FINISH – SNOW CRUSH SUPPLIED BY LAMINEX, GREEN FIRST RANGE.
5. TIMBER FINISH – HOOP PINE PLYWOOD WITH CLEAR COAT FINISH.
6. STONE FINISH – 600 X 400MM SMOOTH SANDSTONE, OSPRAY, SUPPLIED BY ECO CONCEPTS ON 1300 131413.
7. TIEL FINISH – 18MM PENNY ROUND WHITE GLOSS MOSAICS, SUPPLIED BY ACADEMY TILES ON 029436 3566.
NOTE: ALLOW FOR MATCHING SLATE & QUARRY GROUTING.
8. 2PAC PAINT FINISH – DULUX, SATIN, 'NATURAL WHITE', THE ENVIOZ, LOW V.O.C .RANGE.
9. SKIRTING – BRUSHED ALUMINIUM.
10. PAINT FINISH – DULUX, FLAT, 'NATURAL WHITE', THE ENVIOZ, LOW V.O.C. RANGE.
11. PAINT FINISH - DULUX, FLAT, 'VIVID WHITE', THE ENVIOZ, LOW V.O.C. RANGE.

FIXTURES AND FITTINGS

12. **STOREROOM SHELVING** – WHITE MELAMINE UNITS 2400MM AFL WITH ADJUSTABLE SHELVING – ALL COMPOSITE TIMBERS TO BE E1 OR E0 EMISSIONS.
 13. **SINK & HWS** – S/STEEL SINK WITH CHROME MIXER TAP TO WHITE MELAMINE UNIT – ALLOW FOR 25L HWS, HARDIE DUX OR SIMILAR UNDER – AERATOR & FLOW RESTRICTOR TO BE INSTALLED.
 14. **TIMBER VERTICALS** – 100 X 100MM DRESSED MAPLE, ALLOW FOR CLEAR COAT FINISH – FIXINGS TO BE CONCEALED.
 15. **STRIPPING** – HEAVY DUTY NATURAL ANODISED SLIMLINE STRIPPING RECESSED FLUSH WITH LAMINATE PANELS.
 16. **ENTRY DOORS** – BI FOLD DOORS TO TOP HUNG RECESSED TRACK, MAPLE FRAMED WITH CLEAR GLAZING PANELS – ALLOW FOR LOCKING PLATES TO FLOOR.
 17. **SHOPFRONT 3D SIGNAGE** – 60MM THICK SANDSTONE OPSRAY WATER CUT SIGNAGE, SMOOTH EDGES, CONCEAL FIXINGS TO SHOPFRONT PLINTH.
NOTE: ARTWORK SUPPLIED BY GRAPHIC DESIGNER FOR APPROVAL.
 18. **ENTRY SIGNAGE** – 5MM DEEP ROUTED SIGNAGE TO SANDSTONE OPSRAY SHOPFRONT CLADDING.
NOTE: ARTWORK SUPPLIED BY GRAPHIC DESIGNER FOR APPROVAL.
 19. **GRAPHIC WALL** – WHITE ON WHITE GRAPHIC TEXT ON VINYL FILM.
NOTE: ARTWORK SUPPLIED BY GRAPHIC DESIGNER FOR APPROVAL.
- NOTE: ALL MATERIALS AND FINISHES TO COMPLY WITH THE RELEVANT B.C.A.CODES, A.S. CODES, HEALTH & 1428 DISABILITY CODES.**

INSPECTION REPORT

This inspection report is a record of a certified stage inspection or any other inspection carried out, because it was required by the Principal Certifying Authority, in accordance with Clause 129B of the Environmental Planning & Assessment Regulation 2000.

CDC No.	:	CPC 29634	
Accredited Certifier	:	Brendan Bennett, BPB0027	
Site Address	:	197-215 Condamine St, Balgowlah	
Requested by	:	Akita Interiors	
Contact No.	:	(02) 8354 1907	Contact email:
Inspection Type	:	Pre-commencement Inspection	
Date Requested	:	01-04-09	Time Requested:

RESULT OF INSPECTION

• Satisfactory



• Unsatisfactory



RECORD OF INSPECTION

The results of the inspection revealed the following,

- i. The base building is currently under construction, therefore the installation of any emergency lighting, exit signage and sprinkler system should be given consideration to ensure compliance is achieved.
- ii. The plans/specifications provided adequately depict the existing site conditions.
- iii. There are no features of the site or any aspects of any building on the site that would result in the proposed development:
 - Not being Complying Development
 - Not Comply with the Building Code of Australia.

Signature

:



Inspected by

:

Brendan Bennett

Accreditation No.

:

BPB0027

Date

:

01.04.09