



MCKENZIE
GROUP CONSULTING

CD/ 27/09

16 JUN 2009

TRANSMITTAL FORM

To:	Manly City Council	Project No:	03828
Address:	PO Box 82, Manly NSW 2095		
Attention:	Customer Service	Date:	12 June 2009
Project:	Shop 27, Stockland Balgowlah, 197-215 Condamine Street, Balgowlah		
From:	Mike Gooley		
Method of Delivery:	<input type="checkbox"/> Mail <input type="checkbox"/> Courier <input type="checkbox"/> By Hand <input type="checkbox"/> Collected <input checked="" type="checkbox"/> DX		
Subject:	Occupation Certificate No. 09/2323-2		

Dear Sir or Madam:

Please find enclosed one (1) copy of the Occupation Certificate No. 09/2323-2 and its attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$30.00 being the lodgement fee.

Attachments

1. Fire safety Schedule.
2. Applications for Interim Occupation Certificate.
3. Installation Certificate of Compliance for Fire Sprinklers, Fire Hydrants & Fire Extinguishers prepared by Tyco Fire & Security, dated 28 May 2009.
4. Base Building Interim Occupation Certificate, prepared by City Plan Services, dated 25 May 2009.
5. Installation Certificate of Compliance for Hydraulic Services prepared by Boone & Willard Plumbing, dated 25 May 2009.
6. Installation Certificate of Compliance for Mechanical Services, prepared by Baratech Pty Ltd, dated 4 June 2009.
7. Installation Certificate of Compliance for EWIS System prepared by Heyday Group, dated 4 June 2009.
8. Final Fire Safety Certificate prepared by Abigroup Pty Ltd, dated 12 June 2009.
9. Certificate of Electrical works prepared by Simon Poles, dated 10 June 2009.
10. Certificate of Inspection prepared by Star Light Fire Protection.
11. Emergency Lighting Certification prepared by Simon Poles, dated 10 June 2009.

AUTH OC
PMI
NANIE

CERTIFICATE
\$30
R. 618629

16-6-09



BUILDING REGULATIONS CONSULTANTS

Level 6 / 189 Kent Street Sydney New South Wales 2000
Telephone 02 8298 6800 Facsimile 02 8298 6899 email@mckenzie-group.com.au
www.mckenzie-group.com.au

Offices in Melbourne and Brisbane

12. Letter with regards to Glazed Windows & Doors prepared by Palmer Commercial Windows & Doors pTY Ltd, dated 10 June 2009.
13. Licensee's Certificate of Compliance for Plumbing & Drainage works, dated 11 June 2009.
14. Letter with regards to Flooring Supplied prepared by PKF, dated 11 June 2009.

Please provide a receipt upon completion of payment process and **note our reference.** *6/16/09*

If you require further information please contact me on (02) 8298 6800.

Regards,

T. Williams

Per
Mike Gooley
NSW State Manager
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Copy To:	Attention:	Address:
Leslie Winderbaum	Leslie Winderbaum	9 Manson Street, St Ives NSW 2075





MCKENZIE
GROUP CONSULTING

OCCUPATION CERTIFICATE No. 09/2323-2

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

Owner

Name: Stockland Trust Management Ltd
Address: Level 25, 133 Castlereagh Street, Sydney NSW 2000

Property Details

Address: Shop 27, Stockland Balgowlah, 197-215 Condamine Street, Balgowlah
Municipality: Manly City Council

Building Details

Part: Shop 27 – Sunday Rose
Use: Retail
BCA classification: 6

Complying Development Certificate

Certificate no.: 09/2323-1
Date of Determination: 29 April 2009

Determination

Type of Certificate: Final
Approved/Refused: Approved
Date of Determination: 12 June 2009

Attachments

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Certificate Final / Principal Certifying Authority

I, Mike Gooley certify that;

- I have been appointed as the principal certifying authority under s 109E.
- A current Complying Development Certificate is in force with respect to the building.
- If any building work has been carried out, a current Complying Development 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.

Signature


Mike Gooley
Accredited Certifier Grade 1
BPB Registration No. 0143
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Date of determination **12 June 2009**

Certificate Number **09/2323-2**



Fire Safety Schedule
(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
1.	Access Panels, Doors and Hoppers to Fire Resisting Shafts	BCA Clause C3.13 & AS1905.1-2005, AS1905.2-2005
2.	Automatic Activation & Manual Controls for Retail Systems	Alternative Solutions Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
3.	Automatic Fail Safe Devices	BCA 2006 Part C3 & D2.21
4.	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 Rev 1.5, dated 19 June 2007
5.	Automatic Fire Suppression System (Sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
6.	Automatic Sliding Door Operation at Mall Entries/Exits	Alternative Solutions Report prepared by Defire Ref 20050098 Rev1.5, dated 19 June 2007
7.	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 June 2007.
8.	Carpark Travel Distances	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
9.	Building Occupant Warning System	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
10.	Egress Door for After Hours Staff	Alternative Solutions Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
11.	Egress Path Marking on Floor of Back of House & Storage Areas & Loading Docks	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
12.	Emergency Lifts, including Lift F1 & Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
13.	Emergency Management Plan & Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
14.	Emergency Lighting	BCA 2006 E4.2, E4.4 & AS/NZS 2293.1 – 2005
15.	Emergency Warning & Intercommunication System	BCA 2006 E4.9 & AS 1670.4 - 2004 & AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
16.	Exit Signs	BCA 2006 E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005 & Alternative Solution Report prepared by Defire Ref 20050098 Rev 1.5, dated 19 June 2007
17.	Fire Control Centres & Access to Sprinkler Valve & Pump Room	BCA 2006 E1.8 & Spec E1.8
18.	Fire Dampers	BCA 2006 C3.12, C3.15 & AS/NZS 1668.1 – 1998, AS 1682.2 – 1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
19.	Fire Doors	BCA 2006 Spec C3.4 & AS1905.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev

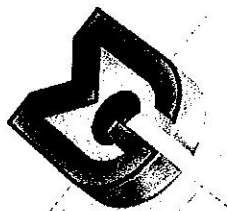


	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
		1.5, dated 19 June 2007
20.	Fire Hydrant Systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
21.	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 Rev 1.5, dated 19 June 2007
22.	Fire Separation of Equipment	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
23.	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 of Openings	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
24.	Gates within Security Fence in Carpark	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
25.	Hose Reel System	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
26.	Lightweight Construction	BCA 2006 C1.8 & Spec C1.8
27.	Major Stores (>1,000 m2) Ventilation Systems	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
28.	Make up air for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
29.	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 Rev 1.5, dated 19 June 2007
30.	Major Travel Distance in Retail Mall & Major Tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
31.	Maximum Travel Distances from Individual Smaller Tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
32.	Mechanical Air Handling System	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
33.	Operation of Louvers & Doors within the Rooflight / Pavil on over the Escalators to the Plaza Level & Provision of an Exit Door within this area	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
34.	Portable Fire Extinguishers	BCA 2006 E1.6 & AS 2444 – 2004
35.	Population & Exit Widths	Alternative Solution Report prepared by Defire ref



	Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/code/conditions of approval
		20050098 Rev 1.5, dated 19 June 2007
36.	Power Supply for Retail Smoke Exhaust	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
37.	Retail Ceiling Heights	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
38.	Separation of Escalators & Lifts Shops Connecting Carpark Levels & Retail levels	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
39.	Smoke Baffles between retail mall & Specialty Shops	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
40.	Smoke Baffles to Coles Tenancy	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
41.	Smoke Baffles to Mini Major	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
42.	Smoke Control System	BCA 2006 E2.2, Spec E2.2b & AS 1668.1 as varied by Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
43.	Smoke Dampers	BCA 2006 E2.2
44.	Smoke Detectors & Heat Detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
45.	Smoke Doors	BCA 2006 Spec. C3.4
46.	Smoke Exhaust for Major Tenancies	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
47.	Smoke Exhaust System for retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
48.	Smoke Seals & Doors	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
49.	Smoke Separation of Retail Tenancies Smaller than 1,000 m2	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
50.	Stair Pressurisation including Stair F1 & Building G Stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
51.	Supply Air Shut Down in Retail	Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
52.	Vertical Separation of Openings in External Walls Towers A, C, E, F, G & H	BCA 2006 C2.6 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007
53.	Wall-Wetting Sprinkler & Drencher Systems	BCA 2006 C3.4 & D1.7
54.	Warning and Operational Signs	EPA regulation (Reg 183) BCA 2006 E3.3 (lifts) D2.23 Signs on Exit Doors
55.	Zone Smoke Control System	BCA E2.2 & Alternative Solution Report prepared by Defire ref 20050098 Rev 1.5, dated 19 June 2007





McKENZIE
GROUP CONSULTING

29 APR 2009

APPLICATION FORM / APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY / NOTICE OF COMMENCEMENT

Environmental Planning and Assessment Act 1979 Sections 81A(b1)(i), 81A (2), 81A (4), 86(1), 86(2) and 109C (1) (b)

I/We the undersigned hereby make application to McKenzie Group Consulting (NSW) Pty Ltd for:

- ☐ Construction Certificate
☒ Complying Development Certificate
☒ Occupation Certificate:

To appoint Mike Gooley from McKenzie Group Consulting (NSW) Pty Ltd as the Principal Certifying Authority for the project.

Applicant	Name: <u>LESLIE WINDERBAUM</u> Address: <u>9 MANKEN ST</u> <u>ST IVES NSW 2075</u> Tel: <u>0411827782</u> Fax: _____
Owner of building (if not Applicant)	Name: <u>Stockland Trust Management Ltd</u> Address: <u>Level 25, 133 Castlereagh St</u> <u>SYDNEY NSW 2000</u> Tel: <u>02 9231 1111</u> Fax: _____
Consent of all owner(s) (Signatures)	I/We consent to this application <u>REFER TO STOCKLANDS LETTER OF CONSENT ATTACHED.</u>
Subject land	Address: <u>SHOP 23 STOCKLAND BALGONLACH</u> <u>197-215 CONDOMINE ST BALGONLACH NSW 2093</u> Lot/Portion: _____ Section: _____ DP No.: _____ Municipality: <u>MANLY COUNCIL</u>
Description of development <input checked="" type="checkbox"/> Building work	Description: <u>SHOP FRONT FOR NEW RETAIL</u> <u>SHED (NON-FOOD USAGE).</u>

BUILDING REGULATIONS CONSULTANTS

McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995

Suite 601, Level 6 / 189 Kent Street Sydney New South Wales 2000

Telephone 02 8298 6800 Facsimile 02 8298 6899 www.mckenzie-group.com.au

Building Code of Australia building classification As nominated on the development consent	Part: <u>Shop 27</u> Use: <u>Retail</u> BCA Class: <u>G.</u>
Development Consent	Consent No: _____ Date of determination: _____
Construction Certificate/ Complying Development Certificate	Certificate No: <u>09/2323-1</u> Date of determination: <u>29 April 09</u>
Principal Certifying Authority	Name: I, <u>Mike Gooley</u> of McKenzie Group Consulting (NSW) Pty Ltd - ACN 093 211 995, consent to being appointed as the Principal Certifying Authority. Address: <u>Level 6, 189 Kent Street, Sydney NSW 2000</u> Tel: <u>02 8298 6800</u> Signed: <u>[Signature]</u> Accredited Certifier Grade BPB Registration No. <u>0143</u>
Value of work (building)	\$: <u>106,000.00 95,000.00</u>
Date work is to commence	Date: <u>04/05/09</u>
Date of receipt (to be completed by certifying authority)	Date: <u>29/04/09</u>
Builder/owner builder (if known -to be completed in the case of proposed residential building work)	Name: <u>GRIDLINE AUST. - PHILIP PARSON</u> Address: <u>103 CONDERMINE ST BALGONIAH HUGHES</u> License No/Permit No: <u>N/A. NSW 2093</u>
Compliance with Development Consent or Complying Development Certificate	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority, etc)
Home Building Act 1989 Requirements (see note 1)	Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Schedule	The attached schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
Right of appeal	Under s 109K where the certifying authority is a council an applicant may appeal to the Land and Environment Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision.

[Signature] ON BEHALF OF
CLIENT
Signature of Applicant

LESLIE WINDERBAUM
Name of Applicant

NB: "Applicant must be the person/business having the benefit of the development consent".

Heyday Group



Heyday Group Pty Ltd
ABN 82 121 276 168

ACC Technologies
Heyday Communications
Heyday Electrics
Heyday Fire Technologies

9 Waterloo Road
North Ryde NSW 2113

Telephone (02) 9855 6666
Facsimile (02) 9855 6655
Email info@heyday.com.au

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDOMINE ST, BALGOWLAH 2093

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

I, Andrew Mitchell of Heyday Group
(Name of Certifier) (Firm)

..... 9 Waterloo Rd, North Ryde, NSW, 2113
(Address)

hereby certify:-

That the ... ewis system... installed in the building project (SHOP 27) complies with:-

- a) The relevant clauses of the Building Code of Australia,
..... BCA 2006 Clause E4.9
- 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: AS1670 Pt 4 2004
- e) Other practices or standards relied upon for this certification: ... NIL
- f) Exclusions: YES/NO NIL

Full Name of Certifier: Andrew Mitchell

Qualifications and experience: Electrician

Address of Certifier: c/o 9 Waterloo Rd, North Ryde, 2113

Phone numbers: Bus... 98556666... Fax... 98556691... Mob... 0416076835...

Signature: Date: 4th June 2009



A Member Of The Haslie Group

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: **Defire 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	Okaldi
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



INTERIM OCCUPATION CERTIFICATE NO. 26080

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 of person having benefit of the development consent: **Tim Beattie - Stockland Development P/L**
Address: **Level 25, 133 Castlereagh St, Sydney 2000**
Contact Details: **Phone: (02) 9035 2764**

OWNER

Name: **Stockland Development Pty Ltd**
Address: **Level 25, 133 Castlereagh St, Sydney 2000**
Contact Details: **Phone: (02) 9035 2764**

DEVELOPMENT CONSENT

Consent Authority/Local Government Area: **Manly Council**
Development Consent No: **DA 101/06 & Section 96 X3**
Date of Development Consent: **31/05/08, 11/03/08, 11/03/08 & 08/07/08**
Construction Certificate No: **CC26080, CC26080/1, CC26080/2, CC26080/4, CC26080/6 & CC26080/10**
Date of Construction Certificate: **06/09/07, 20/03/08, 16/07/08, 21/10/08, 17/02/09 & 18/03/09**

PROPOSAL

Address of land on which the work is to be carried out: **197-215 Condamine St, Balgowlah, NSW**
Building Classification: **Class 2, 6, 7a, 7b & 9b**
Type of Construction: **Type A**
Scope of building works covered by this Notice: **Carpark level 03 Plant areas associated with retail; Carpark Level 2 retail; Carpark Level 1; Level R1 retail, Level R2 retail, Sydney Road vehicular entry and lane 34 excluding loading/parking area.**
Attachments: **Schedule 1**
Fire Safety Schedule: **Schedule 2**
Exclusions: **All other areas**

PRINCIPAL CERTIFYING AUTHORITY

Terrence Gibson for and on behalf of City Plan Services Pty Ltd

ACCREDITATION NUMBER

BPB 0136

That I, Terrence Gibson, as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Consent 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 health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued;*
- 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 or an Interim Final Fire Safety Certificate has been issued for the relevant part of the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DETERMINATION

Approval dated this **25th** day of **May** **2009**

Terrence Gibson
Consultant

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the Land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

SCHEDULE 1

1. Attachments to the Interim Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application			
Design Certificate – Electrical Services	Hayday Group	-	23.04.09
Design Certificate – Electrical Fire Services	Hayday Group	-	13.05.09
Design Statement – Fire sprinkler system, fire hydrant system, fire extinguishers	Wormald	-	13.05.09
Design Statement – Hydraulic Services	Harris Page & Associates P/L	-	13.05.09
Design Certificate – Hydraulic Drawings	Murray Bryant	-	20.04.09
Design Approval Statement – Civil Roadworks	Manly Council	Dwgs No. C-RW-00 to C-RW07 & C-RW10	22.10.08
Design Certificate – Mechanical Services	Baratech Pty Ltd	-	08.05.09
Design Certificate – Mechanical Services carpark, levels R1 & R2	Baratech Pty Ltd	-	08.05.09
As Built Mechanical Drawings	Baratech Pty Ltd	Dwgs. No. MS-P0-01 to MS-R2-03	-
Section 73 Certificate	Sydney Water	Case No. 105989	05.02.09
Levy Receipt	Long Service Payments Corporation	67018	23.02.09
Receipt re: DA Condition ANS27	Roads & Traffic Authority NSW	1287580	19.06.08
Final Fire Safety Report	NSW Fire Brigades	-	14.05.09
Alternative Solution Report	Defire (NSW) Pty Ltd	Report No. 20050098 R1.9	30.04.09
Alternative Solution Assessment Report – Plant Room Ceiling Heights	BCA Logic	05117-r11/rp	06.05.09
Termite Barrier Warranty	Sherlock Pest Control	2009-5-1300	27.03.09
Installation Certificate – DA Conditions DA9 & DA10	Ward Civil Engineering	-	07.05.09
Installation Certificate – DA Conditions DA10 & DA225	Ward Civil Engineering	-	07.05.09
Design Certification – DA Conditions DA9, DA10 & DA225	BG&E Pty Ltd	-	08.04.09
Email re: DA Condition ANS26	Abigroup Contractors P/L	-	25.03.09
Installation Certificate – DA Conditions ANS15, ANS16, ANS18 & ANS19	Ward Civil Engineering	-	14.05.09
Letter re: Roadwork drawings approval	Roads & Traffic Authority	Dwgs No. C-RW-04 & C-RW-02	06.04.09
Fire Test Report – Décor Trend Acoustic Board	AWTA Product Testing	-	25.01.08

CITY PLAN SERVICES

Title	Prepared By	Reference	Date
Certificate of Assessments – Slash Pine Plywood & Hoop Pine Plywood	CSIRO Materials Science and Engineering	1063 & 1064	16.05.08
Letter re: Acoustic Certification	Acoustic Logic Consultancy Pty Ltd	-	14.05.09
Letter re: DA Condition 95	Abigroup Contractors P/L	-	18.05.09
Survey report – Building heights (DA Condition 59)	Stratasurv Pty Ltd	-	April 2009
Survey report – Footings and slab conditions (DA Condition 61)	Stratasurv Pty Ltd	-	20.08.08
Email re: DA Condition DA100	Abigroup Contractors P/L	-	28.04.09
Email re: DA Condition DA102	Abigroup Contractors P/L	-	03.04.09
Correspondence re: DA Conditions DA224, DA225 & DA342	Abigroup Contractors P/L	-	05.02.09
Correspondence re: Plaza Design – DA Conditions ANS02-ANS06	Manly Council	Dwgs No. CD_L_000 to CD_L_110	05.02.09
Letter re: Landscape works compliance	Oculus Pty Ltd	-	15.05.09
Letter re: Hardwood supplied	Australian Ironwood Antique Timbers P/L	-	08.04.09
Design Compliance Certificate - Onsite stormwater detention	BG&E Pty Ltd	Dwg. No. C-STW-05 rev. C	15.05.09
Installation Certificate – Lightweight	Brighton Australia	-	15.05.09
Installation Certificate – Balustrade	Feenix Australia	-	15.05.09
Installation Certificate – Lifts	Schindler Lifts	-	19.05.09
Installation Certificate – Landscape softworks	Bates Landscape (NSW) P/L	-	06.05.09
Installation Certificate – Fire stopping	Fire Stopping P/L	-	06.05.09
Installation Certificate – Structural steel	Sharvain Facades	-	02.05.09
Installation Certificate – Electrical conductors, interior lighting, energy efficiency and energy (non residential)	Heyday Group	-	19.05.09
Installation Certificate – Roof plumbing	Torraca Enterprises	-	01.05.09
Installation Certificate – Masonry works	DJD Brick & Blocklaying P/L	-	28.04.09
Installation Certificate – Stormwater services	Boone & Willard Plumbing	-	15.04.09
Installation Certificate – Hydraulic services	Boone & Willard Plumbing	-	15.04.09
Installation Certificate – Waterproofing	Conceal Concrete Waterproofing P/L	-	08.05.09
Structural Design & Inspection Certificate	Enspan Design P/L	-	15.05.09
Installation Certificate – Tactile indicators	Safespot P/L	-	19.05.09
Installation Certificate – Lightweight partitions and suspended ceilings	Brighton Australia	-	04.05.09

TOTAL CITY PLAN SERVICES

Title	Prepared By	Reference	Date
Fire Test Report – Rotary glasswool insulation blanket	CSR Building Materials Research	340	31.10.96
Fire Test Report – Glasswool building blanket	CSIRO Manufacturing & Infrastructure technology	FNC0353	23.09.05
Letter re: Ozone depleating potential	CSR Bradford Insulation	-	March 2008
Fire Test Report – Flooring	AWTA Textile Testing	2194/1	20.02.04
Fire Test Report – Flooring	AWTA Textile Testing	2194/19	20.02.04
Slip Resistance Test Report	CSIRO Building Construction and Engineering	EN13/739	20.12.00
Slip Resistance Test Report	CSIRO Industrial Research Services	EN13/580	27.10.04
Fire Test Report	CSIRO Manufacturing & Infrastructure technology	FNR0128	08.04.08
Fire Test Report	CSIRO Manufacturing & Infrastructure technology	FNR0140	14.05.04
Slip Resistance Test Report	CSIRO Building Construction and Engineering	EN13/518	06.08.99
Structural Inspection Certificate	BG&E Pty Ltd	-	20.04.09
Installation Certificate – Steel handrail/balustrades	Tie Fabrications Pty Ltd	-	20.04.09
Certificate of Structural Adequacy	M+G Consulting	-	27.04.09
Fire Safety Certificate – Fire rated roller shutters	Thompson's Roller Shutters Pty Ltd	-	30.04.09
Fire Safety Certificate – Fire rated roller shutters	Thompson's Roller Shutters Pty Ltd	-	30.04.09
Final Fire Safety Certificate Access Panels, doors and hoppers to fire resisting shaft Fire doors Separation of retail amenities Smoke doors Smoke seals + doors	Building Products Australia	-	27.04.09
Final Fire Safety Certificate Fire seals protecting openings Fire separation of equipment Separation of loading dock from retail Fire separation of tower B & D together with basement carpark & podium level Separation of retail amenities Separation of travelators & lift shafts Vertical separation of openings in external walls Towers A, C, E, F, G & H	DJD Brick & Blocklaying P/L	-	28.04.09
Final Fire Safety Certificate Fire seals protecting openings Fire separation of tower B & D together with basement carpark & podium level Hose reel system	Boone & Willard Plumbing	-	29.04.09
Interim Fire Safety Certificate Emergency lifts Fire separation of tower B & D together with basement carpark & podium level Warning and Operational Signs	Schindler Lifts	-	30.04.09
Interim Fire Safety Certificate Various essential measures	Wormald	-	12.05.09

CITY PLAN SERVICES

Title	Prepared By	Reference	Date
Interim Fire Safety Certificate Various essential measures	Heyday Group Pty Ltd	-	12.05.09
Interim Fire Safety Certificate Various essential measures	Heyday Group Pty Ltd	-	12.05.09
Interim Fire Safety Certificate Various essential measures	Baratech Pty Ltd	-	29.04.09
Final Fire Safety Certificate Fire doors Fire seals protecting openings	Fire Stopping Pty Ltd	-	06.05.09
Final Fire Safety Certificate Automatic sliding doors Egress door operation of louvers and doors Separation of retail amenities Separation of travelators & lift shafts Smoke seals and doors	Sharvain Facades P/L	-	07.05.09
Final Fire Safety Certificate Access panels doors and hoppers Fire seals protecting openings Lightweight Construction Smoke separation of small retail tenancies	Brighton Australia	-	05.05.09
Final Fire Safety Certificate Various essential measures	Brighton Australia	-	15.05.09
Final Fire Safety Certificate -- Overall	Abigroup Contractors P/L	-	12.05.09
Inspection Report	Defire (NSW) P/L	-	25.05.09
Inspection Report -- Commencement	City Plan Services	-	10.09.07
Inspection Report -- Stormwater	City Plan Services	-	25.03.09
Inspection Report -- Final	City Plan Services	-	25.05.09

**SCHEDULE 2
FIRE SAFETY SCHEDULE**

FIRE SAFETY MEASURES	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
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
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
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

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
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
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
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	Alternative Solution Report prepared by Defire

CITY PLAN SERVICES

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
tenancies (>1,000 m ²)	Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances for individual smaller tenancies (<1,000 m ²)	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
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
Portable fire extinguishers	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 travelators & lifts shafts 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
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
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 m ²	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Stair pressurisation including stair F1 + Building G	BCA 2006 E2.3, AS1668.1-2004 & Alternative

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
stair	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

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...

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 **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 2008 J3.5 for DA101/06 BCA 2008 J3.5 for DA314/07
BCA 2008 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:

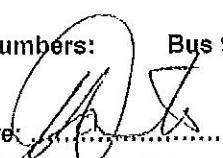
Alternative solution report prepared by:
Defire Ref 20050098 Revision 1.8 dated 08.04.2009
- f) Defire alternative solution report version R1.8
- g) Exclusions: YES/NO NO

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: 

Date **4/06/2009**

**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 **Stephen Surjan**
Of **Abigroup Contractors Pty Ltd**

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: *All retail tenancies*

Date of Assessment

12/06/2009

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
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 12th 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:STEPHEN SURJAN.....

Qualifications and Experience:CIVIL ENGINEER.....

Address:924 PACIFIC HIGHWAY CORDON NSW 2072.....

Phone numbers: Bus: (02) 9499 0949 Fax: (02) 9499 8822 Mob: 0124 148 693.



CERTIFICATION OF ELECTRICAL WORKS

Date: 10th June 2009

ABN 25 110 347 781 Lic No: 168 624 C
PO Box 597, HOXTON PARK NSW 2171
P 0404 457 998
F (02) 9607 4406
E info@customelectricalsolutions.com.au

Customer Details

Name/ Applicant	Sunday Rose
Address/ Tenancy	Shop 27 Stocklands Balgowlah

Installation Work Details

Number and Rating of Light Points	18x Tw 35w Metal halide, 4x 35w Metal Halide		
	40x 21w T5 Fluor., 11x 20w D'lt		
	6x 50w D'lt, 3x Tw 28w T5 Fluor, 21m LED strip lighting		
Number of Socket Outlets	Single GPO	Double GPO	Other
	1	6	
Particulars of Other Work	1x Exit light, 2x 6w Emergency light, Emergency Test Switch		

Test Report proving that the installation work complies with AS 3000, SAA Wiring Rules

Tests:	✓
1. EARTH continuity & safe earth resistance	✓
2. Safe INSULATION REISTANCE	✓
3. Correct POLARITY	✓
4. No TRANSPOSITION of earthing and neutral conductors	✓
5. No SHORT CIRCUIT between conductors	✓
6. No INTERMIX between conductors of different circuits	✓
7. Switchboard and /or equipment mounted thereon correctly MARKED to indicate-	
-the corresponding active & neutral connections for each circuit	✓
-the relationship of the various sections of the installation	✓
8. The NUMBER OF POINTS connected to each circuit does not exceed the maximum possible	✓
9. The installation work OPERATES in the manner intended	✓

Certification

Custom Electrical Solutions Pty Ltd, Licence Number 168 624C hereby notifies that the Installation work described in this certificate has been completed and tested to comply with AS3000, SAA Wiring Rules.

Work tested and completed by: Simon Poles
Licence Number: 100 414C

Date: 10th June 2009

Signature:

A Certificate of Compliance- Electrical has been sent to Energy Australia regarding this installation.
Yours Faithfully

Simon Poles
Director



Phone: (02) 9605-1085 Mob: 0401 036 239

CERTIFICATE OF INSPECTION

Fire Protection Board Registration Number:
9436
.....
Certificate Number:
CI 0730

LOCATION: NEXT SERVICE: 12/69

COMMENTS/RECOMMENDATIONS:

CLIENT

CLIENT



EMERGENCY LIGHTING CERTIFICATION

Date: 10th June 2009

ABN 25 110 347 781 Lic No: 168 624 C
PO Box 597, HOXTON PARK NSW 2171
P 0404 457 998
F (02) 9607 4406
E info@customelectricalsolutions.com.au

Customer Details

Name/ Applicant	Sunday Rose
Address/ Tenancy	Shop 27 Stocklands Balgowlah

Emergency Lighting Installation Details

Type of Fitting	Lamp	Location	Maintained or NonMaintained
Exit	10w	Entry	Maintained
Spitfire	6w	Store	Non Maintained
Spitfire	6w	Store Room	Non Maintained

Certification

Custom Electrical Solutions Pty Ltd, Licence Number 168 624C hereby notifies that the installation work described in this certificate is installed as per Approved Drawings to comply with AS2293.1, Emergency escape lighting and exit signs for buildings, and Building Code of Australia Clause E 4.2 and E 4.4

Work assessed and completed by: **Simon Poles**
Licence Number: **100 414C**

Date: 10th June 2009

Signature: 

Yours Faithfully



Simon Poles
Director

Gridline Australia
Attention: Phillip Parslow

10th June, 2009

PROJECT: SUNDAY ROSE - BALGOWLAH

All glazed Windows & Doors fitted by Palmer Commercial Windows & Doors Pty Ltd for the above project has been installed in accordance with AS1288-2006, AS2047-1999, AS/NZS2208-1996 and Building Code of Australia-2007 Part J2 Clause F1.13 & B1.4 Energy Efficiency.

Yours faithfully

PALMER COMMERCIAL WINDOWS & DOORS PTY LTD
Leigh Spinks
Director

LICENSEE'S CERTIFICATE OF COMPLIANCE

Owner's Cop

- for Plumbing and Drainage Work

Serial No D 462136

Please supply requested information fully and neatly to ensure the prompt issue of the permit.

PROPERTY & OWNER DETAILS

House No. Lot No. Street Suburb

Municipality Postcode Nearest Cross Street

Owner's Name Full Address

LICENSEE'S DETAILS

Full Name Address for Notices Phone No.

Licence No. Expiry Date Contractors Authority No. Expiry Date

WORK OF WATER SUPPLY / METER DETAILS

Size of Drilling/No. Size of Pipework Main to Meter OR Main Size-Size of Tee to be cut into Main Size of Valve

Reference No. Size of Meter Meter No. Drilling Date/Time Office Issued From

Full Description of Work/Affixed Meter or Return Meter and List the Number of Fittings to be Connected:

- Carry out work of Water supply ☒
- Install/Commission/Maintenance of Thermostatic Mixing Valve ☐
- Draw water from Water Authorities Supply, stand pipe or sell water so drawn ☐
- Install, alter disconnect or remove a meter connected to service pipe ☐
- Install, alter disconnect or remove a backflow prevention device ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other		

WORK OF SANITARY PLUMBING/DRAINAGE AND STORMWATER

Give Full Description of Work and List The Number of Fittings to be Connected

- Carry out work of sanitary plumbing/drainage ☒
- Carry out work of Stormwater drainage ☐
- Connection to Sewer ☐
- Connection to stormwater system ☐

Fittings to be Connected	Number Existing	Number Proposed
W.C.		
Basin		
Bath		
Shower		
Kitchen		
Laundry		
Other (Specify)		

SEWERAGE/WATER SERVICE INSPECTION FEE

Date Fee Paid Amount \$ Receipt No. Building Fee \$ Receipt No.

Authorising Officer Office Drainage No./Date

Date of Commencement of Work Estimated Date of Completion Signature of Licensee

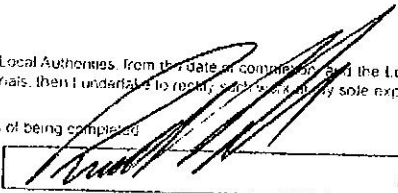
In respect of authorised work carried out by me at the abovementioned property I certify that

- The work has been completed in accordance with the Permit issued or deemed given by the Local Authority.
- The work has been installed using only authorised pipes, fittings and fixtures.
- The completed work has been tested as required by the Local Authority and has passed such tests.
- In my opinion the work complies with the relevant Local Authorities Act, Regulations, By-Laws and Codes of Practice.
- Meter No. that was fixed
- The work was completed on

If any defect is found in the work carried out by me within a period of twelve (12) months or within the time specified by Local Authorities, from the date of completion, and the Local Authorities Inspector for Plumbing and Drainage certifies that in his opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such defect at my sole expense, if so directed by the Local Authorities Inspector or any time specified by the Local Authority.

This copy is to be forwarded to the Owner/Agent within 2 working days of being completed.

Signature of Licensee





VINYL • CARPET • PARQUETRY & WOOD FLOORING • COMMERCIAL & INDUSTRIAL

11 June 2009

Attention: Philip Parslow
Gridline Australia Pty Ltd
103 Condamine St
BALGOWLAH HEIGHTS NSW 2093

Fax: (02) 9949 3525

Dear Philip,

RE: SUNDAY ROSE
Stockland Balgowlah

Peter Kelly Flooring hereby certify that the Autex Raider carpet and Readyflor single strip timber flooring supplied and installed at the above project comply with manufacturers directions and specifications, Industry Standards and Australian Standards AS/NZS 2455. 1:1995.

Kind Regards,

per 
Peter Kelly.

SYDNEY
UNIT 9, NO 6 GLADSTONE ROAD, CASTLE HILL, NSW 2154
PH: 02 9899 6688 • FAX: 02 9899 2444
Email: info@pkfnsw.com.au
Incorporated in NSW • ACN 082 896 722 • ABN 320 1127 6658

BRISBANE
188 WINDORAH STREET, STAFFORD, QLD 4053
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ACN 086 218 475 • ABN 550 8621 8475