

Job No. 2009/543

PCA: 1101856

Entered into  
Arthur's log PB

Friday, 5 March 2010

Manly Council  
PO Box 82  
Manly NSW 1655

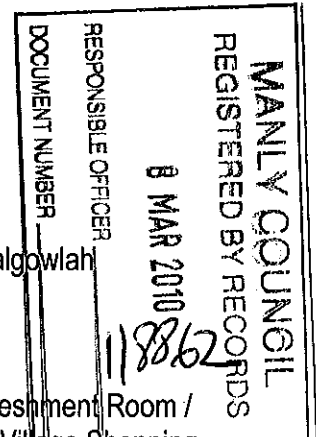
Attention: General Manager

**RE: Notice of Commencement**

Fishcave - Shop 70, 197-215 Condamine Street, Balgowlah

DA: 283/09

CC: 09/543/01



**Description of work:** Establishment of use as a Seafood Cafe / Shop (Refreshment Room / Food Retail Shop), associated fitout and outdoor dining at Shop 70 with the Village Shopping Centre Balgowlah

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,

Peter Tran  
Steve Watson and Partners Pty Ltd

S:\Jobs\2009 Jobs\2009-543 Seafood Balgowlah (fish & chips shop),  
197-215 Condamine Street, Balgowlah\Certification\20100305 NOC  
to Client.doc

CC checked and is consistent  
with the consent -  
✓ 11/3/10

Art + CW  
pmi  
NAME  
E2



# STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS  
FIRE SAFETY CONSULTERS

LEVEL 5, 432 KENT STREET SYDNEY NSW 2000  
TEL +61 2 9283 6556 FAX +61 2 9283 8500  
sydney@swpc.org.au  
www.swpc.org.au  
ABN 48 102 116 376

## 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

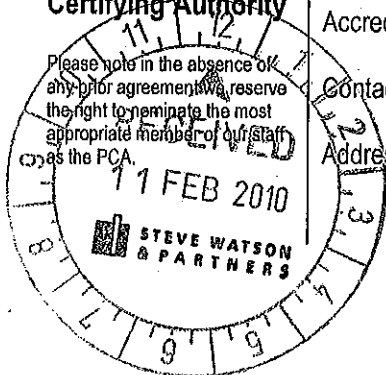
Applicant Details	Applicant's name: <u>PETER CHRONIS</u> Address: <u>37 ILLAWONG ST</u> Suburb: <u>LUGARNO</u> State: <u>NSW</u> Post Code: <u>2210</u> Phone: <u>(02) 99077331</u> Fax: <u>( )</u> Mobile: <u>0418 975652</u> E-mail: <u>Balgowlahseafood@bigpond.com.au</u>
Details of the Land to be Developed	Address: <u>SHOP 70/215 CONDOMINE ST</u> Suburb: <u>BALGOWLAH</u> State: <u>NSW</u> Post Code: <u>2093</u> Lot no: <u>                    </u> DP No./Section: <u>                    </u>
Description of Work	Type of work: <u>Building Work</u> Description: <u>establishment of use as a cafe, shop, associated fitout and outdoor dining area at shop 70</u>

### PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No: <u>DA 283/2009</u> Date of Determination: <u>30/12/09</u>
Construction Certificate	Construction Certificate No: <u>09/543/01</u> Date of Determination: <u>5/3/10</u>

### PART 3 Appointment of Principal Certifying Authority

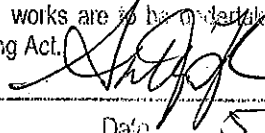

Details of Principal Certifying Authority	Certifying Authority: <u>Steve Watson &amp; Partners Pty Ltd</u> Accreditation Body: <u>Building Professionals Board</u> Accreditation Number: <u>ABC 1</u> Contact number: <u>(02) 9283 6555</u> Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u>
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## PART 4 Date of Commencement and compliance with conditions

<b>Compliance with Development Consent/Complying Development</b>	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="checkbox"/> - Yes <input type="checkbox"/> - No <i>(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)</i>
<b>Home Building Act 1989 Requirements</b>  <i>NA</i>	<b>Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.</b> 1. Are you an owner-builder? <input type="checkbox"/> - Yes, Owner-builder permit number: _____ or 2. Will the work be carried out by some one licensed to do so? <input type="checkbox"/> - yes Name of the builder: _____ Telephone Number: _____ Contractor License no. _____ Attach <b>one</b> 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?  <b>Principal Contractors Details</b> <i>Required for all projects</i> Name: <u>VIRTUAL INTERIORS</u> Address: <u>MINTO. 2/11 Saggart Field Rd. MINTO 2566.</u> Contact Number: <u>9820 7600</u>  Date Work is to Commence Date: <u>9.13.10</u>

## PART 5 Signatures

<b>Principal Certifiers Declaration</b>	<b>The Principal certifying authority must sign the notice</b> Steve Watson and Partners acknowledge that they have been appointed by the applicant to carry out the role of the Principal certifying authority for this development. Steve Watson and Partners acknowledge that they 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. Signed on behalf of Steve Watson and Partners:  Name: <u>ANTHONY LUBICK</u> Date: <u>5.8.10</u>
<b>Applicants Declaration</b>	<b>The applicant, or the applicant's agent must sign the notice</b> Signature:  Date: <u>31.1.10</u> Name if you are not the applicant: _____ In what capacity are you signing if not the applicant: _____

## 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.

Job No: 2009/543

Friday, 5 March 2010

Manly Council  
PO Box 82  
Manly NSW 1655

Attention: General Manager

**RE: Construction Certificate No. 09/543/01  
Fishcafe - Shop 70, 197-215 Condamine Street, Balgowlah**

Please find attached a copy of Construction Certificate 09/543/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(b) and 81A(2) of the Environmental Planning and Assessment Act 1979.

Please find attached a cheque in the amount of \$30.00 payable for the registration of the Construction 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,

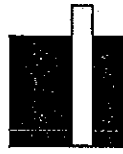
  
Peter Tran  
Steve Watson & Partners

CERTIFIER

\$30

R 680435

8-3-10



# 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

## CONSTRUCTION CERTIFICATE

### Construction Certificate No. 09/543/01

Steve Watson and Partners certify that work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by me as may be shown on that documentation) will comply with the requirements of this Regulation as are referred to in section 81A (5) of the Environmental Planning and Assessment Act 1979.

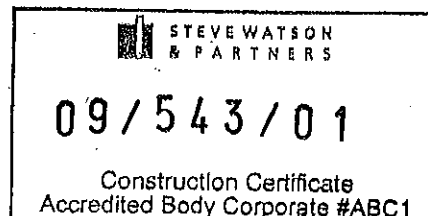
Applicant	Name: <b>Balgowlah Seafood – Peter Chronis</b> Address: <b>37 Illawong Street</b> Suburb: <b>Lugarno</b> State: <b>NSW</b> Postcode: <b>2210</b>
Location of the Property	Address: <b>Shop 70, 197-215 Condamine Street</b> Suburb: <b>Balgowlah</b> State: <b>NSW</b> Postcode: <b>2093</b> Real Property Description: <b>Lot 101/DP 1102617</b>
Building description	<b>Establishment of use as a Seafood Cafe / Shop (Refreshment Room / Food Retail Shop), associated fitout and outdoor dining at Shop 70 with the Village Shopping Centre Balgowlah</b>
Building Code of Australia Classification	<b>Class 6</b>
Date of Receipt	Date Received: <b>11<sup>th</sup> February 2010</b>
Determination	Approved Date of Determination: <b>5<sup>th</sup> March 2010</b>
Development Consent	Development Consent Number: <b>283/09</b> Council: <b>Manly Council</b> Date of Determination: <b>31<sup>st</sup> December 2009</b>

Steve Watson (BPB0432) on behalf of

**Steve Watson and Partners**

Accreditation Body: **BPB**

Accreditation no: **ABC 1**



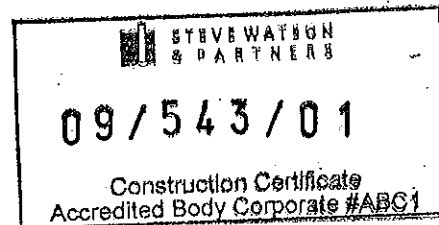
Date of Endorsement: **Friday, 5 March 2010**

Design documentation approved for Construction Certificate 09/543/01 for Fishcafe - Shop 70, 197-215 Condamine Street, Balgowlah

Drawing No	Drawing Title	Revision	Date	Drawn by
C1	Plan O		1 Feb 10	Inner Hospitality Design
C2	Shop Front View		29 Jan 10	Inner Hospitality Design

Documentation relied upon to issue Construction Certificate 09/543/01 for Fishcafe - Shop 70, 197-215 Condamine Street, Balgowlah

Item No	Description	Date
1.	Mandatory inspection record (Prior to the issue of the Construction Certificate)	05.02.10
2.	Application for Construction Certificate	11.02.10
3.	Existing and proposed fire safety schedule	-
4.	Evidence of Long Service Levy Payment	10.02.10
5.	Documentation required to satisfy relevant DA conditions as per attached DA checklist	-



# Inspection Record

## CI129C / 143C



STEVE WATSON  
& PARTNERS

Project Address Shop 070, 215  
Condamine Street,  
Balgowlah

Inspection record # 09/543/C

Accredited Certifier Steve Watson (BPB0432)  
for Steve Watson and  
Partners

Body Corporate Accreditation # ABC 1

DA ref DA283/09

Date of inspection 5<sup>th</sup> February 2010

Type PRE- CONSTRUCTION CERTIFICATE

### Checklist

Regulatory requirements	Notes
Date of Application for CC #	11 <sup>th</sup> February 2010
Fire Safety Measures on AFSS/FSS confirmed correct?	Yes
Measures to be affected by the proposed development: 1. Exit signs 2. Emergency lighting 3. Sprinklers 4. EWIS 5. Portable fire extinguisher	
Have works associated with proposed CC/CDC commenced?	No
Do the plans and specifications accompanying the application for the construction certificate adequately and accurately depict the condition of the existing building the subject of the inspection?	Yes
Details of any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate: (i) not being complying development, or (ii) not complying with the Building Code of Australia	None identified.

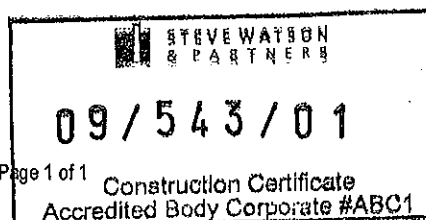
Signed

Inspector

5<sup>th</sup> February 2010  
Date

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FIRE SAFETY ENGINEERS

LEVEL 5, 432 GENT STREET, SYDNEY NSW 2000  
TEL +61 2 9263 6555 FAX +61 2 9263 6500  
sydney@swwatson.com.au  
www.swwatson.com.au  
ABN 48 102 354 574

## APPLICATION FOR CONSTRUCTION CERTIFICATE

### 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.

Note that a Building Contractor cannot be the applicant for a Construction Certificate or an Occupation Certificate

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

Surname (or Company): CHRONIS - BALGOWLAH SEAFOOD

Given names (or ABN): PETER 630 419 959 45

Address: 37 ILLANONG ST LUGARNIO

State: NSW

Post Code: 2210

Phone: (02) 990 77331

Fax: ( )

Mobile: 0418 975 652

E-mail: Balgowlah Seafood@bigpond.com.au

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

#### Location of the Property

We need this to correctly identify the land.

Owner of land / property STOCKLANDS

Address: Slap 10/215 CANDANINE ST BALGOWLAH

Post Code: 2093

Real Property Description:

(eg. Lot/DP/Section, etc)

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

### PART 2 Work Description

#### Description of Work

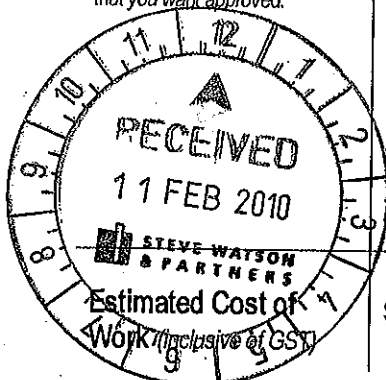
Please describe briefly everything that you want approved.

#### Building Work

FISHCAFE : SALE OF FISH & CHIPS & COPS

FOODS - FRESH SEAFOOD.

\$ 110,000 -





<b>Development Consent</b>	Development Consent No: <u>DA 283/2009</u> Date of Determination: <u>30/12/09</u>
<b>Building Code of Australia Classification</b>	BCA Classification: <u>B</u>
<b>Principal Contractor's Details</b> <i>Required for all projects</i>	Name: <u>VIRTUAL INTERIORS.</u> Address: <u>2/11 SAGGART FIELD PLACE MINTO 2566</u> Contact Number: <u>9820 7000</u>

### PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST IN PART 5 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

P Chen

Date:

31/1/2010

## PART 4 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 (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

### 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)

NA

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 type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						

## PART 5 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 type="checkbox"/>	<input checked="" 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"/>
• Schedule to application for a construction certificate is completed	<input checked="" type="checkbox"/>	
• Applicants signature	<input checked="" type="checkbox"/>	


## PART 6 Notes for Completing Application for a Construction Certificate

The following information must accompany applications for a Construction Certificate for Building Work:

- The ABS schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
- Copies of compliance certificates relied upon.
- Four (4) copies of all plans and specifications must be submitted with your application. Plans for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:
  - Show a plan of each floor section.
  - Show a plan of each elevation.
  - Show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground.
  - Indicate the height, design, construction and provisions for fire safety and fire resistance.
- Where proposed building work involves any alteration or addition to, or rebuilding of, an existing building the plan is to be coloured or otherwise marked to distinguish the proposed work to be approved.
- Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or marked up to adequately distinguish the modifications.
- The specification is:
  - To describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply.
  - State whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used.
- Where the application involves an alternative solution to meet the Performance Requirements of the BCA, the application must also be accompanied by:
  - Details of the Performance Requirements that the alternative solution is intended to meet, and
  - Details of the assessment methods used to establish compliance with those Performance Requirements.
- Evidence of any accredited component, process or design sought to be relied upon.
- Except in the case of any application for, or in the respect of, a class 1a or class 10 building:
  - A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated.
  - If the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.
- The Development Consent conditions together with stamped approved DA drawings are to be provided for our assessment of the development and record purposes.
- Under section 109F(1)(b) of the *Environmental Planning and Assessment Act 1979* a Construction Certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.
- In the case of an application for a Construction Certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following:
  - In the case of work performed by a licensee under that Act:
    - A statement detailing the licensee's name and contract licence number, and
    - documentary evidence that the licensee has complied with the applicable requirements of that Act\*, or
  - In the case of work done by any other person:
    - a statement detailing the persons name and owner-builder permit number, or
    - a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 23 of that Act. (if the building work is less than \$12,000 provide a statement that states the proposed work is less than \$12,000)

\* A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

 <b>STEVE WATSON &amp; PARTNERS</b>		<b>PROJECT:</b> Balgownie Seafood Processing <b>SWP JOB NUMBER:</b> 20100215 SWP DA Checklist		<b>DA # 20100215</b> S96 #1 dated S96 #2 dated S96 #3 dated S96 #4 dated
<b>DEVELOPMENT CONSENT CHECKLIST REQUIREMENTS FOR CERTIFICATION</b>				

**SWP USE ONLY**

Keep notes for items in progress  
 Identify what was received from whom in each box to close out requirement at each stage  
 Put a flag in the MPR columns if an inspection is needed  
 Otherwise columns can stay blank until items are received.

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior to CC	Independent approval required if no SWP
DA1	Approved Development	Council stamped plans and Statement of Environmental Effects to be submitted to SWP				
ANS01	Plastic Bags					
ANS02	Food and beverage packaging					
ANS03	Truck Movements					
ANS04	Loading and unloading					
ANS05	Outdoor seating markers					
		Council approved plan showing metal markers for seating areas to be submitted to SWP				
ANS06	Hours of operation					
ANS07	No outside music					
ANS08	Number of customers					
ANS09	Plan of Management				Plan of Management to be submitted to SWP	
ANS10	Placement of waste					
ANS11	Adequate toilet facilities					
ANS12	Toilet facilities to be provided				Adequate toilet facilities to be provided within the plaza area	
ANS13	Construction and finish of food premises					
		Design certificate for AS4674 - 2004, Food Regulations 2004, Food Act 2003 to be submitted to SWP			Installation certificate for AS4674 - 2004, Food Regulations 2004, Food Act 2003 to be submitted to SWP	
ANS14	Notification of NSW Food Authority				Evidence of Registration of premises with NSW Food Authority to be submitted to SWP	
ANS15	Hand wash basins to be provided	Details of hand wash basins provided to food preparation area and associated signage to be noted on plans and submitted to SWP				SWP to inspect

Notes	Status early works CC	Status CC	Status NDC	Check MPR Commenced?	Status starting	Status OC	Check MPR OC?
Note		received					
Note							
Note							
Note		Spoke to Glen Hugo - He has confirmed council is satisfied with the metal markers - refer to Email dated 4.02.10.					
Note							
Note							
Note						Outstanding	
Note							
Note							
						Outstanding	SWP to inspect
		Design Certificate issued by Virtual Interiors (Stephen Spagno) dated 15.02.2010				Outstanding	
						Outstanding	
Minimum 2 hand wash basins to be exclusively provided to food preparation area		3 Handwash basin to be provided				Outstanding	

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior to OC	Independent approval required if so who?
ANS16	Signage to Hand wash basins				Signage stating 'Hands only to be erected above the hand wash basins. - SMP to inspect	
ANS17	Food contact surfaces to be sanitised					
ANS18	Mechanical Ventilation				Installation certificate for Mechanical Ventilation to be submitted to SMP	
ANS19	Offensive Noise					
ANS20	Pollution of water					
ANS21	Air pollution					
DA251	Hours of Operation					
DA016	Section 97	Evidence of payment of Trust Fund Deposit (\$5000) to be forwarded to SMP				
DA018	Details of Principal Contractor	Details of the builders name and licence number to be submitted to SMP				
DA021	Toilet facilities to be provided					
DA023	Occupation Certificate to be submitted					
DA024	Site Sign		Site sign to be erected on site			
DA058	Security fence		Security fence / hoarding to be erected on site			
DA357	Architectural Drawings	CC plans to be submitted to SMP				
DA119	Fire Safety Schedule	A copy of the buildings Annual Fire Safety Statement and associated Alternative Engineering Solutions to be submitted to SMP				
DA120	Building Classification					
DA121	BCA	Works to be carried out in accordance with				
DA230	Storage of building materials and waste					
DA251	Waste Management Plan	Details of waste management facilities along with a statement verifying compliance with Councils DCP for Waste Minimisation and Management are to be submitted to SMP				
DA264	Materials contained on site					
DA269	Construction Certificate to be submitted					
DA270	Council's Inspections					
DA271	Occupation Certificate to be submitted					
DA281	Recycled Materials					
DA337	Location of building works					

Notes	Status early works CC	Status CC	Status NOC	Check MTR Commence?	Status during	Status OC	Check MTR OC?
Note		Design Certificate issued by Virtual Interiors (Stephen Spagnol) dated 15.02.2010				Outstanding	
Note							
Note							
Note							
		Many Council receipt 00699300/000 1 dated 10.02.2010					
Deposit payable in the amount of \$5,000.00		Submitted - Refer to NOC					
Note							
Note				Outstanding			
Note				Outstanding			
		Submitted					
		Completed					
Note							
Note							
Note							
		Letter from Peter Chronis (Fishcrafe)					
Note							
Note							
Note							
Note							
Note							

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior to OC	Independent approval required if so who?
DA289	Hours of Work					
DA323	Expiry of Development Approval					

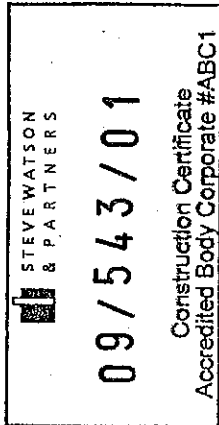
Satisfaction of DA Conditions

Checked by PT sign and dated 4-3-10

Verified by RT sign and dated 25-5-2-10

Prior to CC Prior to OC

Notes	Status early works CC	Status CC	Status NOC	Check MR Commenced?	Status during	Status OC	Check MR OC?
Note							
Note							



DA#251

# FISH CAFE

by belgo-wish seafood

Fish Cafe by  
Belgo-wish Seafood  
Shop 70  
418 Connaught St.  
Belgo-wish NSW 2000  
Ph 94027331 Fax  
99498250

Dear Paton,

As requested I refer to our Waste Management Plan for the Fish Cafe.

The provision of waste facilities has been considered and incorporated into the design of the approved development. Tenancy 70, Fish Cafe by Belgo-wish Seafood will have access to the garbage facilities on the main retail level located within the loading dock area and the garbage facilities on Lane 34 for plaza tenancies. The exclusive specially loading dock has been designed to accommodate the specific service vehicles used for the tenancies of the Centre. Food waste will be transported and disposed to garbage area at the end of each business day. All recyclable waste such as drink cans, packaging boxes and plastics will be disposed accordingly to the Centre's recycling area.

Yours faithfully

For Mr. Givens



STEVE WATSON  
& PARTNERS

09/543/01

Construction Certificate  
Accredited Body Corporate #ABC1

Peter Tran

DA#ANS05

**From:** Timothy Abovian  
**Sent:** Friday, 5 February 2010 3:03 PM  
**To:** Peter Tran  
**Subject:** FW: Stockland Balgowlah Plaza Outdoor Seating markers  
**Attachments:** image001.jpg

---

**From:** Glen Hugo [mailto:Glen.Hugo@manly.nsw.gov.au]  
**Sent:** Thursday, 4 February 2010 9:40 AM  
**To:** Timothy Abovian  
**Subject:** FW: Stockland Balgowlah Plaza Outdoor Seating markers

Hi Tim,

As discussed.

Glen Hugo  
Development Assessment Officer - Environmental Services  
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1579 |  
Switch 9976 1500 | Fax 9976 1400 | Glen.Hugo@manly.nsw.gov.au | www.manly.nsw.gov.au

*Please consider the environment before printing*

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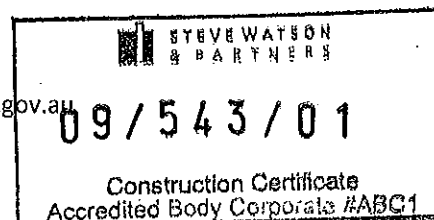
**From:** Glen Hugo  
**Sent:** Wednesday, 3 February 2010 2:51 PM  
**To:** 'Kelly Miller'  
**Cc:** David Stray  
**Subject:** RE: Stockland Balgowlah Plaza Outdoor Seating markers

Thanks Kelly,

The markers are designed for this purpose and are similar to the tactile surface indicators used to indicate changes in levels in public access areas. I have no objection to their installation in this context.

Glen Hugo  
Development Assessment Officer - Environmental Services  
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1579 |  
Switch 9976 1500 | Fax 9976 1400 | Glen.Hugo@manly.nsw.gov.au | www.manly.nsw.gov.au





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**From:** Kelly Miller [mailto:kelly.miller@stockland.com.au]  
**Sent:** Monday, 1 February 2010 2:20 PM  
**To:** Glen Hugo  
**Cc:** Tim Beattie  
**Subject:** Stockland Balgowlah Plaza Outdoor Seating markers

Dear Glen

Please be advised that as per your request 2 December 2009 at our meeting for outdoor seating areas to be marked permanently in a uniform manner, Stockland has as at close of business today completed the installation of markers for all designated restaurant seating areas. The tactile used is uniform for all seating areas and a picture is attached for your records. All certifiers for the retailers have been provided with the information for inclusion in the CC and OC documentation of the individual tenancies.

I believe that no further steps will be necessary by the retailers given Stockland has completed this task ahead of any site works by the restaurant tenancies.

Yours faithfully

## DTAC

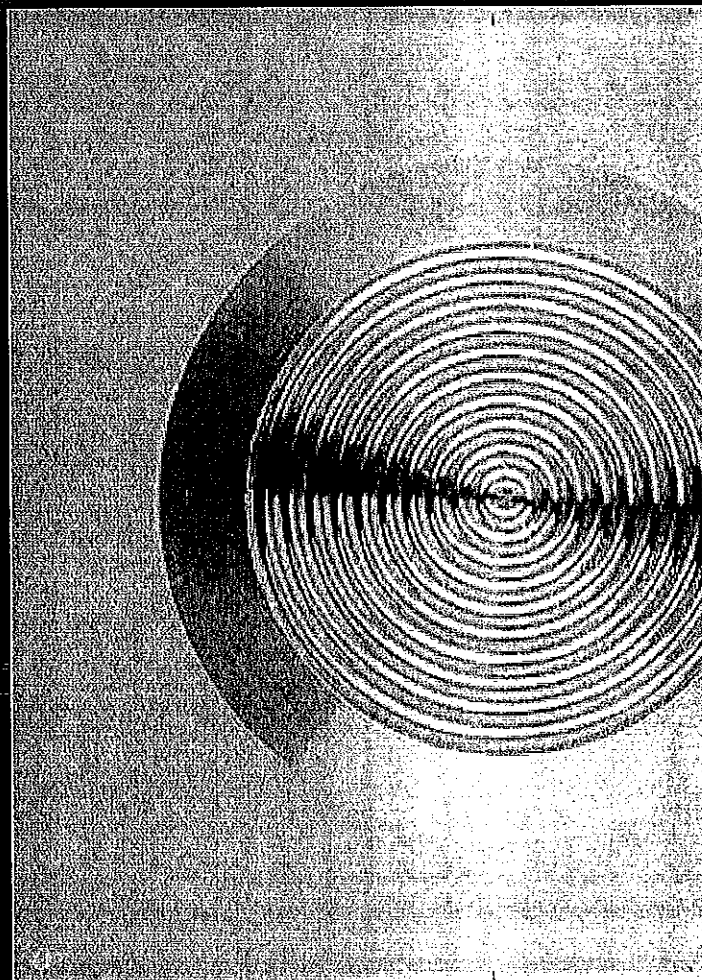
THE ART OF TACTILE CERTIFICATION®

DESIGN / MANUFACTURE / INSTALL

CONTACT US 1800 793 478

PRODUCT  
PROJECT  
SUBSTRATE  
SCENARIO  
SAMPLES  
ABOUT DTAC  
RESOURCES  
WARNING TACTILE  
DIRECTIONAL TACTILE  
INTEGRATED TACTILE  
EDGE PROTECTOR  
MARKERS  
SLIP PREVENTION  
HANDRAIL BUTTONS

Enter keywords...



**Kelly Miller**

Development Manager, Development & Capital Transactions  
Stockland, Level 29, 133 Castlereagh Street, Sydney NSW 2000

**T** +61 2 9035 2986 **M** +61 0413 420 569

**F** +61 2 8988 2986 **E** [kelly.miller@stockland.com.au](mailto:kelly.miller@stockland.com.au)

[www.stockland.com.au](http://www.stockland.com.au)

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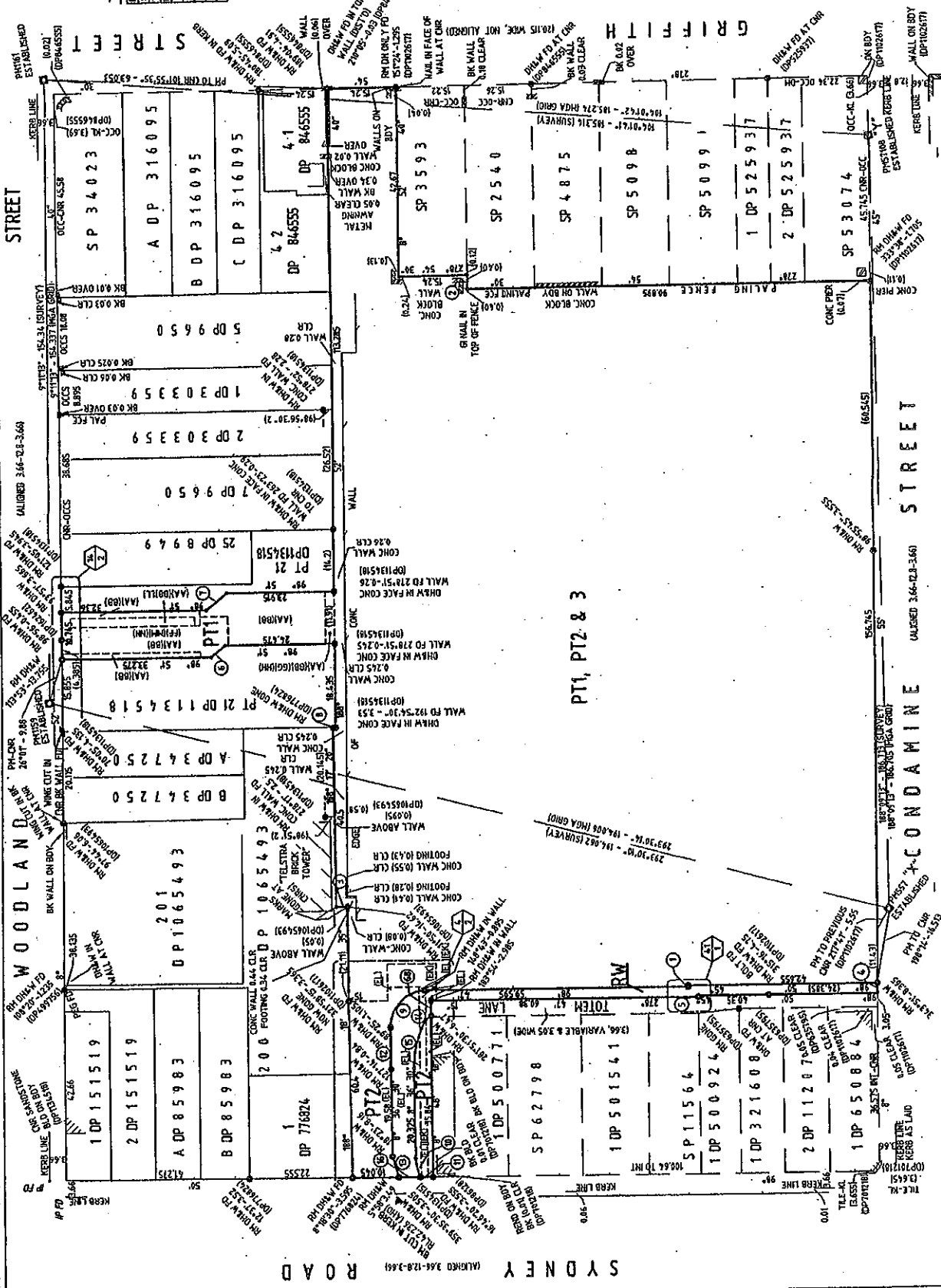
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LOTS 1-3 ARE STRAIGHT LOTS THESE STRAIGHT LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS	ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO P-55453 UNLESS OTHERWISE DENOTED	RTW IS UNLIMITED IN DEPTH AND HEIGHT	<table><tr><th>SHEET</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>SCHEDULE OF SHORT LINE &amp; CURVES</td></tr><tr><td>2</td><td>SCHEDULE OF EASEMENT DEFINITIONS</td></tr><tr><td>3</td><td>LEGEND</td></tr><tr><td>4</td><td>SCHEDULE OF AREAS</td></tr><tr><td>5</td><td>KEY TO EASEMENT SECTIONS</td></tr><tr><td>6</td><td>KEY TO BOUNDARY SECTIONS</td></tr><tr><td>7</td><td>SCHEDULE OF EASEMENT LIMITS <b>(1) - (10)</b></td></tr><tr><td>8</td><td>SCHEDULE OF BOUNDARY P.L.S. <b>(1) - (10)</b></td></tr></table>	SHEET	DESCRIPTION	1	SCHEDULE OF SHORT LINE & CURVES	2	SCHEDULE OF EASEMENT DEFINITIONS	3	LEGEND	4	SCHEDULE OF AREAS	5	KEY TO EASEMENT SECTIONS	6	KEY TO BOUNDARY SECTIONS	7	SCHEDULE OF EASEMENT LIMITS <b>(1) - (10)</b>	8	SCHEDULE OF BOUNDARY P.L.S. <b>(1) - (10)</b>
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2	SCHEDULE OF EASEMENT DEFINITIONS																				
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4	SCHEDULE OF AREAS																				
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7	SCHEDULE OF EASEMENT LIMITS <b>(1) - (10)</b>																				
8	SCHEDULE OF BOUNDARY P.L.S. <b>(1) - (10)</b>																				



CLASS 35 TO 60 AND CLASS 61 (2) OF SURVIVING REGULATION 2006						
MARK	MGA EASTING	MEA NORTING	ORDER	CLASS-HEIGHT CLASS	METHOD	ORIGIN
PM 165	3 259 371 788	6 259 582 507	2	B 32.21	L8	SOMS
PM57048	3 59 371 524	6 259 528 500	2	B 26	L8	SOMS
PM557	3 59 371 043	6 258 353 686	2	B 44.21	L8	SOMS
PM553	3 59 153 449	6 258 431 063	2	B 44.21	L8	SOMS

COMBINED SCALE FACTOR 0.999975 CLASS 56

MGA CO-ORDINATES ADOPTED FROM S.CINCS AS AT 21 JULY 2008

DP 1134156

LGA: MANLY  
 Locality: BALGOWLAH  
 Subdivision No: 4483/s  
 600

PLAN OF  
SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518

Surveyor : ANTHONY GUY MITCHELL  
Date of Survey : 18 AUG 2008  
Surveyor's Ref : ZZZ05T01nbw9

M.G.A. CO-ORDINATES ADOPTED FROM S.C.M.S AS AT 21 JULY 2008

**WARNING : CREASING OR FOLDING WILL LEAD TO REJECTION**

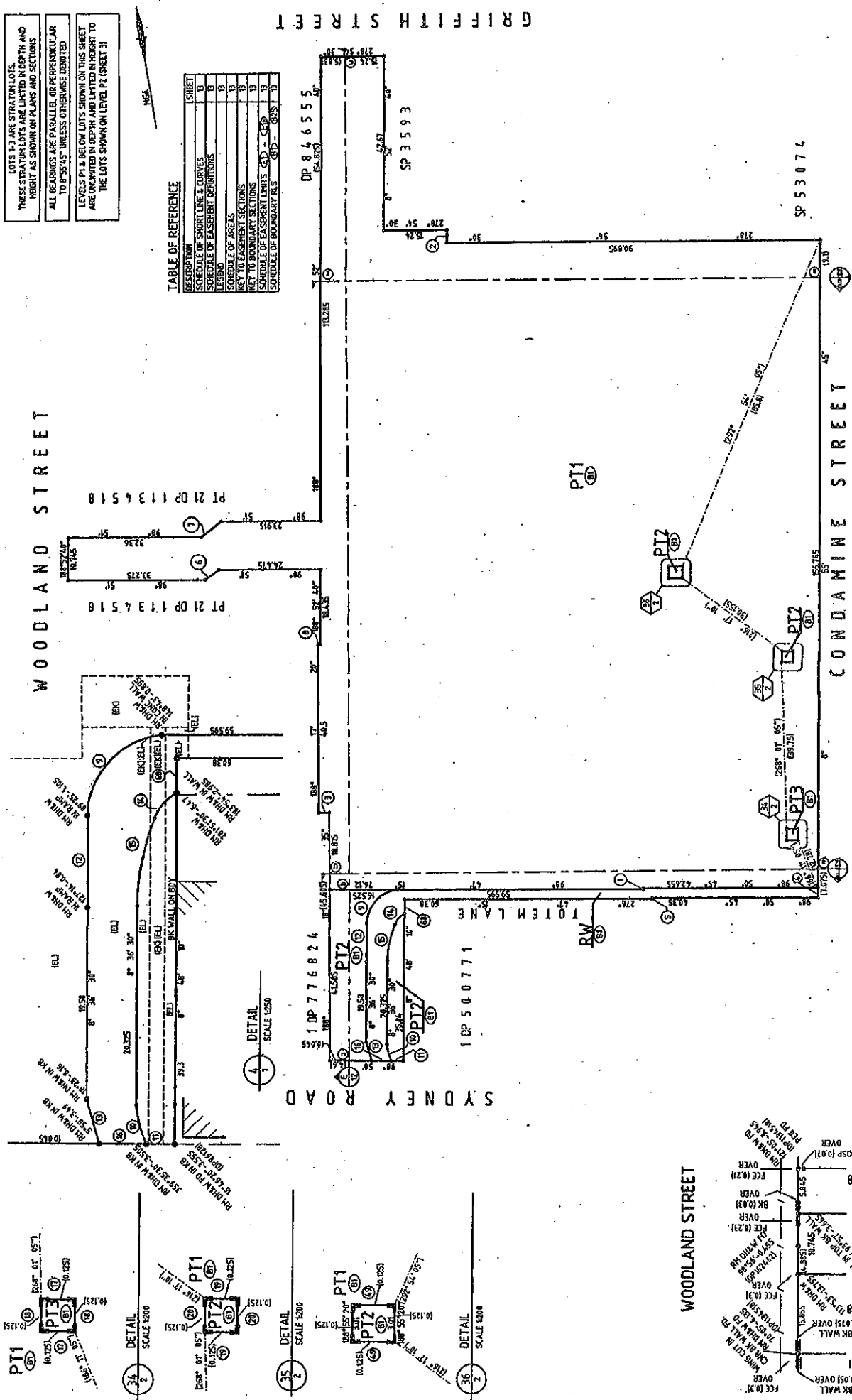
*Di* SUPERVISORS REFERENCE 22205108aLdwg

ISSUED: 11 Aug. 2009

LOTS 1-3 ARE STRAIGHT LOTS  
THESE STRAIGHT LOTS ARE LIMITED IN DEPTH AND  
HEIGHT AS SHOWN ON PLANS AND SECTIONS  
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR  
TO 8°55'45" UNLESS OTHERWISE IDENTIFIED  
LEVELS P1 & BELOW LOTS SHOWN ON THIS SHEET  
ARE SHOWN IN RELATION TO THE LOT SHOWN ON LEVEL P1 (SHEET 3)

TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
SCHEDULE OF BOUNDARY PALS	13



LEVELS P1 & BELOW FLOOR PLAN

Surveyor: ARTHUR GUY PITCHER  
Date of Survey: 18 AUG 2008  
Surveyor's Ref: 2205TMDLAW

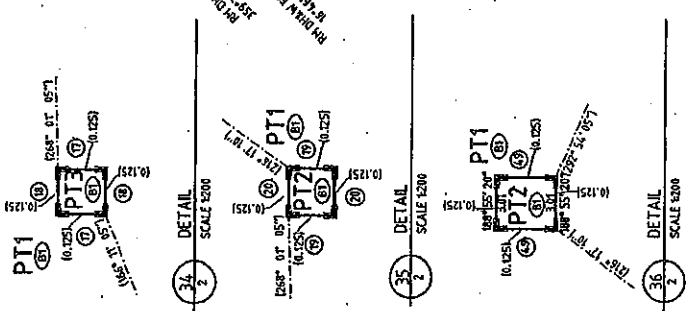
PLAN OF SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP200628  
& LOT 22 IN DP1134518

LGA: MANLY  
Locality: BALGOWLAH  
Subdivision No: 4483/S  
Lengths are in metres. Reduction Ratio: 1:500

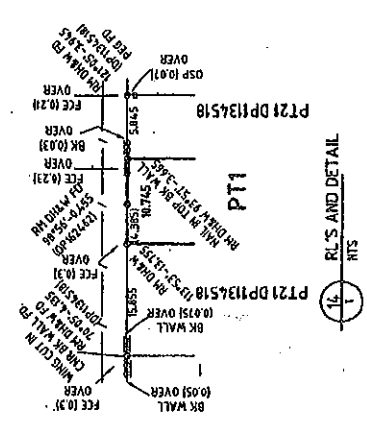
Registered  
DP 1134.156

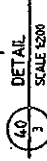
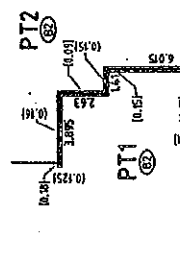
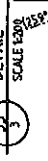
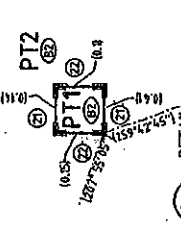
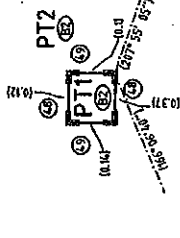
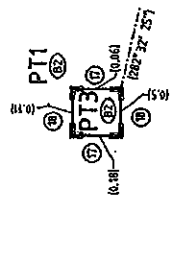
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ISSUED: 11 Aug 2009



WOODLAND STREET





WOODLAND STREET

GRIFFITH STREET

CONDAMINE STREET

TABLE OF REFERENCE

DESCRIPTION	SHEET
1. SCHEDULE OF SHORT LINE & CURVES	1
2. SCHEDULE OF EXISTING DIMENSIONS	2
3. LEGEND	3
4. SCHEDULE OF AREAS	4
5. KEY TO EASEMENT SECTIONS	5
6. KEY TO BOUNDARY SECTIONS	6
7. SCHEDULE OF EASEMENT LIMITS	7
8. SCHEDULE OF BOUNDARY LINES	8

LOTS 1-3 ARE STRATUM LOTS.  
THESE STRATUM LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS.  
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 8°55'15" UNLESS OTHERWISE DENOTED.  
LEVEL P2 LOTS SHOWN ON THIS SHEET ARE LIMITED IN DEPTH AS SHOWN AND LIMITED IN HEIGHT TO THE LOTS SHOWN ON LEVEL P3 SHEET 4)

LEVEL P2 FLOOR PLAN

TYPICAL FLOOR RL 78.2

Surveyor: ARTHUR GUY MITCHELL  
Date of Survey: 28 AUG 2008  
Surveyor's Ref: 2228570101.dwg

PLAN OF SUBDIVISION OF LOT 101 IN DP140267,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206528  
& LOT 22 IN DP134518

LGA: MANLY  
Locality: BALGOVLAH  
Subdivision No: 4-4-83/5  
Lengths are in metres. Fraction table 1/100

Registered

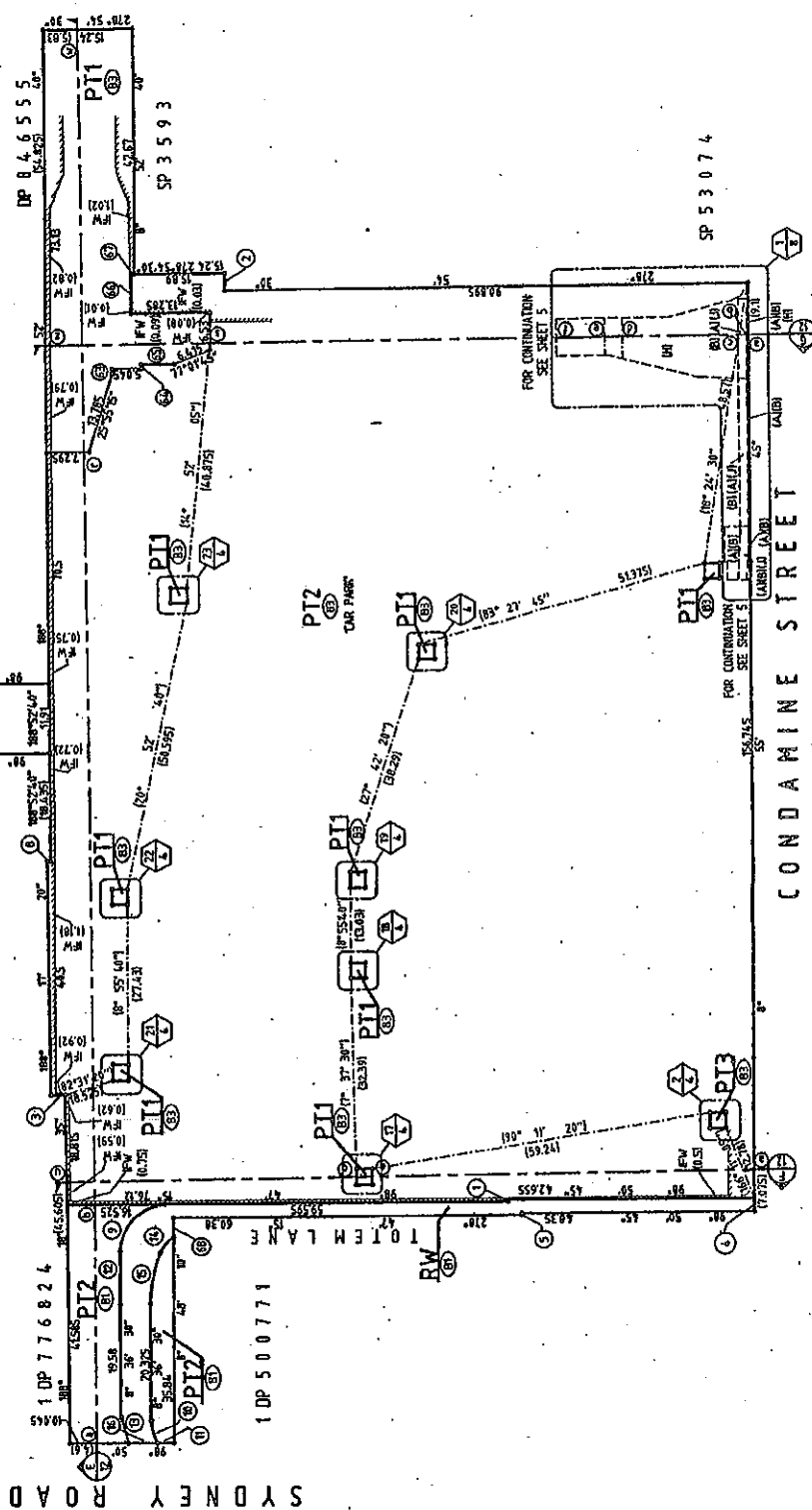
DP 1134156

WOODLAND STREET

<p>LOTS 1-3 ARE STRATHUM LOTS.</p> <p>THESE STRATHUM LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS</p>	<p>ALL BEARINGS ARE PARALLEL, OR PERPENDICULAR TO 8°55'45" UNLESS OTHERWISE DENOTED</p>	<p>LEVEL P3 LOTS SHOWN ON THIS SHEET ARE LIMITED IN DEPTH AS SHOWN AND LIMITED IN HEIGHT TO THE LOTS SHOWN ON LEVEL R1 (SHEET 5)</p>	<p>RW IS UNLIMITED IN DEPTH AND HEIGHT</p>
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## TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
SCHEDULE OF BOUNDARY RLs	13



**LEVEL P3 FLOOR PLAN**

Surveyor : ANTHONY GUY MITCHELL  
Date of Survey : 28 AUG 2000  
Surveyor's Ref : ZZZ20ST01n1dwg

PLAN OF SUBDIVISION OF LOT 101 IN DP1132617,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518

LGA: MANLY  
Locality: BALGOWLAH  
Sub-division No: 4-483/5  
Lengths are in metres. Reduction Ratio 1:6

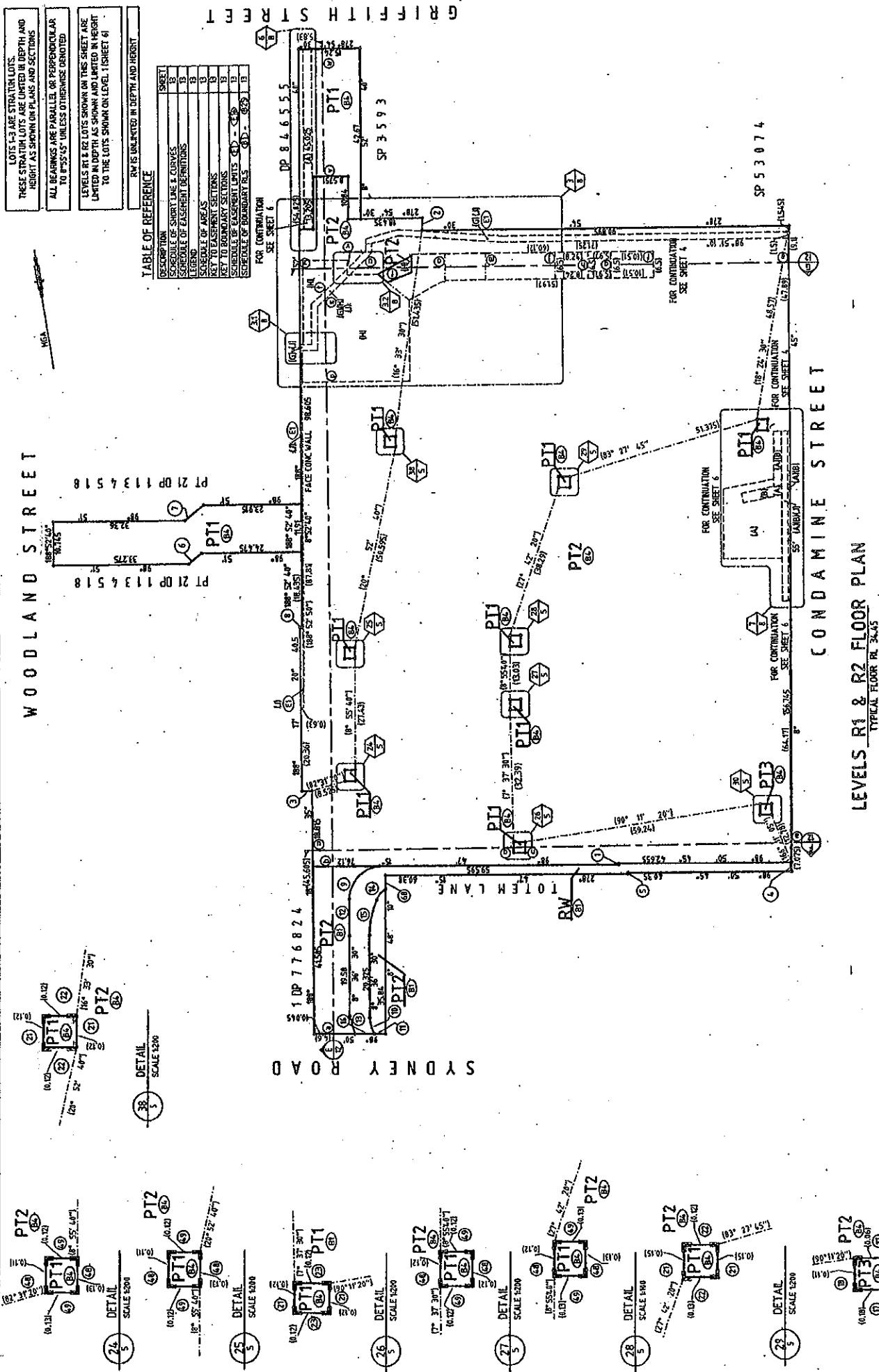
Registered

DP: 1134156

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77. SUPERVISOR REFERENCE 22205T0616J49

**ISSUED: 11 Aug. 2009**



LEVELS R1 & R2 FLOOR PLAN  
TYPICAL FLOOR RL 34.45

TABLE OF REFERENCE

DESCRIPTION	SHEET
SECTION 1	1
SECTION 2	2
SECTION 3	3
SECTION 4	4
SECTION 5	5
SECTION 6	6
SECTION 7	7
SECTION 8	8
SECTION 9	9
SECTION 10	10
SECTION 11	11
SECTION 12	12
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SECTION 14	14
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DETAIL  
SCALE 1:200

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SCALE 1:200

Surveyor: ARTHUR GUY MITCHELL  
Date of Survey: 18 AUG 2008  
Surveyor's Ref: 222451064.dwg

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628  
& LOT 22 IN DP1104518

LGA: MAINLY BALGOWLAH  
Subdivision No: 44-483/5  
Legale in a letter: Balgowlah

Registered

DP 1134156

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SUPPLEMENTARY REFERENCE: 222451064.dwg

ISSUED: 11 AUG 2009



WOODLAND STREET

LOTS 1-3 ARE STRATH LOT 1.  
THESE STRATH LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 8°55'15" UNLESS OTHERWISE NOTED

LEVEL 1 LOTS SHOWN ON THIS SHEET ARE LIMITED IN DEPTH AS SHOWN AND LIMITED IN HEIGHT TO THE LOTS SHOWN ON LEVEL 2 SHEET 11

RW IS UNLIMITED IN DEPTH AND HEIGHT

TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
EXTENT OF BOUNDARY PLS	13 - 13/13

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

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Surveyor's Ref: 2225101409

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Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

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ISSUED: 11 Aug 2009

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PLAN FORM 2 (A2)

SYDNEY ROAD

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1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

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Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

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1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

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Lengths are in metres, Section Date: 1

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ISSUED: 11 Aug 2009

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SYDNEY ROAD

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1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

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TYPICAL FLOOR RL 39.6

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Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

Surveyor's Ref: 2225101409

LGA: MANLY

Locality: BALGOVLAH

Subdivision No: 44-83/5

Lengths are in metres, Section Date: 1

Registered

DP

ISSUED: 11 Aug 2009

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 1 SCALE 1:200

PLAN FORM 2 (A2)

SYDNEY ROAD

1 DP 776824

1 DP 500771

1 DP 846555

SP 3593

SP 53074

CONDAMINE STREET

LEVEL 1 FLOOR PLAN

TYPICAL FLOOR RL 39.6

PLAN OF SUBDIVISION OF LOT 101 IN DP1102817, LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

Surveyor: ANTHONY BRY MITCHELL

Date of Survey: 28 AUG 2008

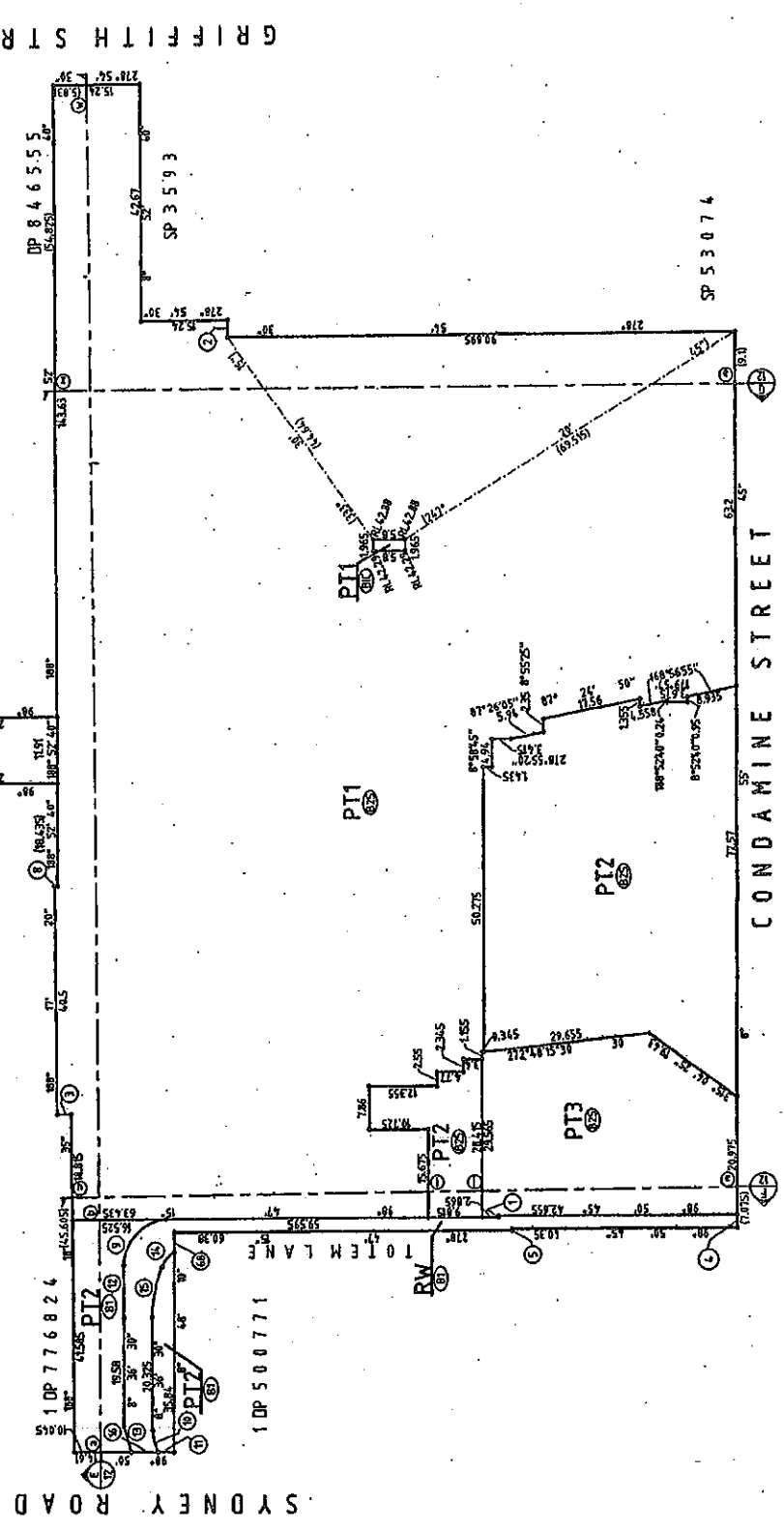
Surveyor's Ref: 2225101409</

WOODLAND STREET

- LOTS 1-3 ARE STRATUM LOTS. THESE STRATUM LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS.
- ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 8°55'45" UNLESS OTHERWISE DENOTED.
- LEVEL 2 & ABOVE LOTS SHOWN ON THIS SHEET ARE LIMITED IN DEPTH AS SHOWN AND UNLIMITED IN HEIGHT UNLESS NOTED OTHERWISE.
- LEVEL 2 PT 1 DENOTES LIMIT IS LIMITED IN HEIGHT TO RLS.
- RW IS UNLIMITED IN DEPTH AND HEIGHT.

TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
SCHEDULE OF BOUNDARY RLS	13



LEVEL 2 & ABOVE FLOOR PLAN  
TYPICAL FLOOR RL 436

Surveyor: ANTHONY GUY FITCHELL  
Date of Survey: 10 AUG 2008  
Surveyor's Ref.: 22285796409

PLAN OF SUBDIVISION OF LOT 101 IN DP1102617, LOTS 1 & 3 IN DP101218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

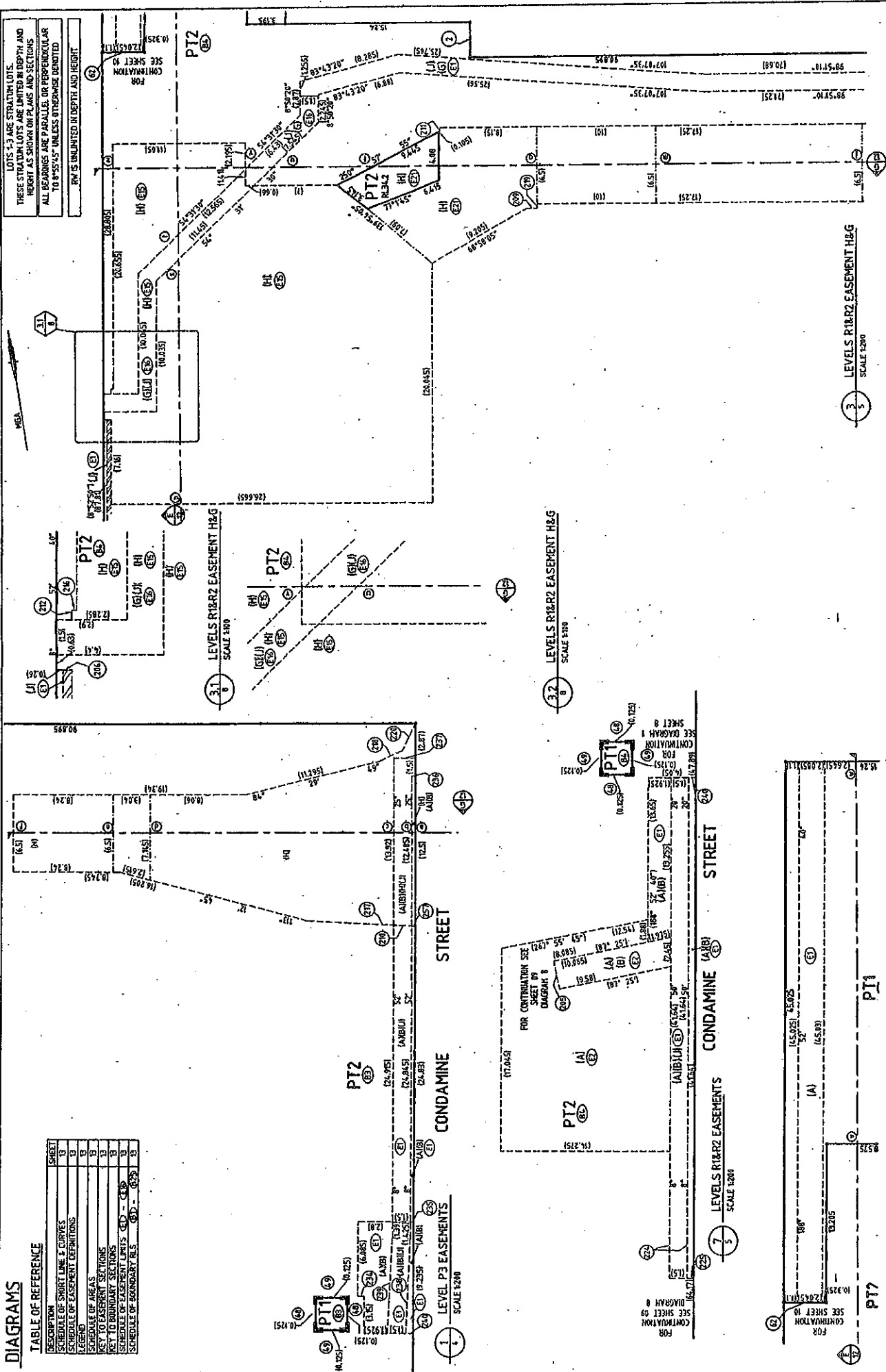
LGA: MANLY  
Locality: BALGOWLAH  
Submission No: 448315  
Luglife are in metres. Indicate Ratio 1:600

Registered

DP

## TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
SCHEDULE OF BOUNDARY R/Ls	13



LEVELS R1&R2 EASEMENTS  
SCALE 1:200

PLAN OF  
SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518

LEA:	MANLY	Registered
Locality:	BALGOWILAH	
Subdivision No:	4A83/S	
Lengths are in metres. Reduction Ratio	1	260

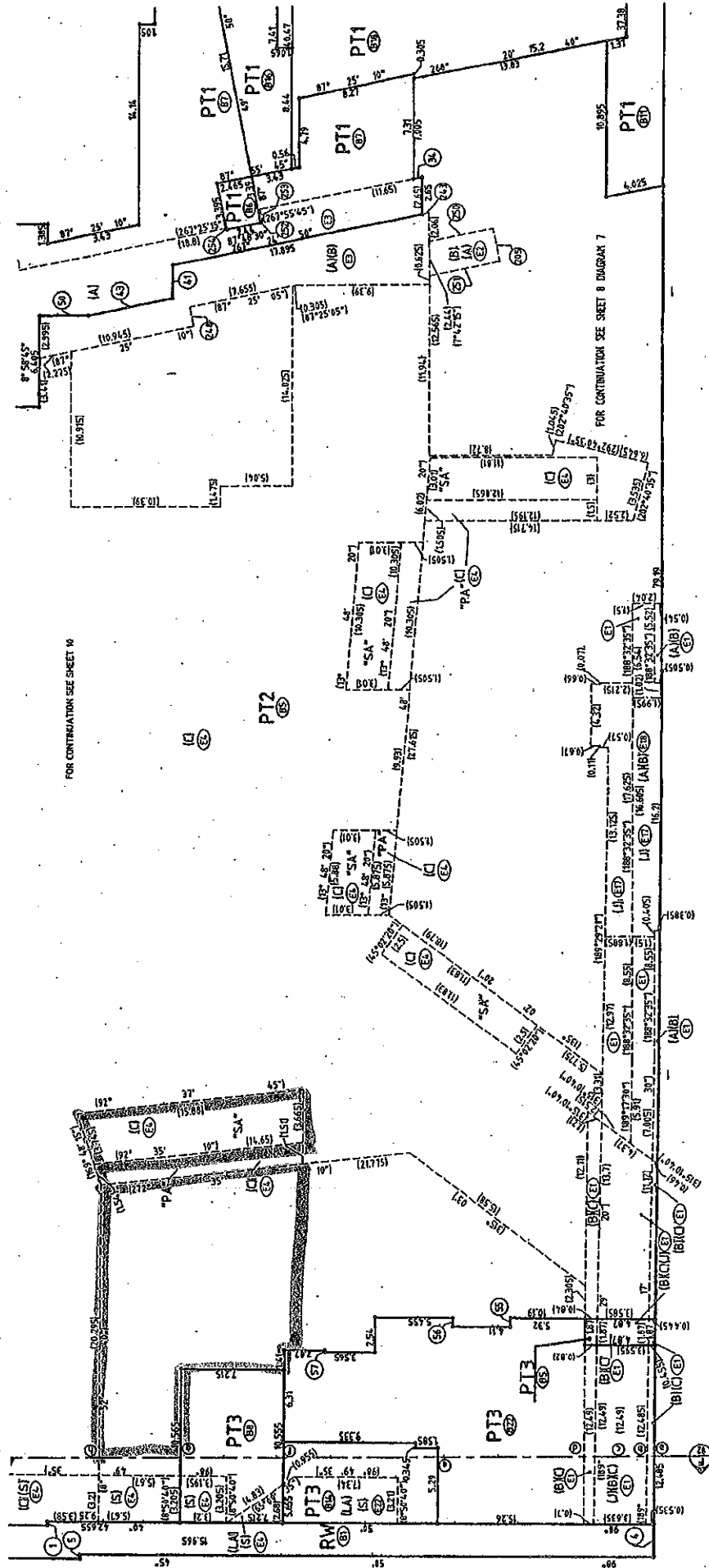
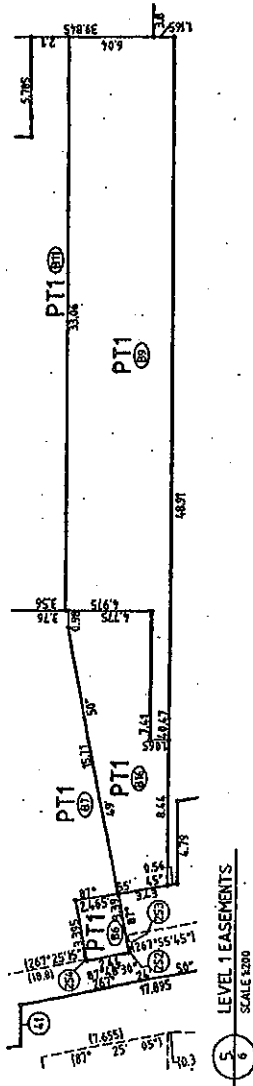
20

**WARNING : CREASING OR FOLDING WILL LEAD TO REJECTION**

**SURVEYORS ADVISE 224ST01nLbg**

ISSUED: 11 AUG 2009

## DIAGRAMS



## TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13
SCHEDULE OF BOUNDARY LINES	13

LA1 DENOTES (GALING AREA AS REFERRED TO IN THE SECTION 888  
 "SA" DENOTES SEATING AREA AS REFERRED TO IN THE SECTION 888  
 "PA" DENOTES PEDESTRIAN AREA AS REFERRED TO IN THE SECTION 888

LEVEL 1 EASEMENTS  
SCALE 2000

Surveyor: ANTHONY GUY MITCHELL  
 Date of Survey: 10 AUG 2008  
 Surveyor's Ref: 22205101/049

PLAN OF SUBMISSION OF LOT 101 IN DP11026317,  
 LOTS 1 & 3 IN DP701218, LOT 1 IN DP206828  
 & LOT 22 IN DP1134518

LGA: MANLY  
 Locality: BALGOWLAH  
 Subdivision No: 4-4-83/5  
 Length: 22.5 m, Width: 10.1 m

Registered

DP

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)

# DIAGRAMS

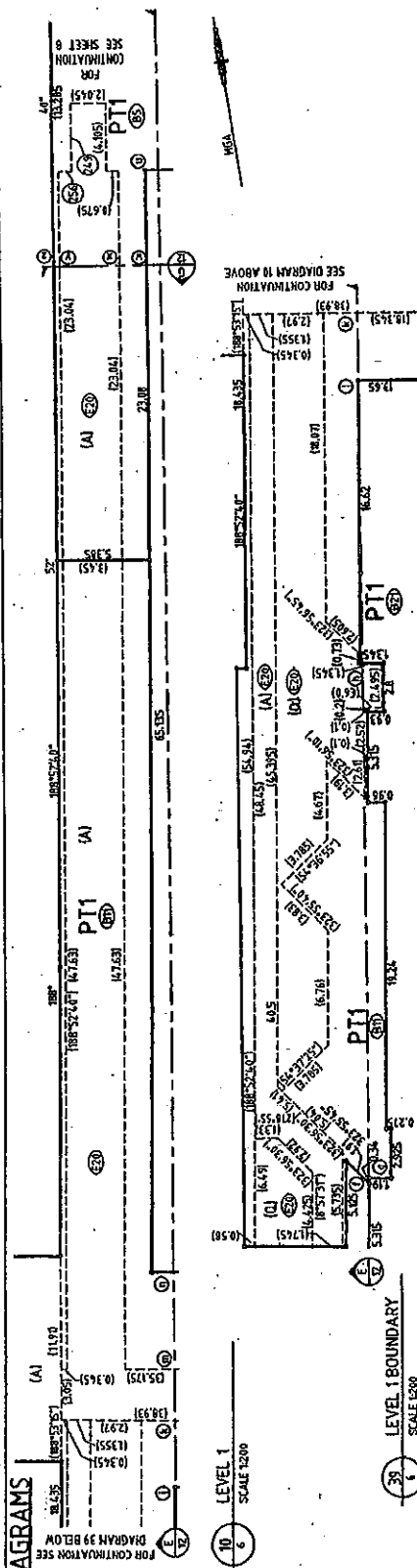
LOTS 1-3 ARE STRATUM LOTS.  
THESE STRATUM LOTS ARE LIMITED IN DEPTH AND  
HEIGHT AS SHOWN ON PLANS AND SECTIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR  
TO 8°55'15" UNLESS OTHERWISE DENOTED

RAIL IS UNLIMITED IN DEPTH AND HEIGHT

## TABLE OF REFERENCE

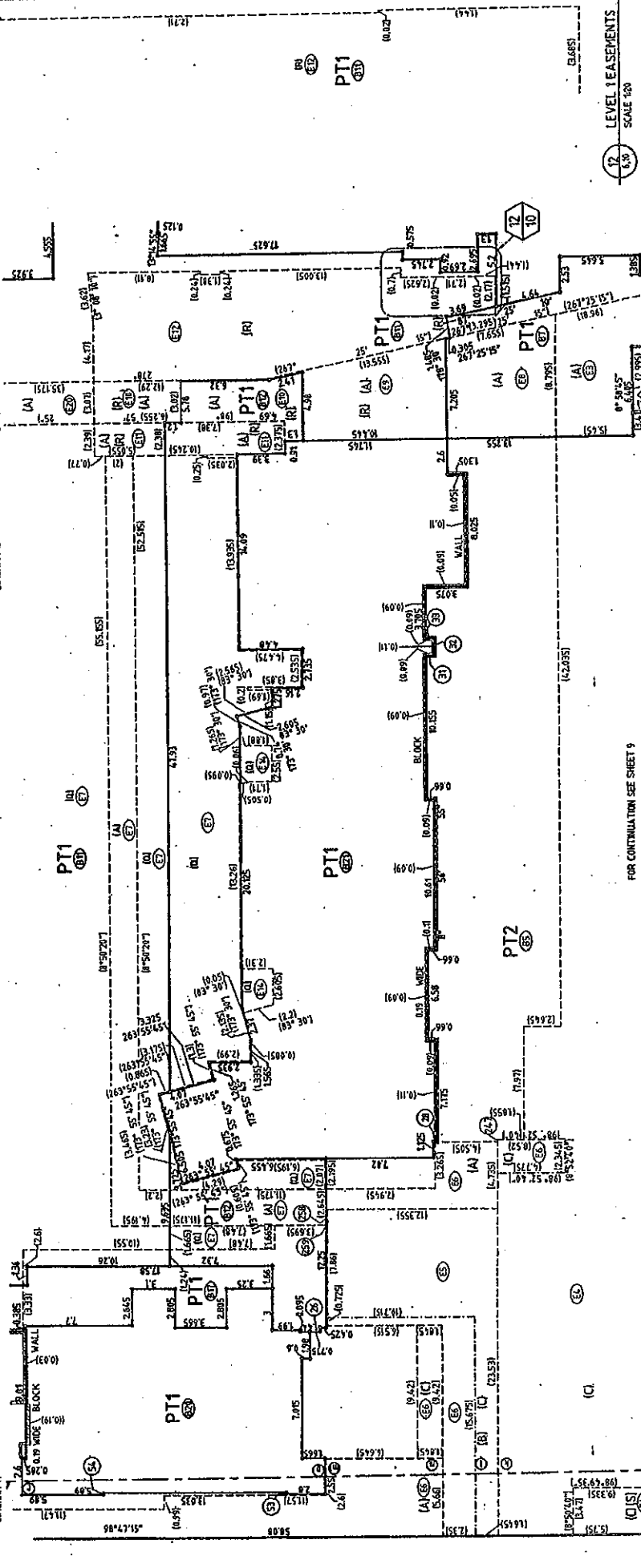
DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS (A) - (G)	13
SCHEDULE OF BOUNDARY LIMITS (A) - (G)	13



FOR CONTINUATION SEE SHEET 6  
DIAGRAM 11

FOR CONTINUATION SEE SHEET 11  
DIAGRAM 13

FOR CONTINUATION SEE SHEET 11  
DIAGRAM 13



FOR CONTINUATION SEE SHEET 9

LEVEL 1 EASEMENTS  
SCALE 1:200

SURVEYOR: ANTHONY GUY FITZGELL  
Date of Survey: 18 AUG 2008  
Surveyor's Ref: 22285704-049

PLAN OF  
SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP101218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518

LGA: MANLY  
Locality: BALGOWLAH  
Subdivision No: 44-8315  
Lengths are in metres. Relative Error: 1/200

DP

Registered

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DIAGRAM 11

ISSUED: 11 Aug. 2008

DIAGRAMS

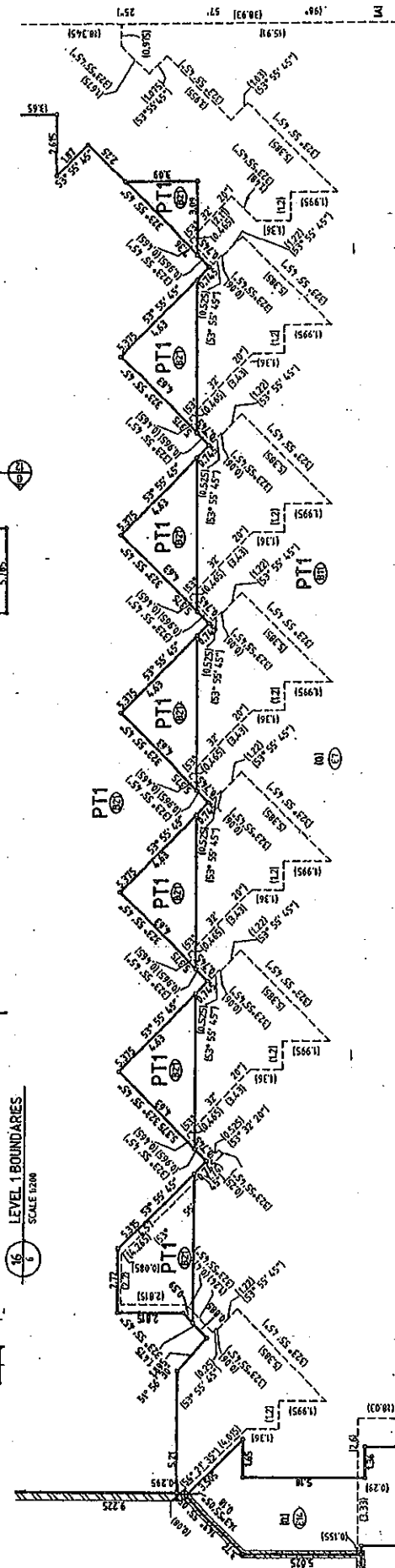
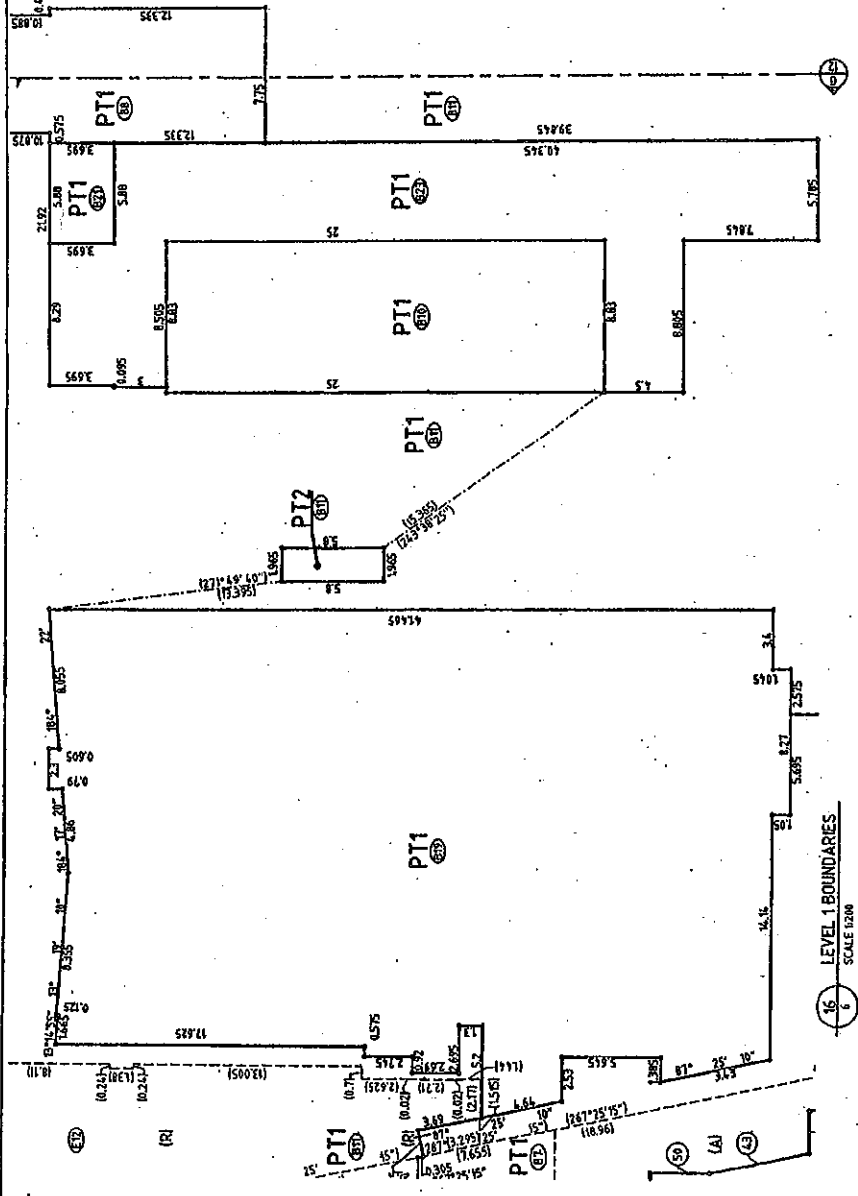


TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	10
SCHEDULE OF EASEMENT DEFINITIONS	11
SCHEDULE OF AREAS	12
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	14
SCHEDULE OF EASEMENT LIMITS	15
SCHEDULE OF BOUNDARY R/Ls	16

LOTS 1-3 ARE STRAIGHT LOTS.  
THESE STRAIGHT LOTS ARE LIMITED IN DEPTH AND HEIGHT AS SHOWN ON PLANS AND SECTIONS.  
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 8°52'45" UNLESS OTHERWISE DENOTED.  
RW IS UNLIMITED IN DEPTH AND HEIGHT.

13 LEVEL 1 EASEMENTS  
SCALE 1:1200

16 LEVEL 1 BOUNDARIES  
SCALE 1:1200

Surveyor: ANTHONY GUY MITCHELL  
Date of Survey: 18 AUG 2008  
Surveyor's Ref: 22205THM.Ldg

PLAN OF SUBDIVISION OF LOT 101 IN DP1102617, LOTS 1 & 3 IN DP101218, LOT 1 IN DP206628 & LOT 22 IN DP1134518

LGA: BALGOWILLAH  
Subdivision No: 44,831/5  
Lengths are in metres. Refer to Table 1

Registered

DP

SECTIONS

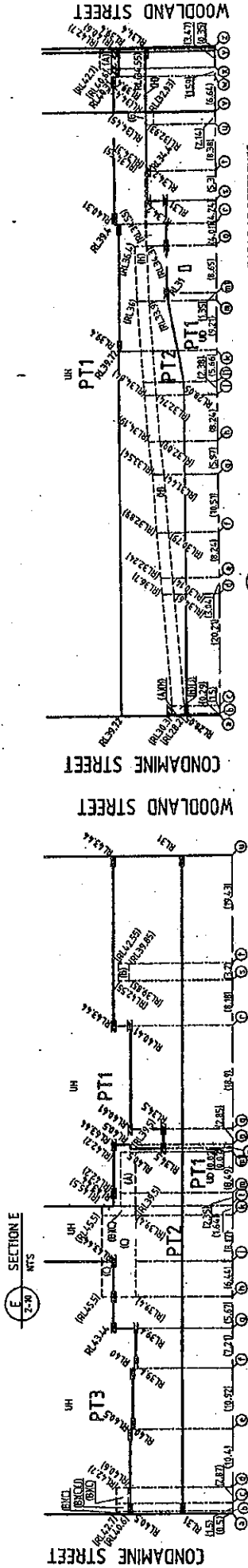
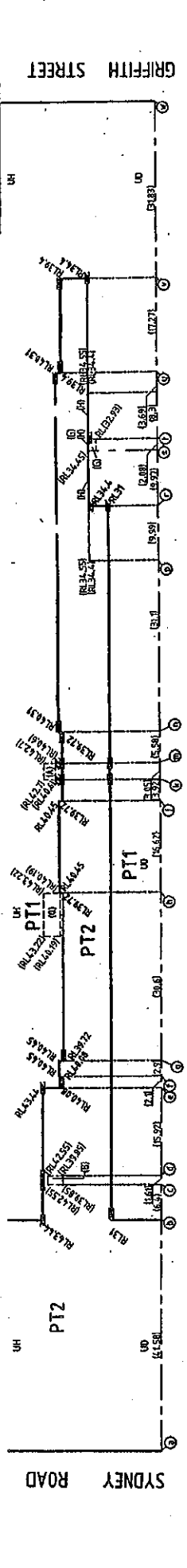
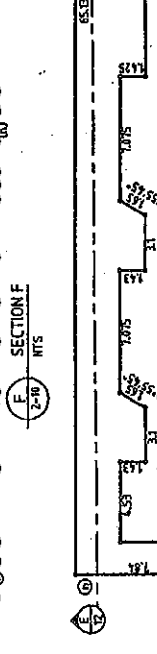
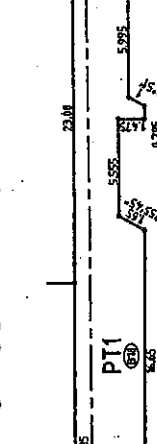
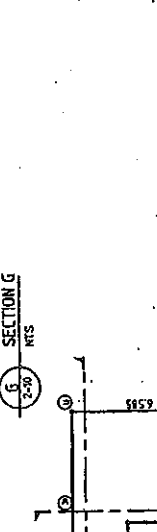


TABLE OF REFERENCE

DESCRIPTION	SHEET
SCHEDULE OF SHORT LINE & CURVES	13
SCHEDULE OF EASEMENT DEFINITIONS	13
LEGEND	13
SCHEDULE OF AREAS	13
KEY TO EASEMENT SECTIONS	13
KEY TO BOUNDARY SECTIONS	13
SCHEDULE OF EASEMENT LIMITS	13 - 14
SCHEDULE OF BOUNDARY LINES	14 - 15



LEVEL 1 BOUNDARY

SCALE 1:100

Surveyor: ANTHONY GUY MITCHELL  
Date of Survey: 10 AUG 2008  
Surveyor's Ref: 220510SLD9

PLAN (SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP704218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518)

LGA: MANLY BALGOWLAH  
Subdivision No: 4483/s  
Lodged at 8:00 AM, 11 Aug 2009

Registered

DP

ISSUED: 11 Aug 2009

**SCHEDULE OF CREATED EASEMENT DEFINITIONS**

TEST POSITION	TEST DESCRIPTION	SHEET REFERENCE	SIGNATURE REFERENCE
(A)	EASERMENT FOR PUBLIC FOOTWAY VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(B)	RIGHT OF FOOTWAY VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(C)	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(D)	EASERMENT FOR OVERHEAD POWER LINE VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(E)	EASERMENT FOR DRAINAGE ISLAND VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(F)	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(G)	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(H)	EASERMENT FOR OVERHEAD POWER LINE VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(I)	EASERMENT FOR PUBLIC FOOTWAY VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(J)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(K)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(L)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(M)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(N)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(O)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(P)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(Q)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(R)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(S)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(T)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(U)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(V)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(W)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(X)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(Y)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9
(Z)	EASERMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT	4, 5, 6, 9, 10, 11	E-6, 9

DESCRIPTION	LOT#	BURDEN
EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE WHOLE OF THE LOT.	1	2, 3
EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT.	1	2, 3
EASEMENT FOR EMERGENCY ACCESS AFFECTING THE WHOLE OF THE LOT.	1	2, 3
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	2, 3
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	2, 3
RIGHT TO USE GRAVE, INTERMENT AND BURIAL AFFECTING THE WHOLE OF THE LOT.	1	2, 3
EASEMENT FOR AIR CONDITIONING SERVICE AFFECTING THE WHOLE OF THE LOT.	1	
EASEMENT FOR CAR PARK EXHAUST AFFECTING THE WHOLE OF THE LOT.	1	2, 2
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	
EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LOT.	1	2, 3

SCHEDULE OF EXISTING EASTPONT DEFINITIONS		SHEET REFERENCE
DESCRIPTION		
1A-1 EASEMENT FOR PUBLIC FOOTWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
B-1 EASEMENT FOR SIDEWALK VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
B-2 EASEMENT FOR SIDEWALK VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
C-1 EASEMENT FOR DRAINAGE AND OVERFLOW AND FLOW 2 WIDE (VDE DPT13A-5B)	1	1
C-2 EASEMENT FOR DRAINAGE AND OVERFLOW AND FLOW 2 WIDE (VDE DPT13A-5B)	1	1
D-1 EASEMENT FOR PARKING 21 WIDE (VDE DPT13A-5B)	1	1
E-1 EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
F-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
G-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
H-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
I-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
J-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
K-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
L-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
M-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
N-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
O-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
P-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
Q-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
R-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
S-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
T-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
U-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
V-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
W-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
X-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
Y-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1
Z-1 EASEMENT FOR CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRAIGHT (VDE DPT13A-5B)	1	1

### **SCHEDULE OF BOUNDARY SHORT LINES**

[illegible]

## SCHEDULE OF CURVED LINES

N°	BEARING	DIST	RADIUS	ARC
9	234°35'44"	11.455	8.271	42.105
10	174°22'45"	4.08	11.350	4.105
14	278°46'30"	3.435	4.662	3.52
15	199°47'40"	9.09	24.405	9.145
1000	177°42'45"	27.955	114.381	124.351
15	176°24'25"	11.545	144.381	116.451
159	158°35'50"	103.075	76.495	113.095

### "E" SCHEDULE OF EASEMENT LIMITS

	LOWER	UPPER	LOWER	UPPER
1	31.00	42.00	31.00	41.95
2	34.00	42.00	34.00	41.95
3	38.00	42.00	38.00	42.20
4	39.00	45.50	39.00	43.07
5	39.50	45.50	39.50	44.55
6	39.50	42.00	39.50	39.45
7	39.25	42.50	39.25	39.10
8	39.00	42.00	39.00	39.00
9	39.15	42.35	39.15	42.83
10	39.35	42.55	40.19	43.72
11	39.35	42.55	40.00	44.55
12	39.35	42.55	40.00	44.55

### 13. SCHEDULE OF BOUNDARY RLS (DEPTH LIMITS)

[illegible]

**HORIZONTAL PLANE UNLESS OTHERWISE NOTED**

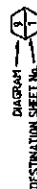
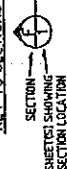


DIAGRAM -  
TRIGON SHEET NO.

**KEY TO SECTIONS (OTHER THAN B & D)**



**KEY TO SECTIONS (OTHER THAN B & D)**

### LEGEND

## GENERAL NOTES

- ALL RL'S ARE ON A.H.D. DATUM.  
UNLESS OTHERWISE NOTED, ALL RL'S REFER TO A  
HORIZONTAL PLANE.  
UNLESS OTHERWISE NOTED, ALL BEARINGS ARE TO  
FACE OF WALL OR COLUMN.  
ALL BOUNDARY AND EASEMENT OFFSETS ARE TO  
MAIN STRUCTURE AND BLOCK WALLS WITHOUT A  
FINISHED SURFACE SUCH AS BENDER OR CLADDING.  
TYPICAL FLOOR RL DENOTES TOP OF CONCRETE SLAB.

### SCHEDULE OF AREAS (m<sup>2</sup>)

[illegible]

BEAC HEADS IN <sup>2</sup> UNLESS OTHERWISE NOTED

Surveyor : ANTHONY GUY PETCHELL  
Date of Survey : 18 AUG 2008  
Surveyor's Ref : 2220ST04n1.dwg

PLAN OF SUBDIVISION OF LOT 101 IN DP1102617,  
LOTS 1 & 3 IN DP701218, LOT 1 IN DP206628  
& LOT 22 IN DP1134518

MANLY  
BALGOWLAH  
4483/5

22

**WARNING - CREASING OR FOLDING WILL LEAD TO REJECTION**

SURVEYORS REFERENCE	2220510101401g

**ISSUED: 11 Aug. 2009**





DA #ANS13

DA # DO16

18 February 2010

We, Virtual Interiors, will comply with the following:

AS4674-2004

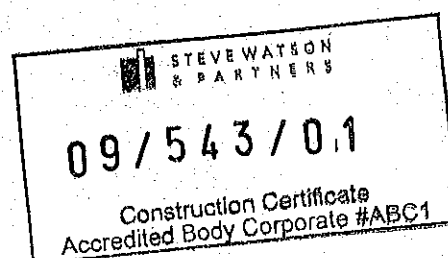
Food Regulations 2004

Food Act 2003

Mechanical ventilation designed and installed in accordance with AS1668-2 1991.

Regards

Stephen Spagnol



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