

12 June 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

SHOP 24, 197-215 CONDOMINE STREET, BALGOWLAH
COMPLYING DEVELOPMENT CERTIFICATE NO: 29668
FINAL OCCUPATION CERTIFICATE NO: 29668

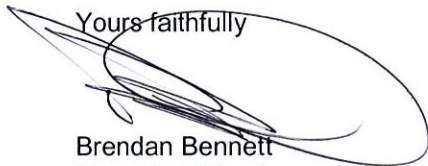
City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Final Occupation Certificate No. OC 29668
- Documentation used to determine the occupation certificate
- A cheque for Council's registration fee

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

Yours faithfully



Brendan Bennett
Managing Director

Encl

7M6Q

Manly Council

REC 15 JUN 2009

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19-6-09

Shop 24, 197-215 Condamine Street, Balgowlah
Final Occupation Certificate No. 29668

FINAL OCCUPATION CERTIFICATE NO. FOC 29668

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

APPLICANT

Name: **DemCorp Australia Pty Ltd**
Address of applicant: **6 Carrington Road Guildford NSW 2161**
Contact Details: **Phone: (02) 9632 1066 Fax: (02) 9632 1157**

OWNER

Name: **Stockland Trust Management Ltd**
Address: **Level 25, 133 Castlereagh St, Sydney 2000**
Contact Details: **Phone: (02) 9035 2000 Fax: (02) 8988 2000**

RELEVANT CONSENTS

Consent Authority/Local Government Area: **Manly Council**
Complying Development Certificate No: **CDC 29668**
Date of Complying Development Certificate: **30/04/09**

PROPOSAL

Address of Development: **Shop 24, 197-215 Condamine Street, Balgowlah**
Building Classification: **Class 6**
Type of Construction: **Type A**
Scope of building works covered by this Notice: **Fitout to bookshop**
Attachments: **Schedule 1**
Fire Safety Schedule: **Schedule 2**
Exclusions: **Nil**

PRINCIPAL 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, for and on behalf of City Plan Services Pty Ltd certify that:

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Certificate is in force with respect to the building;*
- A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- Where required, a final Fire Safety Certificate has been issued for the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DATED THIS 12th day of June 2009


Brendan Bennett
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1

1. Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application	Demcorp Australia P/L	-	11/06/09
Final Inspection Report	City Plan Services	29668	10/06/09
Final Fire Safety Certificate	Ray Deeb	-	10/06/09
- ewis			
Installation Certificate	Balian Electrical Pty Ltd	-	09/06/09
- electrical			
Installation Certificate	Alexandria Glass P/L	-	11/06/09
- glass			
Final Fire Safety Certificate	Anthony Frew	-	09/06/09
- portable fire extinguishers			
Installation Certificate	DM Custom Fabrication	-	27/05/09
- window frames/sliding doors			
- book shelving support posts			
- light fitting support beams			
Installation Certificate	Boone & Willard Plumbing	-	25/05/09
- hydraulic services			
Tenancy Handover Schedule	-	-	-
Compliance Certificate	V.Viewfield Pty Ltd	-	26/05/09
- plaster board & steel stud works			
Installation Certificate	Balian Electrical Pty Ltd	-	09/06/09
- interior lighting			
Installation Certificate	Baratech Air Conditioning	-	04/06/09
- mechanical services			
Installation Certificate	Tyco Fire & Security	-	28/05/09
- fire sprinklers			
- fire hydrant &			
- fire extinguishers			
Certificate of Compliance	Braemar Floor Protection Pty Ltd	-	03/06/09
- floor sealing system			
Test Report	AWTA Textile Testing	7-530721-AQ	14/09/04
- floorings			
Technical Information	Gibbon Group	-	-
- broadloom			
Installation Certificate	Balian Electrical Pty Ltd	-	02/06/06
- emergency lighting			
Compliance Certificate	Alexandria Glass Pty Ltd	-	26/05/09
- steel frames			
Stockland Service Checklist	Stockland	-	03/04/09
Final Fire Safety Certificate	Paul Berkelouw	-	11/06/09
- fire seals			
Final Fire Safety Certificate	Paul Berkelouw	-	11/06/09
- automatic fire suppression system			
- emergency lighting			
- ewis			
- exit sigs			
- fire seals			
- portable fire extinguishers			
- mechanical air handling system			
- smoke baffles between retail mall & specialty shops			

SCHEDULE 2 FIRE SAFETY SCHEDULE

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

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE	
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8	-
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Hose reel system	BCA 2006 E1.4; Building L community club & Building G Gym BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2008 C1.8 & Spec C1.8 -
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Mechanical air handling system	BCA 2006 E2.2; Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 - BCA 2006 E2.2; Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE	
Portable fire extinguishers	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2008 E1.6 & AS2444-2004	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2008 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke dampers	BCA 2006 E2.2	-
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke doors	BCA 2006 Spec C3.4	-
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors -
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -

OCCUPATION CERTIFICATE APPLICATION

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

TYPE OF APPLICATION

Tick Appropriate Boxes

- ☒ Interim Certificate
☒ Final Certificate
☐ Change of Building Use of an Existing Building
☐ Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address 197-215 CONNORIAN ST
 Lot, DP/MPS etc SYD 24
 Suburb or town BALGOWLAH Post Code 2093

DESCRIPTION OF DEVELOPMENT

Detailed Description:

BOOK SHOP
BALGOWLAH STOCKLANDS
SHOPPING CENTRE

RELEVANT CONSENTS

Development Consent:

DA No. _____ Date _____

Construction Certificate:

CC No. _____ Date _____

APPLICANT

Name Ray Deeb Company Pencorp Australia Pty
 Address 6 CARRINGTON RD
 Suburb or town GUILFORD Post Code 2161
 Phone B/H (02) 9632 1066 Fax No 9632 1157
 Mobile 0418283489 Email rdeeb@pencorp.com.au

As the applicant, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of applicant:

Sign R. Deeb Date 11/6/09

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 162B of the Environmental Planning & Assessment Regulation 2000, and a copy shall be retained by the Principal Certifying Authority for a period of not less than 15 years from the date of the inspection.

CDC No.	:	29668
PCA	:	Brendan Bennett, BPB0027
Site Address	:	Shop 24, 197-215 Condamine Street, Balgowlah
Inspection Type	:	Final
Date Inspected	:	10.06.09
		Time Requested:

RESULT OF INSPECTION

Works have been completed in accordance with the CDC approved plans and are satisfactory.

Signature

:



Inspected by : Brendan Bennett

Accreditation No. : BPB0027

Date : 10.06.09

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

Certificate

Type of Certificate

(See Note 1)

☐ Interim

☒ Final

Certificate

Name ~~Owner~~/Agent

I RAY DEEB

Address

OF 6 CARRINGTON ROAD GUILDFORD NSW 2161

Certify that

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

(See Note 2 Assessment
Requirements)

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

(See Note 3 relevant fire
safety Schedule)

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

Identification of Building

197 – 215 Condamine Street
Balgowlah NSW 2093

Particulars of Building

Description of Part: *Shop No 24*

Date of Assessment

10th JUNE 2009

Owner's Details

Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney


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

Measure	Standard of Performance
FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

Date of Certificate

dated this 10th day of JUNE 2009

Signature


Owner/Agent

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

Full Name: RAY DEEB

Qualifications and Experience: BUILDER 18 YEARS L/N141397C

Address: 6 CARRINTON ROAD GUILDFORD NSW 2161

Phone numbers:

Bus: 02 9632 1066

Fax: 02 9632 1157

Mob: 0418 283 489

INSTALLATION CERTIFICATION

PROJECT: Stocklands, Balgowlah
ADDRESS: 197 - 215 Condamone Street, Balgowlah
Shop 24

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.

I, DILKRAH BALUAN of BALUAN ELECTRICAL PTY LTD
(Name) (Firm)

99 CABBAGE TREE RD BALVIEW 2104
(Address)

hereby certify:-

That the Electrical installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
... BCA J6.2, J6.3, J6.4, J6.5 & J6.6.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- d) The following Australian Standards
- e) Other practices or standards relied upon for this certification:.....
- f) Exclusions: YES/NO

Full Name: DILKRAH BALUAN

Qualifications and experience: ELECTRICIAN 20 YEARS LIC 15053C

Address: 99 CABBAGE TREE RD BALVIEW 2104

Phone numbers: Bus 99973019 Fax 99400468 Mob 0412417792

Signature: 

Date: 9-6-09

INSTALLATION CERTIFICATION

PROJECT: Stocklands, Balgowlah
ADDRESS: 197 - 215 Condamone Street, Balgowlah
Shop 24

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.

Maria Romeo of Alexandra Glass P/L
(Name) (Firm)
Unit 2 / 287 Botany Rd Waterloo 2017
(Address)

hereby certify:-

That the Glass In buildings Shop 24 installed in the building (Building work/element)
project comply with:-

- a) The relevant clauses of the Building Code of Australia,
... BCA B1.4 ...
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards AS1288- 2006
- e) Other practices or standards relied upon for this certification:
- f) Exclusions ☒ YES / ☐ NO

Full Name: Roberto Romeo
Qualifications and experience: Glazier 10 yrs
Address: 2/287 Botany Rd Waterloo
Phone numbers: Bus 93101720 Fax 93101831 Mob

Signature:  Date: 11-6-09

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

Certificate

Type of Certificate
(See Note 1)

☐ Interim

☒ Final

Certificate

Name Owner/Agent

Address

I ANTHONY FREW
Of 97 Ryan Place Seven Hill 2100

Certify that

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

(See Note 2 Assessment
Requirements)

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

(See Note 3 relevant fire
safety Schedule)

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

Identification of Building

197 - 215 Condamine Street
Balgowlah NSW 2093

Particulars of Building

Description of Part: Shop No

Date of Assessment

9/16/09

Owner's Details

Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

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

Measure	Standard of Performance
FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Portable fire extinguishers	BCA 2008 E1.6 & AS2444-2004

Date of Certificate

dated this 9th day of June 2009

Signature

Owner/Agent

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

Full Name: ANTHONY FREW

Qualifications and Experience: 24 years NSW Fire Brigade

Address: 97 Ryan Place Beacon Hill

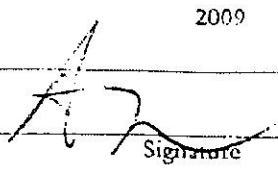
Phone numbers: Bus: Fax: 99396035 Mob: 0405537470

Anthony Ray Deed

ANNUAL/SUPPLEMENTARY FIRE SAFETY STATEMENT

under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of Statement	X Annual	Supplementary	(Tick One)
*Annual statement name agent	Anthony Frew		
	Of 97 Ryan Place, Beacon Hill NSW 2100		
	<p>Certify:</p> <p>(a) That each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:-</p> <p>(i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule,</p> <p>or</p> <p>(ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented,</p> <p>and</p> <p>(b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and</p> <p>(c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.</p>		
(*Delete if this does not apply)			
*supplementary statement name owner/agent address	DELETE		
	<p>Certify:</p> <p>(a) that each critical fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this statement is issued.</p> <p>(b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.</p>		
(*Delete if this does not apply)			
Identification of building	House/unit no or name - Shop 24		
	Street - Balgowlah Village		
	Suburb - Balgowlah		
Location	Description of part (where applicable)		
	Whole -		
Owner's details	Cordeaux Creek P/L		
Name	C/- Berkelouw Books, Bendooley, Old Hume Highway Berrima NSW 2577		
Address	Phone:	Fax:	

Essential/critical fire safety measures	Measure Portable Fire Extinguishers	date assessed 3/6/09 standard of performance AS 2444 (2001)
Date on which building or part of building was inspected	Dated this 3 rd day of June 2009	
Date of statement	Dated this 3 rd day of June 2009	
Authorisation	Anthony Frew Print Name owner/agent  Signature	

FALSE' OR MISLEADING STATEMENTS

A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with a consent authority or certifying authority for the purposes of the Act or this Regulation. (Clause 281 of the Environmental Planning and Assessment Regulation 2000)

NOTES

* A copy of this statement (together with a copy of the current fire safety schedule) must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades, Fire Safety Division, Locked Bag 12, PO GREENACRE NSW 2190

A copy of this statement (together with a copy of the current fire safety schedule) must be prominently displayed in the building.

DM CUSTOM FABRICATION

27/5/09

23 wirraway PL

Huntington Hights NSW 2767

PH 0418 230 512

FAX 96227528

ABN 76 594 321 030

Job site: Stocklands village Balgowlah

Client: Berkelouw book shop

Job description:

Supply - Install Shop front window frames/sliding doors

Supply- Install Book Shelving Support Posts

Supply- Install Light fitting support beams

All works and materials required are in accordance with Australia standard for the above works.

Please find listed below the codes which govern these works .

AS/ 3679, AS/ 1163, AS/ 1554

INSTALLATION CERTIFICATION / RETAIL TENANCIES

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

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

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

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

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

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

Signature:

Date.....25/05/09...

The Village, Balgowlah

Tenancy Handover Schedule

Stockland Shop No.	Tenancy Name
Coles	Coles
Vintage Cellars	Vintage Cellars
Shop K01	Cas Dei Café
Shop K02	
Shop K03	
Shop K04	Norton St
Shop K05	
Shop 1	Veronika Maine
Shop 2/3	Witchery
Shop 4	The Sportscraft
Shop 5	Laura Ashley
Shop 6	Nine West
Shop 7	Lorna Jane
Shop 8	Okaidi
Shop 9	Escape Active Skinbar
Shop 10	Escape Active Skinbar
Shop 11	Neo Nails
Shop 12	Westpac
Shop 13	Mr Minit
Shop 14	Lawrence Dry Cleaners
Shop 15	Moreish Foods
Shop 16	balgowlah seafood
Shop 17	Bakers Delight
Shop 18	Balgowlah Café
Shop 19/20	Adairs
Shop 21	Dick smith
Shop 22	Dick smith
Shop 23	Fab cards & Gifts
Shop 24	Book Shop
Shop 25	29 Dare
Shop 26	Nina,s
Shop 27	Sunday Rose
Shop 28	Flight Centre
Shop 29	Flowers for Everybody
Shop 30/31	La Petite Lorraine
Shop 32/33	Prime Quality Meats
Shop 34	Healthy Life
Shop 35	Sushi Bar
Shop 36	Michels Patisserie
Shop 37	OPSM
Shop 38	3 Mobile
Shop 39	John Brennan Hair
Shop 40	Telstra
Shop 41	EB Games
Shop 42	Kodak Express
Shop 43	Mandarin Massage
Shop 44	Leading Edge
Shop 45/46	Lin & Barrett
Shop 47	Blue Illusion

Shop 48	Eyedonist	
Shop 49	Optus	
Shop 50	Take Away Foods	
Shop 51	Take Away Foods	
Shop 61		Level 1
Shop 62		Level 1
Shop 63/64		Level 1
Shop 65		Level 1
Shop 66		Level 1
Shop 67	Fitness First	Level 1
Shop 68		Level 1
Shop 69		Level 1
Shop 70		Level 1
Shop 71	Centre M'ment	Level 1
Shop 72	Norton St Grocer	
Shop 73	Pharmacy Select	
Shop 75	Supanews	

Note: Fitout durations are calculated based on completion of tenancy fitout by 28/4/09

V. Viewfield Pty Ltd

ABN: 86 103 862 817

48 LAWLEY CRES. PYMBLE NSW Sydney 2073

Phone: 02 94405246 Fax: 02 9440 5260

Viewfield48@optusnet.com.au

Demcorp Australia P/L

26/5/09.

Shop 24, STOCKLAND SHOPPING Centre
BAYGALLAH.

To Ray,

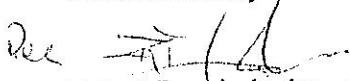
V. Viewfield certify all Plaster Board and steel
stud works for the above address have

been in the accordance with Australian Standards

AS/NZ - 2589.1:1997.

- 2589.2:2007.

Yours Sincerely



Valery Perederienko

Director

INSTALLATION CERTIFICATION

PROJECT: Stocklands, Balgowlah
ADDRESS: 197 - 215 Condamone Street, Balgowlah
Shop 24

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.

DIKRAN BALIAN of **BALIAN ELECTRICAL PTY LTD**
(Name) (Firm)

99 CABBAGE TREE RD BALVIEW 2104
(Address)

hereby certify:-

That the **Interior Lighting** installed in the building (Building work/element)
project comply with:-

- a) The relevant clauses of the Building Code of Australia,
... **BCA F4.4**
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards **AS/NZS 1680.0-1998**
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

Full Name: **DIKRAN BALIAN**

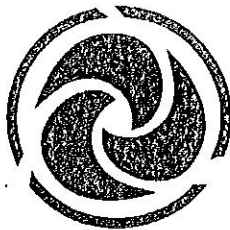
Qualifications and experience: **ELECTRICIAN 20 YEARS LIC 15053C**

Address: **99 CABBAGE TREE RD BALVIEW 2104**

Phone numbers: Bus **99773019** Fax **99400468** Mob **0412417792**

Signature: 

Date: **9-6-09**



baratech
air conditioning



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

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDRAMINE ST, BALGOWLAH 2093

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

I Matthew Eaton of Baratech Pty Ltd

9 Sefton Rd Thornleigh NSW 2120

hereby certify:-

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

- a) The relevant clauses of the Building Code of Australia,
AS4254 BCA Spec 1.10
BCA 2006 J3.5 for DA101/06 BCA 2008 J3.5 for DA314/07
BCA 2006 J5.2, J5.3, J5.4, J5.5 & NSW J(A)5.2 for DA101/06
BCA 2008 J5.2, J5.3, J5.4, J5.5, & for DA314/07
BCA J1.2
BCA J1.2©
BCA NSW J(A)5.2 & NSW J8.2
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
AS4254
AS1668.2 - 2002
AS1668.1 - 1998
- d) The following Australian Standards:
- e) Other practices or standards relied upon for this certification:

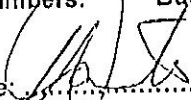
Alternative solution report prepared by:
Defire Ref 20050098 Revision 1.8 dated 08.04.2009
- f) Defire alternative solution report version R1.8
- g) Exclusions: YES/NO NO

Full Name of Certifier: MATTHEW EATON

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

Address of Certifier: 9 Sefton Rd THORNLEIGH NSW 2120

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

Signature:  Per M. Eaton

Date 4/06/2009

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

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

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

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

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

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

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

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

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

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

Signature:

Date: 28/5/09

Ray Deeb

From: Braemar Floor Protection [braemarfloors@optusnet.com.au]
Sent: Wednesday, 3 June 2009 5:07 PM
To: rdeeb@demcorp.com.au
Subject: Certificate Balgowlah
Attachments: _AVG certification_.txt

BRAEMAR

Floor Protection Pty. Ltd.

Sales & Accounts
15 Briony Place
Mona vale NSW 2103
Phone: 0417 202 201
Fax: (02) 9999 0173
ABN 21 096 996 226
Email:
braemarfloors@optusnet.com.au

FACSIMILE

TO: Mr. Ray Deeb

Our Reference: Berkelouw *BALGOWLAH*
SHOP 24

COMPANY NAME: Democorp
FAX NUMBER: (02)9 Email: rdeeb@demcorp.com.au

FROM: Kim Backer
DATE: 3-Jun-09

NUMBER OF PAGES (including this one): 1

RE: Certificate of compliance

This is to certify that the floor sealing system used at Berkelouw book shop at balgowlah have been installed as per AS/NZS 4586-1999(Dry condition)

It gives a mean dynamic coefficient of friction of 0.70.

Agar First base product as the base coat, Agar Traverso as the top coats.
The products were installed as per technical documents:
First Base data as of May 15, 2008
Traverso Issue 1

Agar Cleaning systems P/L
Unit 4. 25 George Street
Homebush NSW 2140
Phone (02) 9743 602
www.agar.com.au

Should you have any further questions regarding this fax, please do not hesitate in calling the undersigned on Mobile 0417 202 201

5/07/2009

Best regards,

A handwritten signature in cursive script, appearing to read "Kim Backer", followed by a horizontal line.

Kim Backer



Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A.B.N. 43 006 014 106
1st Floor, 191 Racecourse Road, Flemington, Victoria 3031
P.O. Box 240, North Melbourne, Victoria 3051
Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : GIBBON GROUP PTY LTD
PO BOX 5612
BRENDALD OLD 4500

TEST NUMBER : 7-530721-AQ
DATE : 14/09/2004
ORDER NUMBER : 030904

SAMPLE DESCRIPTION Clients ref: Tretford Cord
Corded carpet with hessian backing
Colour: Dark Brown
Approximate pile height: 7.4mm

Material Specification:
Nominal Composition: 80% goat hair, 15% nylon, 5% viscose
Nominal total Pile Mass: 2518g/m²
Nominal Backing: Primary: PVC
Secondary: Hessian

ASISO 9239.1-2003
Part 1

Reaction to Fire Tests for Floorings
Determination of the Burning Behaviour
using a Radiant Heat Source

Date of sample arrival: 07/09/2004
Date tested: 10/09/2004
Results:

	1	2	3	Mean	
Length	7.1	-	-	-	kW/m2
Width	7.1	7.1	7.2	7.2	kW/m2

			Smoke Value		
			Smoke Value		
Length	97	-	-	-	% min
Width	136	138	112	129	% min

Observations: Transitory flaming
Melting
Blistering

Note: Sample was conditioned in accordance with BSEN 13238-2001 at a temperature of 23+/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

Each specimen was adhered to a substrate of 6mm thick fibre reinforced cement board using Gibbons TF 266 adhesive and clamped prior to testing

138329E

1

(CONTINUED NEXT PAGE)

PAGE 1

$$\eta_0^{\pm} = \Delta_{\text{eff}}^{(D)}(\mathbf{H}_0) \mp \frac{1}{2}\epsilon_0 \sqrt{\frac{2}{\pi}} \left[\frac{1}{\Gamma(1-\alpha)} \int_0^\infty dt t^{-\alpha} \cos(\omega_0 t) \right],$$

1. Inclusive of 3000 mgg. methine Acetate, or Tissue Acetate, 1.000 g.	Acetate No.	985
2. Greenish Yellow, 1.000 g.	Acetate No.	986
3. Methine Yellow, 1.000 g.	Acetate No.	987
4. Methine Yellow, 1.000 g.	Acetate No.	988

[illegible]

5204701

APPROVED SIGNATURE

MANAGING DIRECTOR



gibbon group

p: 07 3881 1777

f: 07 3881 1716

e: sales@gibbongroup.com.au



Australian Wool Testing Authority Ltd - trading as AWTA Textile Testing
A.B.N. 43 006 014 106
1st Floor, 191 Racecourse Road, Flemington, Victoria 3031
P.O. Box 240, North Melbourne, Victoria 3051
Phone (03) 9371 2400 Fax (03) 9371 2499

TEST REPORT

CLIENT : GIBBON GROUP PTY LTD
PO BOX 5612
BREDALE QLD 4500

TEST NUMBER : 7-530721-AQ
DATE : 14/09/2004
ORDER NUMBER : 030904

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

138329E

PAGE 2

Accreditation No. 923
Accreditation No. 999
Accreditation No. 1356

This laboratory is accredited by the National Association of Testing Authorities Australia for:
- Chemical Analysis of Textiles & Related Products
- Mechanical Testing of Textiles & Related Products
- Heat & Temperature Measurement

Accreditation No. 923
Accreditation No. 999
Accreditation No. 1356



The tests reported herein have been performed in accordance with the terms of accreditation. Samples, and identification details have been provided by the client unless otherwise stated. AWTA Ltd makes no warranty, implied or otherwise, as to the source of the tested samples. The above test results relate only to the sample or samples tested. This document shall not be used to make any other claims. It shall be rendered void if amended or altered. This document, the names AWTA Textile Testing and AWTA Ltd may be used in advertising providing the content and format of the advertisement have been approved in advance by the Managing Director of AWTA Ltd.

0204 7-01

APPROVED SIGNATORY

MANAGING DIRECTOR



gibbon group

p: 07 3881 1777

f: 07 3881 1716

e: sales@gibbongroup.com.au

TECHNICAL INFORMATION - BROADLOOM

DESCRIPTION	MATERIALS						
tretford carpet is made from carded fibres formed into a continuous corrugation and bonded with PVC to a hessian backing.	Pile composition of carpet: 80% Goat Hair, 15% Nylon, 5% Viscose						
DIMENSIONS & WEIGHT	COLOUR FASTNESS (BS 1006)						
Width: 2 metre Thickness: mean average of six samples of 0.74cm Weight: 2.518 kilos per square metre. Roll Length: 25 metres approximately.	To light - BS rating: 5-6 To water spotting - colour change: 4 very slight To carpet shampoo - colour change: 3-4 slight To rubbing - colour change: 4 very slight						
THERMAL TRANSMISSION PROPERTIES (BS 4745:1971)	ELECTRICAL PROPERTIES/STATIC						
Thermal resistance: 1.76 togs Thermal conductance: 5.68 W/m ² °C. Thermal conductivity: 4.99 Wcm/m ² °C. Conclusion: Satisfactory thermal properties for normal underfloor heating.	IBM and ICL Electrical Resistance: Tested at 40% RH and 20° and passed. Recommendation: To prevent discomfort a minimum of 35% RH should be maintained.						
CASTOR CHAIR PROTECTORS	FLAMMABILITY BS 4790:1987						
Recommended with 3 star colours. Mandatory with 1 star and 2 star colours.	Mean radius of burning: 25mm Class: low Critical radiant flux tests: ANSI/ASTM E648 result category 1. Conclusion: Suitable for all installations including Institutional, Commercial and Public Buildings.						
LOSS IN THICKNESS AFTER DYNAMIC LOADING BS4052:1987							
Thickness loss (%) after 1000 Impacts: 13.33%							
IMPACT INSULATION							
ToBS:2750 centre band frequencies HZ.							
	200	400	800	1000	HZ		
Test 1 bare concrete	66	69	71	71	dB		
Test 2 bare concrete with Tretford	57.2	45.5	33.7	25.6	dB		
Regulation Requirements	66	66	64	63	dB		
Conclusions: This carpet meets the requirements of the building regulations by a useful margin.							
SOUND ABSORPTION:							
Values obtained from tube measurement to American standard C-384-58 and converted to reverberant values. Octave centre band freq-HZ.							
	125	250	500	1000	2000	4000	HZ
Carpet coefficient of absorption	.03	.03	.06	.16	.46	.72	
MOTHPROOFING (BS 4797:1972) (SIS 650220)				COUNTRY OF MANUFACTURE:			
Tretford Carpet is moth-resistant to European Standards				Republic of Ireland			



BALIAN ELECTRICAL PTY LTD

99 Cabbage Tree Road,
BAYVIEW NSW 2104
ABN: 97056863006 Lic 66014c
Tel: 0412 417792 Fax: 02 9940 0468

Berkelouw Books
Shop 24 Stockland Mall
Balgowlah 2093

2nd June 2006

RE: Shop 24 Stockland Mall Balgowlah 2093

INSTALLATION CERTIFICATION: EMERGENCY LIGHTING

I Dik Balian of Balian Electrical Pty Ltd hereby certify that the emergency lighting installed at the above premises have been designed and installed to the following standard:

Emergency lighting
Exit signs

BCA2006 E4.2 E4.4 and AS 2293.1-2005
BCA2006 E4.5 E4.6 E4.8 AS2293.1-2005

Yours faithfully,

D.Balian
Manager

ALEXANDRIA GLASS PTY. LTD.

ABN 37 003 235 030

Builders Lic. 496620

Unit 2, 273-293 BOTANY ROAD, WATERLOO 2017

Telephone: 9310 1720 Fax: 9310 1831

26th May 2009

Cordeaux Creek Pty Ltd
T/A Berkelouw Books
Shop 24, Stockland shopping centre.
BALGOWLAH

To Whom It May Concern:

We certify that we glazed 16 steel frames at the above address with 6.38mm clear laminated safety glass, invoiced on our invoice number 63813, in accordance with Australian Standards AS1288.

Sizes being	1 - 965 x 1840	2 - 920 x 1840
	1 - 570 x 1840	1 - 960 x 1430
	2 - 920 x 1430	1 - 550 x 1430
	1 - 960 x 1425	2 - 920 x 1425
	1 - 565 x 1425	1 - 965 x 1615
	2 - 920 x 1615	1 - 575 x 1615

Please do not hesitate to contact our office if any further information is required.

Yours sincerely,
Alexandria Glass Pty Ltd.



Maria Romeo.
Director.



Stockland Services Checklist

Centre: BALGOWLAH	Shop No: SHOP 024
Shop Name: BERKELOW BOOKS	Shop area m2: 179m²

On behalf of the tenant, please complete and submit this form with your final drawing submission.
This will allow an accurate assessment of your service requirements.

ELECTRICAL

Power Supply: Tick the appropriate option:

- ☒ I accept the standard power supply of single phase/63 amp (non food tenancy)
- ☐ I accept the standard power supply of three phase/80 amp (food tenancy)
- or
- ☐ I require additional power supply at: _____ amps. *
- ☐ Single phase
- ☐ Three phase
- ☒ I accept location of the EDB (electrical distribution board) as per the Tenancy Plan
- or
- ☐ I require the EDB moved as noted on the drawings. *
- ☒ I accept standard 10 pair FDP phone capacity.
- or
- ☐ I require _____ additional Pairs. *

* variations to standard supply will be completed by the Lessor at Lessee cost.

Lighting Heat Load	Quantity		Watts
low voltage / 50w	50 x	=	
low voltage / 35w	20 x 63	=	1260
metal halide / 150w	100 x 8	=	800
metal halide / 70w	70 x	=	
fluorescent / 36w	36 x 8	=	288
fluorescent / 18w	18 x	=	
other FLUORESCENT 48w	48 x 43	=	2064
			Sub-total A = 4412
Electrical Heat Load	Quantity		Watts
General purpose outlets (GPO's)	11 x 240w	=	2640
Supplementary Air Conditioning	0	=	
Hot Water Systems ^	0	=	
^ confirm WELS rating			
Ovens	0	=	
Cool rooms	0	=	
Fridge	0	=	
Hair dryers	0	=	
Washing machine	0	=	
other:	0	=	
			Sub-total B = 2640
**Total Watts (Sub-total A + Sub-total B) =			7172
**Supplementary air conditioning will be required to accommodate excess heat loads.			
**Supplementary air conditioning (if required) will be installed by the Lessor at Lessee cost.			

Exhaust Requirements (FOOD only): N/A	
Equipment details and size are required to calculate exhaust quantities (AS1668.2 2002)	
List capacity of each unit:	L/Sec

HYDRAULICS N/A		
I accept the water waste point in the existing location	YES <input type="checkbox"/>	NO <input type="checkbox"/> refer to dwgs *
I accept the cold water supply point in the existing location	YES <input type="checkbox"/>	NO <input type="checkbox"/> refer to dwgs *
Are any sub floor hydraulics work required ?		
<input type="checkbox"/> Yes - submit hydraulics drawing for assessment of Category 1 works. *		
<input type="checkbox"/> No		

GAS N/A		
Gas requirement:		
Item	Description (size and type)	Megajoules
Cook top		
Deep Fryer		
Oven		
Woks		
Rice cooker		
Other		
Total MJ =		

HEAVY EQUIPMENT N/A		
List any heavy equipment such as safes, fish tanks, compactus, etc.		
Heavy equipment	Size	Load or Weight

QUESTIONNAIRE COMPLETED BY:		
Name: ANNETTE PARK	Date: 3 APRIL '09	MB:
		PH:
		FX:
		EML:

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

Certificate

Type of Certificate
(See Note 1)

☐ Interim

☒ Final

Certificate
Name Owner/Agent
Address

1 Paul Berkelouw
Of OLD HUME HIGHWAY Berrima

Certify that

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

(See Note 2 Assessment
Requirements)

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

(See Note 3 relevant fire
safety Schedule)

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

Identification of Building

197 - 215 Condamine Street
Balgownie NSW 2093

Particulars of Building

Description of Part: Shop No 24

Date of Assessment

11/6/09

Owner's Details
Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

Essential Fire Safety Measures (See Note 3)

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

Date of Certificate

dated this 11 day of JUNE 2009.

Signature


Owner/Agent

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

Full Name: Paul Berkelouw

Qualifications and Experience: SHOP COORDINATOR / OWNER

Address:

Phone numbers:

Buz:

48771370

Fax:

Mob:

0414 310838

12/06 '09 FRI 09:18 FAX 96321157

STATEWIDE CONTRACTING

002

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

Certificate

Type of Certificate

(See Note 1)

☐ Interim

☒ Final

Certificate

Name Owner/Agent

Address

1 Paul Berkelow

of OLD HUMEITYITY Berrima

Certify that

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

(See Note 2 Assessment
Requirements)

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

(See Note 3 relevant fire
safety Schedule)

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

Identification of Building

197 - 215 Condamine Street
Balgowlah NSW 2093

Particulars of Building

Description of Part: Shop No 24

Date of Assessment

11/6/09

Owner's Details

Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

Essential Fire Safety Measures (See Note 3)

Measure	Standard of Performance
FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
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 Rev1.8 dated 08.04.09
Emergency lighting	BCA 2006 E4.2, E4.4; AS/NZS2293.1-2005
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004
Mechanical air handling system	BCA 2006 E2.2, AS/NZS 1668.1-1998 & Alternative Solution Report prepared by
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

Date of Certificatedated this 11 day of June 2009.**Signature**

 Owner/Agent

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

* A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Full Name: Paul BerkelouwQualifications and Experience: Senior Co-ordinator/ownerAddress: OLD Hume Highway BeremaPhone numbers: Bus: 4-8771370 Fax: Mob: 0414310838

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

CDC 28/09

Manly Council

REC 11 JUN 2009

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Michael Giddey

10th June 2009

Customer Service Department
Manly Council
Council Chambers,
1 Belgrave Street,
Manly 2095

Dear Sir/Madam,

SHOP 24, 197-215 CONDAMINE STREET, BALGOWLAH

Attached is a notice of the replacement of the principal certifying authority for the above site.

If you have any queries please do not hesitate to call Brendan Bennett on 8270 3500.

Regards

Kristy Robinson
Administration Assistant

19/6



Environmental Planning and Assessment Act 1979

Notice of proposed replacement of the principal certifying authority

If the current principal certifying authority (PCA) for the development, the person who appointed the current PCA and the person who is proposed to be appointed to replace the current PCA all agree, the appointment to replace the PCA may be made *after* notice is given to the Building Professionals Board, the council and the consent authority. You can use this form to provide that notice.

If you do not have the agreement of one of these persons, you cannot use this form (you need to complete an *Application to replace the principal certifying authority*).

You need to submit all the information required by this form.

1. DETAILS OF THE PERSON GIVING THE NOTICE

Name

Title	Mr	Given names	Brendan
Surname	Bennett		

Business address/details

Business name	City Plan Services						
Unit/Street no.	L1/364	Street	Kent Street				
Suburb	Sydney	State	NSW	Postcode	2000		

Postal address

Unit/Street no.	L1/364	Street	Kent Street			
Suburb	Sydney	State	NSW	Postcode	2000	

Address for correspondence (select one)

Residential	<input type="checkbox"/>	Business	<input checked="" type="checkbox"/>	PO Box	<input type="checkbox"/>
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Contact details

Res. tel.	()	Bus. tel.	(02) 8270 3500
Mobile	0414 421 907	Fax	(02) 8270 3501
Email	Brendanb@cityplan.com.au		

2. DETAILS OF THE DEVELOPMENT

Development address

Unit/Street no.	Shop 24	Street	197-215 Condamine Street			
Suburb	Balgowlah	State	NSW	Postcode		

Council area: Manly Council

Briefly describe the development: Shop fitout

Development consent:

Development consent/complying development certificate (CDC) no. CDC29668

Date of issue: 30.04.09

Who issued the consent or CDC? Chris Michaels

3. DETAILS OF THE PERSON WHO APPOINTED THE CURRENT PCA

If this person is the same as the person giving this notice, you do not need to complete this section or section 4.

Name

Title	Mr	Given names	Ray
Surname	Deeb		

Business address/details

Business name	Demcorp Australia Pty Ltd					
Unit/Street no.	6	Street	Carrington Road			
Suburb	Guildford	State	NSW	Postcode	2161	

Postal address

Unit/Street no.	6	Street	Carrington Road			
Suburb	Guildford	State	NSW	Postcode	2161	

Address for correspondence (select one)

Residential	<input type="checkbox"/>	Business	<input checked="" type="checkbox"/>	PO Box	<input type="checkbox"/>
-------------	--------------------------	----------	-------------------------------------	--------	--------------------------

Contact details

Res. tel.	()	Bus. tel.	(02) 9632 1066
Mobile		Fax	(02) 9632 1157
Email			

4. SIGNATURE OF THE PERSON WHO APPOINTED THE CURRENT PCA

Signature Ray Deeb Name Ray Deeb

Date 10/6/09

5. DETAILS OF THE CURRENT PCA

Please identify who was appointed as the PCA (accredited certifier/council) for the development the subject of the development consent/complying development certificate identified above:

Name (where the PCA is an accredited certifier)

Title	Mr	Given names	Chris
Surname	Michaels		

Business address/details

Business name	City Plan Services Pty Ltd						
Unit/Street no.	L1 / 364	Street	Kent Street				
Suburb	Sydney			State	NSW	Postcode	2077

Contact details

Res. tel.		Bus. tel.	(02) 8270 3500
Mobile	0410 491 605	Fax	(02) 8270 3501
Email	Chrism@cityplan.com.au		

Accreditation number (where relevant) BPB0268

Please **attach** a copy of the *Notice of Appointment of the PCA*.

6. SIGNATURE OF THE CURRENT PCA

Signature  Name Chris Michaels

Accreditation no. (where relevant) BPB0268

Name of authorised officer (where relevant)

Date 10/06/09

NB: Where the current PCA is the council, an authorised officer of the council must sign the application.

7. DETAILS OF THE REPLACEMENT PCA

Please identify the accredited certifier/council to be appointed as the replacement PCA for the development the subject of the development consent/complying development certificate identified above:

Name (where the replacement PCA is to be an accredited certifier)

Title	Mr	Given names	Brendan
Surname	Bennett		

Business address/details

Business name	City Plan Services						
Unit/Street no.	L1/364	Street	Kent Street				
Suburb	Sydney			State	NSW	Postcode	2000

Contact details

Res. tel.	()	Bus. tel.	(02) 8270 3500
Mobile	0414 421 907	Fax	(02) 8270 3501
Email	Brendanb@cityplan.com.au		

Accreditation number (where relevant) BPB0027 _____

8. SIGNATURE OF THE REPLACEMENT PCA

I consent to being appointed as the replacement PCA for the above development.

Signature



Name: Brendan Bennett

Accreditation no. (where relevant) BPB0027

Name of authorised officer (where relevant)* _____

Date 10.06.2009

NB: Where the replacement PCA is to be the council, an authorised officer of the council must sign the application

9. SIGNATURE OF THE PERSON GIVING THE NOTICE

Signature



Name: Brendan Bennett

Date 10.06.2009

10. NOTICE FEE

Please **include** the fee to replace the PCA of \$40 with your notice.

The fee can be paid by cheque or money order (made payable to the Building Professionals Board) or contact the Building Professionals Board on 02 9895 5950 to pay by Visa/Mastercard.

11. CHECKLIST

Please **identify** the information you have attached to support your application

- ☐ Copy of the notice of appointment of the current PCA.
- ☐ Application fee.

12. WHERE TO SEND THE NOTICE

Please send the completed notice to:

If you have any questions about your notice, please contact the Building Professionals Board - tel 02 9895 5950, fax 02 9895 5949 or email bpb@bpb.nsw.gov.au.

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979
Sections 91A(2)(b)(i) & (b2)(i) & (ii) & (iii) & 86(1)(a)(i) & (a2)(i) & (ii) & (iii) & (1)(b) & Section 85 & 85A

PROPOSAL

Address of land on which the work is to be carried out: Shop 24, 197-215 Condamine Street,
Balgowlah
Description of building works covered by this Notice: Fitout to bookshop

Complying Development Certificate No:

CDC 29668

Date: 30/04/09

DECLARATION OF APPLICANT

As the person having the benefit of the development consent for the building works identified in this Notice, I/we hereby certify:

1. That the residential building works shall be carried out by the applicant as an owner-builder, if that is the case OR by the appointment of a principal contractor (Complete 1a or 1b).

1a. Owner-builder Permit No (Please attach a copy of the permit):

1b. Name of principal contractor:

Ray Deeb - DemCorp Australia Pty Ltd

Contractor License No:

141397C

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066

Fax: (02) 9632 1157

2. All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied prior to the request for a commencement stage inspection (A commencement stage inspection shall be booked 48hrs prior to commencement of building works).

Relevant development consent conditions to be complied with:

3. That building work is intended to commence on or about the date specified below.

Date work is to commence (Allow 2 full days notice):

06/5/09

4. That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work.

APPLICANT

Name:

Ray Deeb - DemCorp Australia Pty Ltd

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066 Fax: (02) 9632 1157

SIGNATURE OF APPLICANT:

sign

RT Deeb

date

4/5/09

IMPORTANT MESSAGE

1. Return this original completed notice to City Plan Services and allow 2 full days from the date of return, prior to your intended commencement date.
2. DO NOT commence building work prior to the Initial (commencement) critical stage inspection.
3. Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.

CD28/2009.

30 April 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

SCANNED
DOC. No.

5 MAY 2009

Submission ☐

Scanned ☐

Document No

Document No

Document No

Document No

Dear Sir/Madam,

SHOP 24, 197-215 CONDOMINE STREET, BALGOWLAH
COMPLYING DEVELOPMENT CERTIFICATE NO: 29668

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 29668
- 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 Adam DeLooze on 8270-3500.

Yours faithfully

Chris Michaels

Chris Michaels
Director

Book Shop.

Encl

CERTIFIER

\$30

R. 605184

5-5-09

NAR. ~~1100248~~

1100248



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:

**Shop 24, 197-215 Condamine Street,
Balgowlah**

Description of building works covered by this Notice:

Fitout to bookshop

APPLICANT

Name:

Ray Deeb - DemCorp Australia Pty Ltd

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066 Fax: (02) 9632 1157

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 29668

Date of Complying Development Certificate:

30/04/09

PRINCIPAL CERTIFYING AUTHORITY

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

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, 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 **30th** day of **April** 2009

Chris Michaels
Director

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:

**Shop 24, 197-215 Condamine Street,
Balgowlah**

Description of building works covered by this Notice:

Fitout to bookshop

APPLICANT

Name:

Ray Deeb - DemCorp Australia Pty Ltd

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066 Fax: (02) 9632 1157

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 29668

Date of Complying Development Certificate:

30/04/09

PRINCIPAL CERTIFYING AUTHORITY

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

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, 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 30th day of April 2009



Chris Michaels
Director

