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Level 5 100 Pacific Highway NORTH SYDNEY NSW 2060

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11 June 2009

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

Attention: Records Department

3 Mobile Balgowlah Final Occupation Certificate No. 39980

Please find attached a copy of the Final Occupation Certificate signifying compliance with the Construction Certificate approval and development consent conditions together with copies of the information relied upon, for your records.

Please also find enclosed cheque payable to Manly Council for the appropriate certificate registration fee. Please send a redeipt to the undersigned at our office at your earliest convenience.

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

Yours sincerely

ustin Jones-Gardiner Associate

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Global property & construction consultants

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

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

Davis Langdon is a member firm of Davis Langdon & Seah International, with offices in: Australia, Bahrain, Botswana, Brunei, China, Croatia, England, Hong Kong, India, Indonesia, Ireland, Japan, Kazakhstan, Korea, Lebanon, Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland, Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales.



### Final Óccupation Certificate

CDC No. 39980

Issued under the Environmental Planning & Assessment Act 1979, Sections 109C(1)(c), 109H and 109I and Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3

Certificate No. 39980

NAMES AS	
<ol> <li>Details of the appl</li> </ol>	icant
Name	Angley Arrowsmith
Address	546 Collins Street, MELBOURNE VIC 3000
Contact	Tel: 03 8610 8300 Fax: Email:
2. Details of the build	ding
Address	Shop 38, 197 Condamine Street, BALGOWLAH NSW 2093
Description of the building	Part - Shop 38
Lot No. / Section	I
DP / MPS No.	<b></b>
Volume / Folio	
BCA Classification	6 - Shop
3. Decision of the ce	rtifying authority
Decision	Approved
Date of this decision	11 June 2009
4. Information attach	ed to this decision
	<ul> <li>✓ A schedule of fire safety measures</li> <li>✓ The final fire safety certificate</li> <li>✓ Schedule "A" – Information relied upon in certificate determination</li> <li>✓ Critical Stage Mandatory Inspection Summary Report</li> </ul>
5. Final Occupation	Certificate Control of the Control o
Brett Clabburn certifies that :	
the health and safety of the	ne occupants of the building have been taken into consideration (Interim Certificate only)
A-500	nsent has been granted for the development
Washington to the state of the	lopment certificate has been issued for the development
	tificate has been issued with respect to the plans and specifications for the building
the building is suitable for Class 6 building	occupation or use in accordance with its classification under the Building Code of Australia as a
a final fire safety certificat	e has been issued for the relevant part of the building
a final fire safety certificat	re has been issued for the building
☐ a final report from the Co	mmissioner of Fire Brigades has been considered
Certificate No.	39980 Date of this certificate 11 June 2009
6. Certifying Authori	ty
Name of Certifying Authority	/ Brett Clabburn
Signature	
Address	Davis Langdon Australia Pty Ltd ABN 40 008 657 289 Level 5, 100 Pacific Highway, North Sydney NSW 2060
Contac	
Accreditation Body	
Accreditation No	



CDC No. 3	39980	Certificate No.	39980
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#### 7. Schedule A – Information Relied Upon in Certificate Determination

- Davis Langdon application form for Occupation Certificate, dated 8 May 2009;
- Final Fire Safety Certificate, dated 7 May 2009;
- Installation Certificate for Sprinklers issued by Tyco Fire, dated 28 May 2009;
- Installation Certificate for Exit and Emergency Lighting;
- Installation Certificate for Mechanical Ventilation issued by Baratech Air Conditioning, dated 4 June 2009;
- Installation Certificate for Glazing issued by Casse Glass, dated 30 April 2009;
- Installation Certificate for EWIS, issued by Heyday Group, dated 4 June 2009;
- Installation Certificate for Portable Fire Extinguisher, issued by Chubb, dated 12 May 2009;
- · Carpet Test Reports;
- Structural Certificate for Bulkhead by Hughes Trueman 04/05/09
- Installation Certificate for Plumbing, issued by Glebe Plumbing, dated 13 May 2009;
- Installation Certificate for General Electrical, dated 13 May 2009;
- Interim Occupation Certificate No. 26080 (Base Building) issued by City Plan Services, dated 25 May 2009.



CDC No.	39980	Certificate No.	39980	
	CONTRACT CONTRACTOR			

### 8. Fire safety schedule

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

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

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

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

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

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



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Certificate No. 39980

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Altered/Installed Fire Safety Measures
Fire doors	BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Fire hydrant systems	BCA 2006 E1.3 and AS 2419.1 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 and Spec C3.15 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Fire separation of tower B & D together with basement carpark and 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 June 2007	Ø	
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Hose reel system	BCA 2006 E1.4 and AS 2441 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Lightweight construction	BCA 2006 C1.8 and Spec C1.8	×	
Major stores (>1,000m²) ventilation systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Maximum travel distances in retail mall and major tenancies (>1,000m²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Maximum travel distances for individual smaller tenancies (<1,000m²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Mechanical air handling system	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Operation of louvres and doors within the rooflight / pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Portable fire extinguishers	BCA 2006 E1.6 and AS 2444 – 2004	⊠	⊠
Population and exit widths	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Separation of escalators and lifts shops connecting carpark levels and retail levels	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	



CDC No.	39980	Certificate No.	39980	

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Altered/Installed Fire Safety Measures
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Smoke control system	BCA 2006 E2.2, Spec E2.2b and AS 1668.1 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Smoke dampers	BCA 2006 E2.2		
Smoke and heat detectors	BCA 2006 E2.2, Spec E2.2a and AS 1670.1 2004, AS 3786 1993 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Smoke doors	BCA 2006 Spec C3.4	$\boxtimes$	
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	⊠	
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Smoke seals and doors	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	$\boxtimes$	
Smoke separation of retail tenancies smaller than 1,000m <sup>2</sup>	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Stair pressurisation including stair F1 and Building G Stair	BCA 2006 E2.3, AS 1668.1 – 2004 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	
Supply shut down in retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	Ø	
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA 2006 C2.6 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007		
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 and 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 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	×	



### Mandatory Critical Stage Inspection Summary Report (CSI)

	Type of 0	Critical	Stage In	spection		ate date of inspection carried out for this project
Color Valley	<u>(all sim kombina kind kind kind bilan ayan karik karajan ja bilan k</u>	ng distantedan	ordina da jedina da	te de la companya de	Date	Name & Accreditation No.
	At the commencement of	the build	ling work		14-Jan-09	Brett Clabburn / BPB0064
	After excavation for, and p	orior to th	ne placei	ment of any footings		
	Prior to pouring any in-situ	reinford	ce concre	ete building element		
	Prior to covering of the fra element	mework	for any	floor, wall, roof or other building	3, 3,00	
	Prior to covering waterpro 4 buildings)	ofing in	any wet	areas (only 10% for Class 2, 3 &		
	Prior to covering any storr	nwater o	Irainage	connections		
Ø	After the building work has certificates being issued in			d and prior to any occupation building	8-May-09	Brett Clabburn / BPB0064
		2001		Site Details		
Addr				38, 197 Condamine Street, BALGO	WLAH NSW 209	93
DA N	o.: N/A		CDC N	lo. 39980	10000	
				Record of Inspection		
	ection by other			dited Certifier:	775	
PCA)	edited Certifier: (if not	20.000000000000000000000000000000000000	ditation N	10.0000.00	12 / Van / Na )	
,	work carried out	Has Report by Accredited Certifier been attached? (Yes / No)				
	factorily?	Yes	۸			
Note	<b>S</b> :	WOOW Completed Sat Stockonly				
				· · · · · · · · · · · · · · · · · · ·		
			iis.	Missed Inspection		20 20 E
Mac	Inspection missed due	No		If yes, what are the unavoidable	circumetance?	
	navoidable	NU		in yes, what are the unavoluable	Circuitistances	
1800 180	mstances"?					
		Name	:			
Princ	ipal Contractor	Addre	SS:			
	3.50k	Tel:		<u> </u>		
	all of the works for each					
	e carried out factorily?	Yes				
	<u> </u>					<u> </u>
recei	ence of compliance					
16661	YCu.					
			- 80 - 2			
Notes:						
Nam	ne of PCA:	Brett CI	abburn			
2.		$\overline{\Omega}$	$\bigcap$	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	7 2222	
Sign	nature of PCA	K	VV)	) () ) Date: 11	June 2009	Controlled Annual Adult Adult (AP) and an appropriate an annual annual annual and an annual annual and an annual a
Accı	reditation Number:	BPB006	4			



### DAVIS LANGDON APPLICATION FOR OCCUPATION CERTIFICATE

Under Sections 109C (1)(b), 81A (4) of the Environmental Planning and Assessment Act 1979

Application submitted with: Davis Langdon Level 5, 100 Pacific Highway North Sydney NSW 2060	Tel: (02) 9956 8822	Office Use Only OC No Job No
Applicant Details		
Name ix	elde	
Company Sk	ropworks Pty U	-cl
Address 6	1 Brishane Sha	Post Code 3095
Contact numbers Phone Email:		e: <u>0419 568 476</u> rret Fax(0)9431 C144
By Completing this section I her	eby confirm that I am not the Principal	.ਕੁਹਾ I Contractor or Builder, See Note 1
Signature of Applicant (Capacity)	gl-	Date: 8/5/09
We hereby wish to apply for: [in respect of this proposal.	Interim Occupation Certificate	Final Occupation Certificate
Proposal Details 3	Mobile Shop Bo	aboutati.
Address SV	nop 38. Corner sundamine st	Post Code 2093
Lot No,DP,SP,etc	Balgowiah	DP
Classification of the building as	identified by the Development Conso Part of building covered under this Other parts of the building covered	proposal.
If this application is for an Interi	m Occupation Certificate, please cor	nplete the following.
Part of the building to be occup	ied.	
Notes: 1 In accordance with C cannot be the Princip benefit of the Developeroject manager (wheeled a Final Occupation C 3 This Application must be a copy of the received a copy of any received.	r of the building project is to be compelause 139(1A) and Clause 149(2B) of the ball Contractor or Builder. The applicant program of the builder or Principal Contractor of the builder or Principal Contractor of the builder or Principal Contractor of the accompanied by:  Selevant Development Consent; OR Contelevant Construction Certificate;  Selevant Fire Safety Certificate;  Compliance Certificate(s) which have be	the EP&A Regs 2000, the applicant not is to be the person having the er, tenant, architect, design or ctor).  If the building / project is occupied.  In the propertificate;

4 This Application must be delivered by mall, by hand or emailed to our office. Regrettably, we

are prevented from receiving these applications by facsimile.

See over

## Final / Interim Fire Safety Certificate Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3

Type of Certificate

Type of certificate issued	☐ Interim	⊠ Final
Details of Certificate		
Name of Owner/Agent I,	Debaran Tunad	as.
Address of 6	I Basbane steet	- JEHLAM VIC 3095
certify th (a) ear	at: ch of the essential fire measures li	ietad halowr
(a) Gai		(chosen by me) who was properly
	qualified to do so; and	( , ( , , , , , , , , , , , , , , , , ,
•	and to be capable of performing by the most recent fire safety so for which the certificate is issued	
	information contained in this cert d belief, true and accurate.	lificate is, to the best of my knowledge
Identification of the Building		
Street Sydney	Road	AND THE CONTROL OF TH
Side of street		
Nearest cross street (OA	idamine stree	· t
	238	
Description of the building (whole or part) Part – 3	Mobile Stockland Balgowlah	
Date of Accessment		
Date of Assessment  Date of assessment	15/09	
Date of assessment	15101	
Essential Fire Safety Measures		
Essential: no odioty modelino		
Fire Safety Measure	Standard	BCA Clause(s)
Automatic fire suppression systems	AS 2118.1 – 1999	Spec E1.5
Emergency lighting	AS/NZS 2293.1 - 2005	E4.2, E4.4
Emergency warning and intercommunication systems	AS 1670.4 - 2004 AS 4428.4 - 2004	E4.9, Spec G3.8
Exit signs	AS/NZS 2293.1 – 2005	E4.5, NSW E4.6 & E4.8
Mechanical air handling systems	AS 1668.1 – 1998 AS 1668.2 – 1991	E2.2
Portable fire extinguishers & fire blankets	AS 2444 - 2001	E1.6
Paths of Travel	_L:	Section D BCA
Date of Certificate	1-1-139	
Date of this certificate	3101.	
01		
Signature		
Agent / Owner's Signature	]	
Capacity	30ct 700001	
• • • • • • • • • • • • • • • • • • • •	gect Manage	
<ul> <li>A copy of this certificate together will Commissioner of the New South Wa</li> </ul>		e must be forwarded to the Council and the
<ul> <li>A copy of this certificate together v building.</li> </ul>	vith the relevant fire safety sched	dule must be prominently displayed in the
<ul> <li>A Fire Safety Certificate is a certificate</li> </ul>	ite issued by or on behalf of the o	wner of the building.