

CD: 21/09

Level 5 100 Pacific Highway
NORTH SYDNEY NSW 2060

T: +61 (2) 9956 8822

F: +61 (2) 9956 8848

www.davislangdon.com
syd@davislangdon.com.au

9 April 2009

The General Manager
Manly Council
PO Box 82
MANLY, NSW 1655

Attention: Records Department

Shop 40 (Telstra) - Stocklands Balgowlah
Complying Development Certificate No. 250137

15 APR 2009

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Michael Gidley
cc P. Saklas

Please find attached a copy of the Complying Development Certificate and Notice to Commence Building Work (Notification of commencement of building works), recently issued for this project.

Attached is a copy of the stamp-approved plans and other relevant documentation relied upon to issue this certificate, as required by the Legislation, together with the appropriate registration fee.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours sincerely



Peter Altstadt
Building Surveyor

CERTIFICATE

\$ 30

R. 601931

15-4-09

Q:\DLR\Job Files\250137 - Telstra Shop 40, Stockland Shopping Centre, Balgowlah\250137 - CDC + Notice.Doc

Global property & construction consultants

Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services |
Technical Due Diligence | Property Performance Reporting | Make Good Assessments | Certification Services | Sustainability Services

Davis Langdon Australia Pty Ltd - ABN 40008657289: Adelaide,
Brisbane, Cairns, Canberra, Darwin, Hobart, Melbourne, Perth,
Sunshine Coast, Sydney, Townsville.

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with offices in: Australia, Bahrain, Botswana, Brunei, China, Croatia, England,
Hong Kong, India, Indonesia, Ireland, Japan, Kazakhstan, Korea, Lebanon,
Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland,
Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales.

Complying Development Certificate

Issued under the Environmental Planning & Assessment Act 1979, Division 3,
Sections 84, 85, 86 and 87 and
Environmental Planning & Assessment Regulation 2000 – Part 7, Division 2

Certificate No. 250137

1. Details of the applicant

Name Cara Interior Project Management
Address 14 Laser Drive, ROWVILLE, VIC 3178
Contact Tel: 03 9763 9399 Fax: _____ Email: _____

2. Certifying Authority

Name of Certifying Authority Charles Slack-Smith
Accreditation No BPB0378
Accreditation Body Building Professionals Board
Address Davis Langdon Australia Pty Ltd ABN 40 008 657 289
Level 5, 100 Pacific Highway, North Sydney NSW 2060
Contact Tel: (02) 9956 8822 Fax: (02) 9956 8848

3. Certification

This certificate is issued: ☐ without any conditions
☒ subject to the conditions listed in **Attachment B**
☐ to erect a temporary building
☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application

Subject land Shop 40, Stockland Shopping Centre, 197 Condamine Street, BALGOWLAH NSW 2093
Description of development Retail Fitout
Class of Building 6 Retail
Plan Nos approved Project No. 226-231, Plans Nos. G00, G01, 101 to 103, 105-1, 105-2, 107, 108-1 & 108-2 by Parker Design Services, dated January 2009
Specification / References See Attachment "A"
Certificate No 250137 Date of this certificate 9 April 2009
The decision was made under the following planning instrument Manly LEP 1998

I **Charles Slack-Smith** certify that the development is a complying development and (if carried out as specified in the Certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation.

Signature 

Date of this Certificate 9 April 2009 Date this certificate will expire 9 April 2014

4. Information attached to this decision

- ☒ A fire safety schedule
- ☒ Information relied upon in Certificate determination - **Attachment A**
- ☒ The conditions of the certificate as listed in **Attachment B**



(continued)

Complying Development CertificateCertificate No. 250137**5. Fire safety schedule**

To ensure compliance with the requirements of the Environmental Planning & Assessments Act Regulation, the owner of the buildings shall submit to Council/Certifier a certificate of compliance in respect to each essential service required to be installed within the building.

- a) That the service(s) have been inspected and tested by a person competent to carry out such an inspection test; and
- b) That the service was or was not (as at the date on which it was inspected and tested) found to have been designed, installed and to be capable of operating to the standard as specified.

Such a certificate is required to be submitted on completion and prior to occupation of the building.

Essential services are required to be installed and maintained to approved operating standards as set out in the schedule attached hereto.

The owner of the building is required to submit to Council at least once in each twelve (12) month period after a certificate has been issued, a further certificate with respect to each essential service installed in the building.

| Fire Safety Measure | Standard of Performance | Existing Fire Safety Measures | Proposed Fire Safety Measures |
|--|--|-------------------------------------|-------------------------------------|
| Access panels, doors and hoppers to fire resisting shaft | BCA 2006 C3.13 AS 1905.1 – 2005, AS 1905.2 – 2005 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Automatic activation and manual controls for retail systems | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Automatic fail safe devices | BCA 2006 Part C3 and D2.21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Automatic fire detection and alarm system, including mimic panels and red strobe light | BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Automatic fire suppression system (sprinkler) | BCA 2006 E1.5, Spec E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automatic sliding door operation at mall entries / exits | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Carpark and retail smoke detection – connection to approved monitoring to a fire station dispatch centre | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Carpark travel distances | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Building occupant warning system | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Egress door for after hours staff | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Egress path marking on floor of back of house and storage areas and loading dock | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Emergency lighting | BCA 2006 E.2, E4.4 and AS/NZS 2293.1 – 2005 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Emergency lifts, including lift F1 and Building G lift | BCA 2006 E3.4 and AS 1735.2 – 1997 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Emergency management plan and fire safety management in use plan | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Emergency warning and intercommunication system | BCA 2006 E4.9 and AS 1670.4 – 2004, AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Exit signs | BCA 2006 E4.5, E4.6, E4.8 and AS/NZS 2293.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire control centres and access to sprinkler valve and pump room | BCA 2006 E1.8 and Spec E1.8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire dampers | BCA 2006 C3.12, C3.15 and AS/NZS 1668.1 – 1998, AS 1668.2 – 1991, AS 1682.1 – 1990, AS 1682.2 – 1990 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



(continued)

Complying Development Certificate

Certificate No. 250137

| Fire Safety Measure | Standard of Performance | Existing Fire Safety Measures | Proposed Fire Safety Measures |
|---|---|-------------------------------------|-------------------------------------|
| Fire doors | BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire hydrant systems | BCA 2006 E1.3 and AS 2419.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire seals protecting openings in fire resisting components of the building | BCA 2006 C3.12, C3.15 and Spec C3.15 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire separation of equipment | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire separation of tower B & D together with basement carpark and podium level from buildings C, E, F, G, H & L <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 | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gates within security fence in carpark | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Hose reel system | BCA 2006 E1.4 and AS 2441 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lightweight construction | BCA 2006 C1.8 and Spec C1.8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Major stores (>1,000m ²) ventilation systems | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Make up air for retail smoke exhaust | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Maximum travel distances in retail mall and major tenancies (>1,000m ²) | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Maximum travel distances for individual smaller tenancies (<1,000m ²) | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | |
| Mechanical air handling system | BCA 2006 E2.2, AS/NZS 1668.1 – 1998 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Operation of louvres 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 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Portable fire extinguishers | BCA 2006 E1.6 and AS 2444 – 2004 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Population and exit widths | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Power supply for retail smoke exhaust | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Retail ceiling heights | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Separation of escalators and lifts shops connecting carpark levels and retail levels | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke baffles between retail mall and specialty shops | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



(continued)

Complying Development Certificate

Certificate No. 250137

| Fire Safety Measure | Standard of Performance | Existing Fire Safety Measures | Proposed Fire Safety Measures |
|--|--|-------------------------------------|-------------------------------|
| Smoke baffles to Coles tenancy | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke baffles to mini major | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke control system | BCA 2006 E2.2, Spec E2.2b and AS 1668.1 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke dampers | BCA 2006 E2.2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke and heat detectors | BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke doors | BCA 2006 Spec C3.4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke exhaust for major tenancies | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke exhaust system for retail | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke seals and doors | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke separation of retail tenancies smaller than 1,000m ² | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Stair pressurisation including stair F1 and Building G Stair | BCA 2006 E2.3, AS 1668.1 – 2004 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Supply shut down in retail | Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vertical separation of openings in external walls Towers A, C, E, F, G & H | BCA 2006 C2.6 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Wall wetting sprinkler and drencher systems | BCA 2006 C3.4 and D1.7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Warning and operational signs | EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Zone smoke control system | BCA E2.2 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



(continued)

Complying Development Certificate

Certificate No. 250137

Attachment A – Information Relied Upon in Certificate Determination

- Davis Langdon Application for Complying Development Certificate dated 3 March 2009;
- Owners Consent dated 19 February 2009;
- BCA Design Compliance Statement dated 3 March 2009;
- Schedule of Fire Safety Measures (Schedule 2) for 197-215 Condamine Street, Balgowlah;
- Long Service Levy Receipt dated 16 March 2009.



(continued)

Complying Development Certificate

Certificate No. 250137

Attachment B: Conditions of the Certificate

This certificate is subject to the following conditions identified in the following:

Manly LEP 1998:

The relevant Manly Council's conditions are attached herewith.



Notice to commence building work and appointment of a Principal Certifying Authority

Issued under the Environmental Planning & Assessment Act 1979, Section 81A

1. Details of the owner of the land (applicant/person entitled to act on consent):

Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☒ Stockland Trust Mangement

First Name: Will Family Name: Smith

Flat/Street No: Level 25, 133 Street Name: Castlereagh Street

Suburb or Town: SYDNEY State: NSW Postcode: 2000

Tel: 02 9035 2000 Fax: Email:

2. Description of the work proposed

Type of work proposed Building ☒

Description of the work Retail Fitout

3. Details of the land to be developed

Flat/Street No: Shop 40, Stockland Shopping Centre, 197 Street Name: Condamine Street

Suburb or Town: BALGOWLAH State: NSW Postcode: 2093

Lot No. -- Section -- DP/MPS No --

Date acknowledged: ____/____/____ (COUNCIL USE ONLY)

Council: Name:..... Signed:.....

4. Details of the development approvals granted

Complying Development Certificate No. 250137 Date the certificate was issued 7 April 2009

5. Appointment of Principal Certifying Authority (PCA):

Indicate the steps you have taken by placing a cross in the appropriate boxes ☒ I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work.

☒ I have appointed a Principal Certifying Authority

Name of the PCA Charles Slack-Smith

Address of the PCA Davis Langdon ABN 40 008 657 289

Level 5, 100 Pacific Highway, North Sydney NSW 2060

Telephone No of the PCA 02 9956 8822

Accreditation body and number Building Professionals Board / BPB0378



(continued)

**Notice to Commence Building Work
and Appointment of a Principal Certifying Authority**

Certificate No. 250137

6. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☒

Yes ☐ Please complete Part 2 below

2. Are you an owner-builder?

Yes ☐

Owner-builder permit no: _____

No ☐

Will the work be carried out by someone who is licensed to do so?

No ☐

Yes ☐ Please complete the section below

Name of builder _____

Telephone No of builder _____

Contractor Licence No of builder _____

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes ☐

No ☐ Please complete the section below

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$3,000.

Yes ☐

No ☐

7. Date the work will commence

Date 11 April 2009

8. PCA's Signature

The Principal Certifying Authority must sign this notice.

1. I acknowledge that, in the case of residential building work, that I have seen evidence that a contract of insurance is in place pursuant to Part 6 of the Home Building Act 1989 and I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.
2. I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.
3. I acknowledge that all conditions of the development consent that are required to be satisfied prior to the work commencing, have been satisfied including that all relevant fees, charges and contributions have been paid.

Signature of PCA

Name of PCA

Date


Charles Slack-Smith

9 April 2009

9. Applicant / Owner's Signature

The Applicant / Owner to sign Authority.

☒ Owner

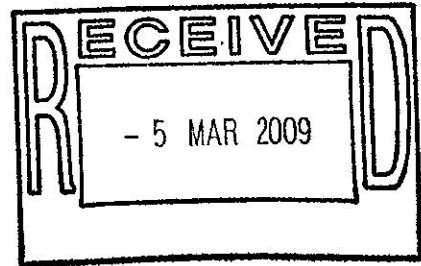
☐ Applicant

Signature

Date

See Owners Consent on Davis Langdon Application Form for Construction Certificate and Principal Certifying Authority

19 February 2009



DAVIS LANGDON
APPLICATION FOR:

(please tick)

- ☒ COMPLYING DEVELOPMENT CERTIFICATE
☒ PRINCIPAL CERTIFYING AUTHORITY

Under Sections 81A(4), 85, 85A, 86 of the of the Environmental Planning and Assessment Act 1979, and Clause 126 Part 7, Div 1 of the Environmental Planning and Assessment Regulations, 2000

Application submitted with
Davis Langdon
Level 5, 100 Pacific Highway
North Sydney NSW 2060
Tel: (02) 9956 8822 Fax (02) 9956 8848

Office Use Only
CDC No. _____
Job No. _____

Address SUBJECT LAND
SHOP 40, STOCKLAND BALGOWLAH
177-215 CONDOMINE ST, BALGOWLAH NSW

Lot No, DP, SP, vol/ fol. etc _____

APPLICANT
Name/ Company CARA INTERIOR PROTECT MANAGEMENT
Address 14 LASER DRV
ROWVILLE VIC Post Code: 3178

Contact numbers Phone: 03 9763 9399 Mobile: _____
Fax No. 03 9763 9344 Email: lydiam@caraipm.com.au

Signature of Applicant [Signature] Date: 03/03/09
(Capacity)

Furthermore by completing this section I hereby confirm that I am not the Principal Contractor or Builder, See Applicant Description on the following page

CONSENT OF OWNER(S)

I / we as the owner/s of the above property engage and authorise, Anthony Banham, Shane Berry, Robert Briant, Brett Clabburn, Justin Jones-Gardiner, Bruno Scenna, Charles Slack-Smith of Davis Langdon to provide the Complying Development Certificate and to act as the Principal Certifying Authority for the subject building works, and/or carry out site inspections and lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council. Furthermore, by signing this owners consent I also give permission to the tenant, architect, designer, project manager, builder or principal contractor to issue Final/Interim Fire Safety Certificate in accordance with Clause 149 of EP&A Regs 2000.

Name(s)/ Company PLEASE SEE ATTACHED

Address _____

Contact numbers Phone: _____ Mobile: _____
Fax No. _____ Email: _____

Signature of Registered owner(s) _____

Company stamp or seal
to be affixed if applicable
(If agent provide documentary evidence such
as Power of Attorney etc as evidence of commission)

Date: _____

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW INTERIOR FITOUT OF A TELSTRA STORE

Estimated cost of work \$ 280,000

Existing use of Site: NEW SITE
example Office/ Retail etc.

Gross floor Area of building m²: (Existing) 76.80 (Proposed) 76.80

Site Area m²: _____ Number of storeys (including underground storeys): _____

Please attach relevant Plans and Specifications from the attached list.

List of documents accompanying this application:

- o Owners Consent
- o Long Service Levy payment
- o Section 61 payment
- o BCA Architectural Design Statement
- o Drawings
- o Fire Safety Report
- o _____

APPLICANT DESCRIPTION

In accordance with Clause 139(1A) and Clause 149(2B) of the EP&A Regs 2000, the applicant cannot be the Principal Contractor or Builder. The applicant is to be the person having the benefit of the Development Consent, for example, the owner, tenant, architect, design or project manager (who is not the builder or Principal Contractor).

PROJECT MANAGEMENT (Principal Contractor)

The overall co-ordination and control of this project will be carried out by:

| | | |
|--------------------------|-----------------------------------|---|
| <input type="checkbox"/> | Principal Contractor: (Bus. Name) | <u>TBA Architecture & Interiors</u> |
| | Contact: | |
| | Address: | |
| | Contact No. | |

CONSTRUCTION MATERIALS

| Walls: <u>Internal only</u> | | Roof: <u>Internal only</u> | | Floor: <u>Internal coverings only</u> | |
|-----------------------------|------------------|----------------------------|------------------|---------------------------------------|-----------------------|
| Brick Veneer | | Aluminium | | Concrete | |
| Full Brick | | Concrete | | Timber | ✓ |
| Single Brick | | Concrete tile | | Other | |
| Concrete Block | | Fibrous cement | | Unknown | |
| Concrete/ masonry | | Fibreglass | | | |
| Concrete | | Masonry | | | |
| Steel | | Shingle tiles | | | |
| Fibrous cement | | Slate | | | |
| Hardiplank | | Steel | | | |
| Timber/ weatherboard | | Terracotta | | FRAME | <u>Internal walls</u> |
| Cladding-aluminium | | Other | <u>Cyp. tick</u> | Timber | ✓ |
| Curtain glass | | unknown | | Steel | ✓ |
| Other | <u>Cyp. tick</u> | | | Other | |
| Unknown | | | | unknown | |

Schedule to Application for Certification &/or PCA

Schedule of existing/proposed or modified Fire Safety measures
(for any existing building and the land on which it is situated)

SEE ATTACHED

| Item No. | Proposed / Existing Measure | Is this measure installed in the building? | If yes, enter the current standard of performance (eg: BCA and Aust Stand) | Proposed alteration of existing measure |
|----------|---|--|--|---|
| | | Yes/ No | | (✓) |
| 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 alarm monitoring | | | |
| 11. | Fire control centres and rooms | | | |
| 12. | Fire dampers | | | |
| 13. | Fire Doors | | | |
| 14. | Fire hydrant systems | | | |
| 15. | Fire seals (protecting openings in fire resisting components of the building) | | | |
| 16. | Fire shutters | | | |
| 17. | Fire windows | | | |
| 18. | Hose reel system | | | |
| 19. | Light weight construction | | | |
| 20. | Mechanical air handling systems | | | |
| 21. | Perimeter vehicle access for emergency vehicles | | | |
| 22. | Portable fire extinguishers | | | |
| 23. | Pressurising system | | | |
| 24. | Safety curtains in proscenium openings | | | |
| 25. | Smoke and Heat Vents | | | |
| 26. | Smoke dampers | | | |
| 27. | Smoke detectors and heat detectors | | | |
| 28. | Smoke doors | | | |
| 29. | Solid-Core doors | | | |
| 30. | Stand-By Power Systems | | | |
| 31. | Wall wetting sprinkler and drencher systems | | | |
| 32. | Warning and operational signs | | | |
| 33. | OTHERS – Specify | | | |
| | | | | |
| | | | | |

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed:
(owner/agent)

Name :

Date :

DESIGN STATEMENT

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

| | | | |
|-----------------|-------------------------------------|--|--|
| ADDRESS: | SHOP 40, TELSTRA BALGOWLAH | | |
| PROJECT: | 197-215 CONDOMINE ST, BALGOWLAH NSW | | |
| | TELSTRA T-LIFE BALGOWLAH | | |

1. Specification C1.10a of the Building Code of Australia ("BCA") requires floors, walls and ceilings to comply with Group numbers, CRF values and smoke developed indices requirements as nominated in that part of the BCA.

2. Clause D2.21 of the BCA requires all door handles to ... *"be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,100mm from the floor, except if it is fitted with a fail-safe device ..."*

Note: If fail safe devices are proposed then details of the method of operation are to be provided.

3. Part B1 of the BCA requires all glazing to comply with Australian Standard 1288 – 2006 and AS 2047 – 1999.


4. Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1 and AS 1428.4.

5. Clause D1.6 of the BCA requires all exits and paths of travel to an exit including spacing of shop fittings to have a minimum unobstructed width of 1m.

6. Clause J6.2(a)(A) of the BCA requires all artificial lighting not to exceed the maximum lamp power density of 25W/m² (excluding lighting in display cabinet, signage and emergency lighting).

Accordingly, it is specified that for the proposed works at the above premises:

- All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10a of the BCA as applicable;
- All door handles and locks will comply with Clause D2.21 of the BCA;
- All glazing will comply with AS 1288-2006 and 2047; and
- Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;
- All exits and paths of travel to an exit from any point on the floor will comply with Cl D1.6 of the BCA.
- Artificial lighting not to exceed the maximum lamp power density of 25W/m² Clause J6.2(a)(A) of the BCA as applicable.

| Applicant Details: | | | |
|--------------------|---|--|----------|
| Name: | LYDIA MAWDSLEY | | |
| Company: | CARA INTERIOR PROJECT MANAGEMENT | | |
| Address: | 14 LASER DRV, ROWVILLE VIC 3178 | | |
| Signature: |  | | Date: |
| | | | 03/03/09 |

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 90352000
F 02 89882000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



19 February 2009

Cara Interior Project Management
14 Laser Drive
Rowville VIC 3178

Attn: Steve Burford

Dear Steve


Re: Complying Development Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 40 – T-Life – Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 19 February 2009.

We refer to the attached application.

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

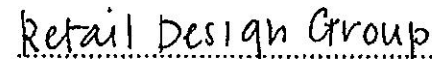
Executed on behalf of Trust Company of Australia Limited (ACN 004 027 749) in its capacity as custodian by
WILL SMITH
for Stockland Trust Management Limited (ACN 001 900 741) under Power of Attorney Book 4362 No. 863 in the presence of:


.....

Signature of witness

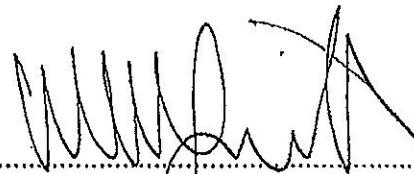

.....

Name of witness


.....

Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000



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

FIRE SAFETY SCHEDULE

97-215 Condamine street, Balgowlah

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

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

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

LONG SERVICE
BUILDING & CONSTRUCTION

16 March 2009

CARA INTERIOR PROJECTS MANAGEMENT
14 LASER DRIVE
ROWVILLE VIC 3178Building 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

00067439

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

the amount of

CARA INTERIOR PROJECTS MANAGEMENT**\$980.00**

Payment details:

Cheque 001373 \$980.00 CARA IPM PTY LTD

being payment for Long Service Levy as detailed below

| | |
|------------------------------|--|
| Levy Payment Form number | 0302277 |
| Council/Department/Authority | MANLY COUNCIL |
| C.C. Number | 250137 |
| Work address | SHOP 40 STOCKLAND BALGOWLAH 197-215 CONDRAMINE STREET BALGOWLAH NSW 2093 |
| Estimated value of work | \$280,000.00 |
| Levy payable (No exemption) | \$980.00 |
| Total levy paid | \$980.00 |

Signed: (Signature of authorised person)

Date

16 MAR 2009