



CD11/09

Job No: 2009/073

Thursday, 12 March 2009

Manly Council
PO Box 82
Manly NSW 1655

Attention: General Manager

RE: Complying Development Certificate No. 09/073/01
Double Bay Clothing – Shop 74, Stockland Balgowlah

Manly Council
16 MAR 2009
Distribution ☐
Scanned ☒
Document No
Part Scanned ☐
84997- COKS

Please find attached a copy of Complying Development Certificate 09/073/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 85, 85A of the Environmental Planning and Assessment Act 1979.

Please also find attached a cheque for \$30.00 for the registration of the Complying Development Certificate.

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque.

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Regards,

Nick Hontas
Steve Watson & Partners

\$30.00
R/P 598493
V26 16/3/09

Job No: 2009/073

Thursday, 12 March 2009

Manly Council
PO Box 82
Manly NSW 1655

Attention: General Manager

**RE: Notice of Commencement
Double Bay Clothing – Shop 74, Stockland Balgowlah
CDC: 09/073/01
Description of work: Internal shop fitout**

Please find enclosed a Notice of Commencement form in accordance with either Section 81(A) 2(a)(ii) and 2(c), or Section 86 (1) of the Environmental Planning and Assessment Act 1979, as applicable.

Please note that the following inspections are required under Clause 162A of the Environmental Planning and Assessment Regulation. These inspections are required to be carried out by an accredited certifier and we are unable to accept inspection records from engineers who do not hold the appropriate accreditation. SWP requires 48 hours notice of these inspections and work cannot continue to its subsequent stage until these inspections are carried out.

Class 5, 6, 7, 8 or 9 Inspections	Action by
1. After the building work has been completed and prior to any occupation certificate being issued in relation to the building	SWP

Should you have any queries, please contact myself on (02) 9283 6555.

Regards,



Nick Hontas
Steve Watson and Partners Pty Ltd

NOTICE OF THE ISSUE OF A COMPLYING DEVELOPMENT CERTIFICATE

This is to notify you that a Complying Development Certificate has been issued with respect to a proposed development at a property near to you. Particulars relating to the Complying Development Certificate are set out below.

The proposed development may now be commenced without further notice to you.

1. Development Address:

Street and Number: 197-215 Condamine Street

Town/City: Balgowlah

Postcode: 2015

2. Formal Particulars of Title: Lot 101 DP1102617

3. Name of Applicant: Samearni Pty Ltd

4. Description of Development: Internal fitout to specialty retail store 74 for Double Bay Clothing

5. Council Area: Manly

6. Details of Complying Development Certificate:

(a) Issued by: Steve Watson

(b) Accreditation Number: BPB0432


(c) Complying Development Certificate No: 09/073/01

(d) Date of Certificate: 12th March 2009

(e) Date on which the certificate lapses: 12th March 2014

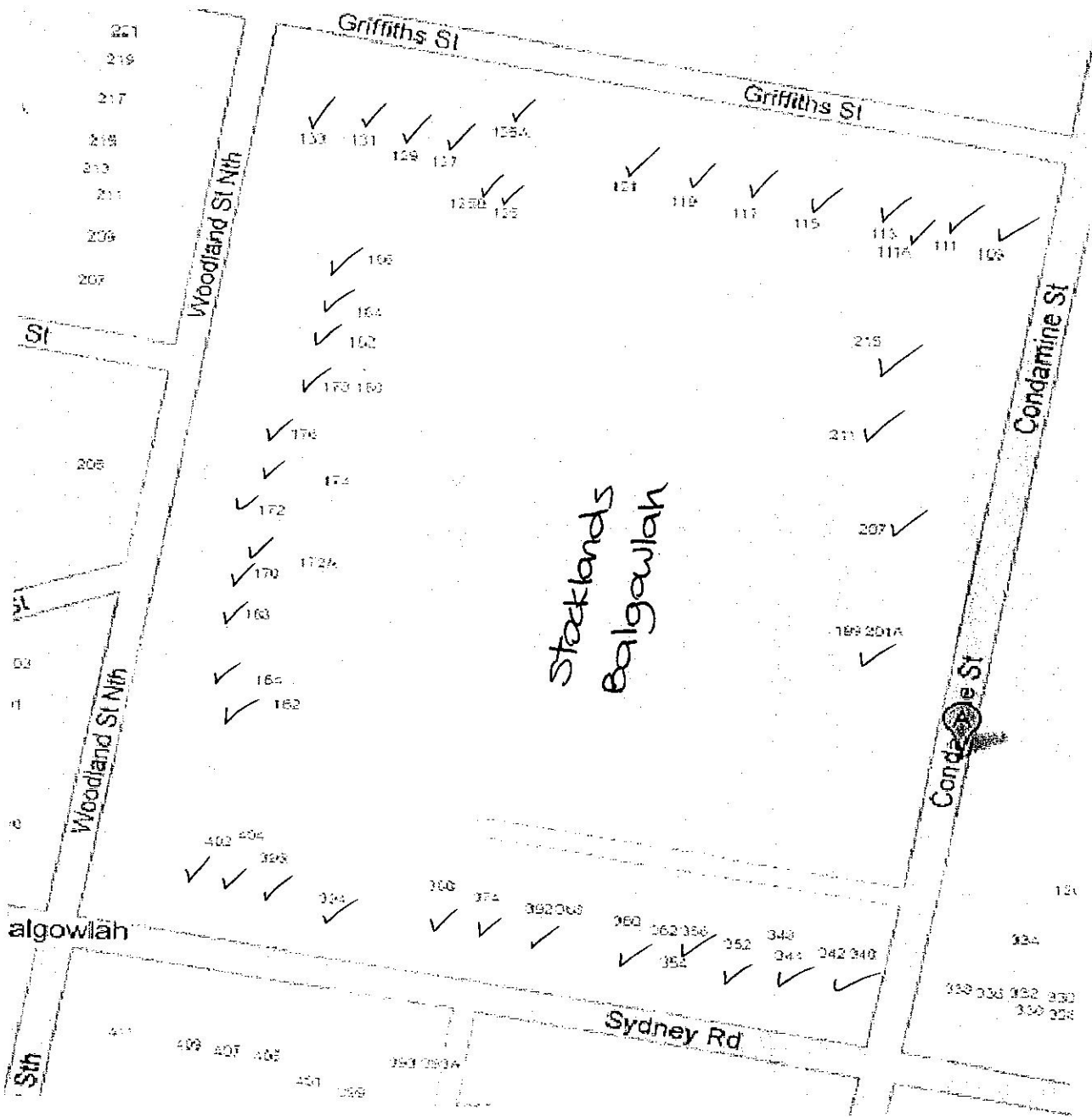
A copy of the determination of the application for the complying development certificate, including any related plans and specifications, are available for inspection at the Council's principal office, free of charge, during the Council's ordinary office hours.

This notice is issued pursuant to s.85 (1) (c) of the Environmental Planning and Assessment Act 1979 and Clause 130 (5) of the Environmental Planning and Assessment Regulation 2000.

(Signed) 

Date.....12th March 2009







STEVE WATSON
& PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
FIRE SAFETY ENGINEERS

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

COMPLYING DEVELOPMENT CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 Section 85, 85A

Complying Development Certificate No. 09/073/01

I, Steve Watson, certify that the proposed development is complying development and that if carried out in accordance with the approved plans and specifications will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the *Environmental Planning and Assessment Act 1979*.

Applicant

Name: **Samearni Pty Ltd**
Address: **10 Birmingham Street**
Suburb: **Alexandria** State: **NSW** Postcode: **2015**

Location of the Property

Address: **197-215 Condamine Street**
Suburb: **Balgowlah** State: **NSW** Postcode: **2093**
Real Property Description: **101/1102617**

Proposed Complying Development

Type: **Carrying out of work**
Description: **Internal fitout to specialty retail store 74 for Double Bay Clothing**
Proposed Use: **Retail**
Building Code of Australia Classification: **Class 6**

Date of Receipt

Date Received: **10th March 2009**

Determination

Approved
Date of Determination: **12th March 2009**

Date of Lapse

12th March 2014

Environmental Planning Instrument Decision Made Under

Manly Local Environmental Plan 1998
Schedule 9 – Complying Development

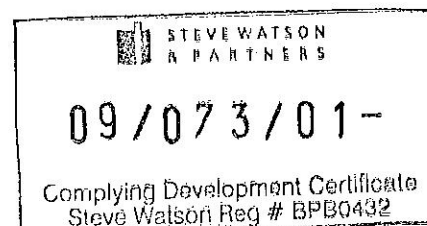
Prior to commencement of work s 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied

Steve Watson

Accreditation Body: **BPB**

Accreditation no: **BPB0432**

Date of Endorsement: **Thursday, 12 March 2009**

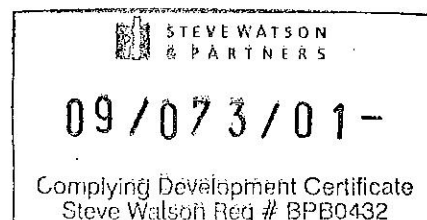


Design documentation approved for Complying Development Certificate 09/073/01 for Shop 74, 197-215 Condamine Street Balgowlah

Drawing No.	Drawing Title	Revision	Date	Drawn by
D-05	Proposed floor plan, dimension and floor finishes plan	E	06/03/09	Otto Design Interiors
D-07	Reflected ceiling plan, electrical and hydraulic finishes plan	E	06/03/09	Otto Design Interiors
D09	Shopfront elevation	E	06/03/09	Otto Design Interiors
D09a	Shopfront RCP	B	06/03/09	Otto Design Interiors

Documentation relied upon to issue Complying Development Certificate 09/073/01 for Double Bay Clothing

Item No	Description	Date
1.	Mandatory inspection record (Pre-CDC)	11/03/09
2.	Application for Complying Development Certificate	10/11/09
3.	Owners Consent letter from Stockland	18/02/09
4.	Notice of Commencement Form	12/03/09
5.	Existing and proposed fire safety schedule	12/03/09
6.	Part J lighting design certification from Otto Design Interiors	09/03/09
7.	Evidence of Long Service Levy Payment	27/02/09





STEVE WATSON & PARTNERS

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FIRE SAFETY ENGINEERS

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sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 576

CI143B Site Inspection Record

Project Address Shop 74, 197-215
Condamine Street
Balgowlah

Inspection record # 2009/073C

Inspector Steve Watson Accreditation # BPB0432

DA ref N/A Date 11th March 2009

Type PRE-COMPLYING DEVELOPMENT
CERTIFICATE

Checklist

Annual Fire Safety Statement Provided?	Yes	Are the proposed plans/specs consistent with the existing condition of the building?	Yes
Have works associated with proposed CC commenced?	Yes		

Issues/Rectification works required

#	Issue	Comment/ requirement	Action by
1.			
2.			
3.			

Was the Inspection

- ☒ Satisfactory
☐ Satisfactory subject to resolution of the issues identified above
☐ Unsatisfactory

Signed

Inspector

11th March 2009

Date

APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE



STEVE WATSON
& PARTNERS

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FIRE SAFETY ENGINEERS

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sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 107 986 273

PART 1 Application and Site Details

Applicant

It is important that we are able to contact you if we need more information.

Please give us as much detail as possible.

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Surname (or Company): Samecarni Pty Ltd

Given names (or ABN): 39054354 111

Address: 10 Birmingham Street

Alexandria

State: NSW

Post Code: 2015

Phone: (02) 9693 1199

Fax: (02) 9693 1556

Mobile: 0414 362 434

E-mail: pasca@doublebayclothing.com.au

Please ensure you sign the declaration in Part 3 of this application

Owner's Consent

Every owner of the land must sign this form.

If the owner is a company, an authorised director must sign this form.

Where the works are being carried out in a strata titled building the consent of the Body Corporate must be provided.

Surname (or Company): _____

Given names (or ABN): _____

Address: _____

State: _____

Post Code: _____

Phone: () _____

Fax: () _____

Mobile: _____

E-mail: _____

As owner of the land to which this application relates, I consent to this application. I also consent for SWP staff to enter the land to carry out inspections relating to this application.

Signature(s): _____

Date: 1 / 1 / 1

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. Power of attorney, executor, trustee, company director, etc)

Location of the Property

We need this to correctly identify the land.

Address: Shop 24 197-215 Condamine St

Belgongah

State: NSW

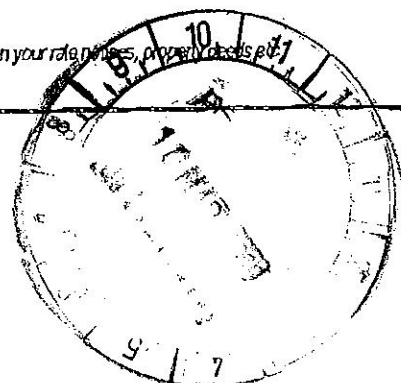
Post Code: 2093

Real Property Description: _____

(eg. Lot/DP, etc)

110 26 17

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



PART 2 Work description

Proposed Complying
Development

- Use of land/building ☐
Erection of a building ☐
Subdivision of land/building ☐
Carrying out of work ☒
Demolition ☐
Other ☐

description(eg dwelling house):

proposed use: Retail Clothing Fit-Out

Estimated cost of work
(inclusive of GST)

\$ 80,000

Principal Contractors
Details

Required for all projects

Name: Otto Does Interiors

Address: 3/69 Carlton Crescent Summer Hill 230

Contact Number: 02 9799 8922

PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST MUST BE PROVIDED.

THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED.

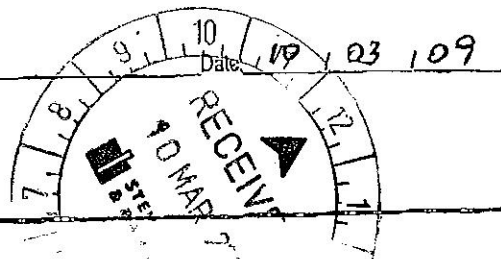
Declaration

If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.

I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.

I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.

Signature: 



PART 4 Checklist

Where relevant, have you provided/completed the following:

	Yes	Not Relevant
• 4 copies of plans, elevations and sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• 4 copies of specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Evidence of Home Building Act requirements satisfied	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Evidence that Long Service Levy has been paid	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• ABS schedule is completed	<input type="checkbox"/>	-
• Owners consent	<input checked="" type="checkbox"/>	-
• Applicants signature	<input checked="" type="checkbox"/>	-

PART 5 Schedule to Application for a Construction Certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

300 m²

Residential buildings only

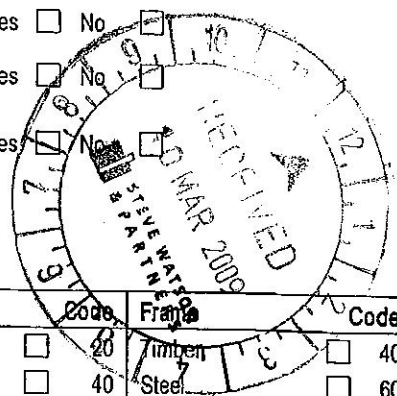
Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☒ No ☐



Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input checked="" type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

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



18 February 2009

Attn: Bronwyn Nisbet

Otto Design Interiors Pty Ltd
11/69 Carlton Cres
Summer Hill NSW 2130

Dear Bronwyn

Re: Complying Development Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 74 - Double Bay Clothing - Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 18 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

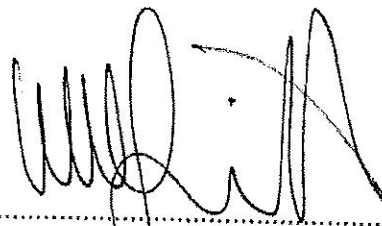
Sarah Buchhorn

Name of witness

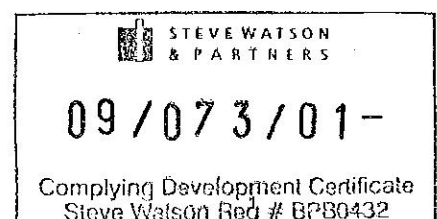
Retail Design Manager

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





STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 FAX +61 2 9283 8300
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 674

NOTICE OF COMMENCEMENT

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

PART 1 Development Details

Applicant Details *	Applicant's name: <u>Samarni Pty Ltd T/A Double Bay Clothing</u> Address: <u>10 Birmingham Street</u> Suburb: <u>Alexandria</u> State: <u>NSW</u> Post Code: <u>2015</u> Phone: <u>(02) 9693 1199</u> Fax: <u>(02) 9693 1556</u> Mobile: <u>0411 362434</u> E-mail: <u>pascarka@doublebayclothing.com.au</u>
Details of the Land to be Developed	Address: <u>197-215 Condamine ST</u> Suburb: <u>Balgowlah</u> State: <u>NSW</u> Post Code: <u>2093</u> Lot no: _____ DP No./Section: <u>1102617</u>
Description of Work	Type of work: <u>Building Work</u> Description: <u>Retail Clothing Fit-Out</u>

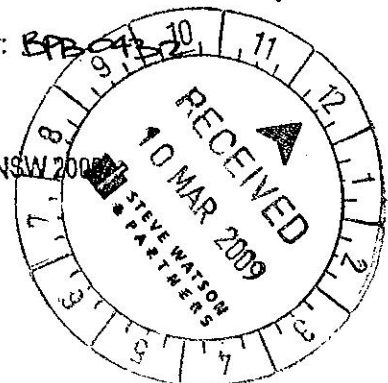
PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No: <u>09/073/01</u> Date of Determination: <u>12/03/09</u>
Construction Certificate	Construction Certificate No: _____ Date of Determination: <u>N/A</u>

PART 3 Appointment of Principal Certifying Authority

Details of Principal Certifying Authority	Certifying Authority: <u>Steve Watson</u> for Steve Watson & Partners Pty Ltd Accreditation Body: <u>BFB</u> Accreditation Number: <u>BFB 0432</u> Contact number: <u>(02) 9283 6555</u> Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u>
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Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.



PART 4 Date of Commencement and compliance with conditions

Compliance with
Development
Consent/Complying
Development

Have all conditions required to be satisfied prior to the commencement of work been satisfied?

☒ - yes

☐ - no

(conditions may include payment of security, s 84 contributions, endorsement of building work plans by water supply authority)

Home Building Act
1989 Requirements

Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.

1. Are you an owner-builder?

☐ - yes, Owner-builder permit number? _____

or

2. Will the work be carried out by some one licensed to do so?

☐ - yes

Name of the builder: _____

Telephone Number: _____ Contractor License no. _____

Attach one of the following documents to this notice:

(a) Evidence that the licensed person is insured to carry out this type of work; or

(b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?

Principal
Contractors Details

Required for all projects

Name: Otto Does Interiors

Address: 3169 Caelan Crescent Summer Hill 2130

Contact Number: 02 9799 8922

Date Work is to
Commence

Date: 16 / 03 / 2009

PART 5 Signatures

Principal Certifiers
Declaration

The Principal certifying authority must sign the notice

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development.

I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act.

Signature: _____

Name: Steve Watson

Date: 12 / 03 / 09

Applicants
Declaration

The applicant or the applicant's agent must sign the notice

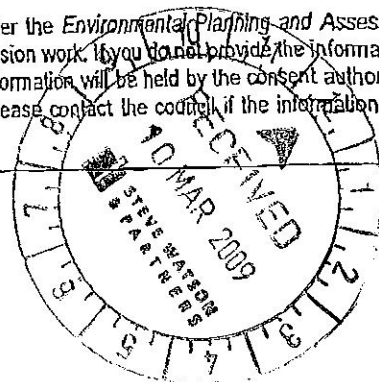
Signature: _____ Date: 10 / 03 / 09

Name if you are not the applicant: _____

In what capacity are you signing if not the applicant: DIRECTOR

PART 6 Privacy Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.



FIRE SAFETY SCHEDULE



STEVE WATSON
& PARTNERS

Double Bay Clothing – Shop 74, Stockland Balgowlah

CDC No. 09/073/01

Existing Fire Safety Schedule

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 E & S

09/073/01-

Complying Development Certificate
Steve Watson Ref # BPB0432

	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

STEVE WATSON
& PARTNERS

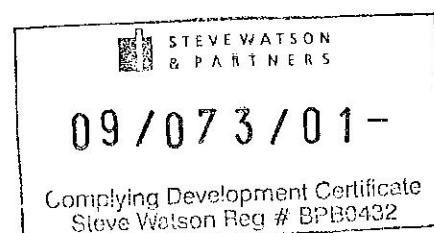
09/073/01-

Complying Development Certificate
Steve Watson, Reg # BPB0432

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

Proposed Fire Safety Schedule

Item No.	Proposed Measure	Standard of performance.
1.	Automatic fire suppression systems (<i>Sprinklers</i>)	BCA2008 Specification E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
2.	Emergency Lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005
3.	Exit Signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005



DESIGN COMPLIANCE STATEMENT - LIGHTING

Project Name	DOUBLE BAY CLOTHING
Address:	Shop 074, Stockland Balgowlah, NSW 2093
Part of Building to be certified	As above.

I hereby certify that: the design for all measures nominated below has been/will be completed so as to ensure that each measure will fully comply with the nominated standard(s) of performance in the area of the building nominated above.

1. Total Wattage of all lighting

Note: Do not include display lighting. (See point 4)

Type of light (Fluorescent, halogen, incandescent)	Watts per light	Number of lights	Total Watts per light type
METAL HALIDE -	50W	5	250
METAL HALIDE	70W	61	4270
FLUORESCENT	36W	8	288
Total Wattage of all lighting			4808 W

Total tenancy floor
area

300 m²

2. Please calculate the *illumination power load* for you fitout:

$\frac{\text{Total Wattage of all lighting}}{\text{Total tenancy floor area}} = \text{illumination power load}$

16 W/m²

Note! Your *illumination power load* should not exceed 25W/m².

3. Please nominate the type of lighting control device proposed in accordance with Clause J6.3 of the BCA:

Type of Device	Illumination power density adjustment factor	Tick applicable
Time switch (complying with Specification J6)	N/A	<input checked="" type="checkbox"/>
Occupant sensing device (complying with Specification J6)	0.9	<input type="checkbox"/>

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4. If display lighting is to be utilised please specify the total Wattage:

Total display lighting Wattage

N/A W

Yes/No

Please confirm display lighting is to be controlled separately from other artificial lighting

N/A

Note If the display lighting Wattage exceeds 7000W then the display lighting must be controlled by a time switch complying with Specification J6.

I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

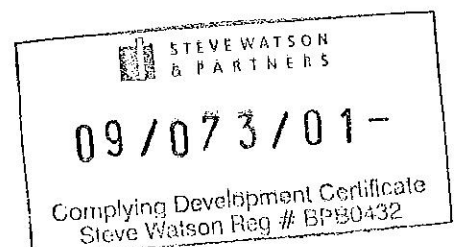
Relevant qualifications and accreditations: INTERIOR DESIGNER

The information contained in this statement is true and accurate to the best of my knowledge.

Name of Designer: CHRISTINA

Company & Address: OTTO DESIGN INTERIORS
11/69 CARLTON CRES, SUMMER HILL 2130

Signature Christina. Date 9.03.09.



MARRICKVILLE COUNCIL

Administrative Centre 2 Fisher Street, Petersham PO BOX 14 PETERSHAM NSW 2049
Telephone No: (02) 9335 2222 Fax: (02) 9335 2029 TTY: (02) 9335 2025
ABN: 52 659 768 527

Receipt No: 279569 Cashier Id: cso4

Receipt Date: 27/02/2009

From: Otto Does Interiors

Of: 3/69 Carlton Cres
Summer Hill 2130

197-215 Condamine St, Balgowlah
2093

OFFICIAL RECEIPT

Description	Customer Ref.	Application	Reference	Narrative	Amount
Receipt		GL Receipt	Leave - Long Se	1 Long Service Levy-Manly Council	\$280.00

To GL Receipt:

Transaction Total: \$280.00

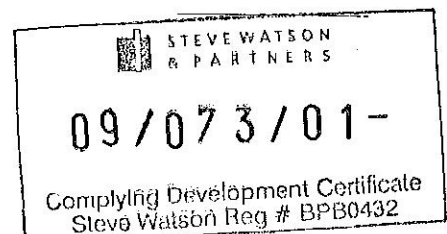
Amounts Tendered

Cash	Cheque	Credit Card/ Eftpos	Money Order	Agency Rec	Total
\$0.00	\$280.00	\$0.00	\$0.00	\$0.00	\$280.00

Rounding: \$0.00

Change: \$0.00

Nett: \$280.00



Manly Local Environmental Plan 1988

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

Schedule 10

<< page >>

Schedule 10 Conditions of complying development certificates

(Clause 10A (4))

General conditions applying to all complying development

Compliance

- 1 Notification of all affected persons is required, in accordance with council's Notification DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.

Before Commencement

- 2 Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, ie the PCA) must be submitted to Council 2 days prior of any work commencing.
- 3 Notify Council 2 days prior to that work commencing.

Additional conditions applying to specific types of complying development

Category	Condition No	Condition	Type of complying development to which the condition applies (being a type identified by the following number in the Table to Schedule 9)
Access	4	Where a construction of a vehicular footpath Crossing is required, the design and construction shall be in accordance with Council's Policy. The crossing must be completed prior to issue of the Occupation Certificate.	1, 4, 6, 7, 8
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.	1, 4, 6, 7, 8
	6	Any driveway within the property cannot exceed 5% slope at any point.	1, 4, 6, 7, 8
Building Construction	7	Any retaining walls must be constructed in accordance with a structural engineer's details. Certification of compliance with the structural detail during construction must be submitted to the Principal Certifying Authority.	1, 4, 6, 13
	8	All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the	1, 4, 6

		Principal Certifying Authority.	
	9	A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed additions .	1, 2, 4, 7
	10	The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles	1, 2, 4, 7, 8, 13
	11	All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.	1
	12	A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.	1, 4, 6, 10
	13	Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.	1, 4, 6, 10
	14	An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be maintained in a state of good repair and condition until completion of the building project.	1, 4, 6, 13
Building Materials	15	All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.	1, 2, 4, 7
Car Parking	16	An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.	4, 6
Drainage and Stormwater	17	Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.	1, 4, 6, 13
	18	The width of inter-allotment drainage easements is no less than: (a) 1.0m for pipes up to 150mm, or (b) 2.5m for pipes larger than 150mm The easements must be free of encroachments and contain only a single pipeline.	1, 4, 6

	19	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.	1, 3, 4, 6, 7, 8, 9, 13
Miscellaneous	25	Prior to the commencement of works on the land including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	1, 4, 6
	30	No sandwich boards or the like are to be placed on Council's footpath.	8
Termite Control	31	A durable termite protection notice must be permanently fixed to the building in a prominent location	4

		detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".	
Traffic/Parking	32	Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control.	1, 4, 6, 13
	33	All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.	1, 8
	34	Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am–11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.	8