

CD 32/09.

Level 5 100 Pacific Highway
NORTH SYDNEY NSW 2060

T: +61 (2) 9956 8822
F: +61 (2) 9956 8848

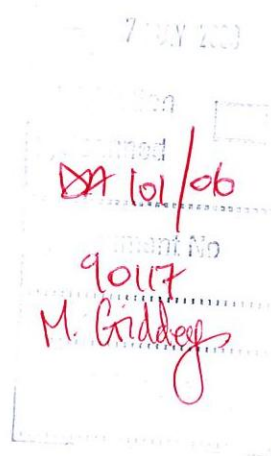
www.davislangdon.com
syd@davislangdon.com.au

24 April 2009

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

Attention: Records Department

Shop 23 (Fab Cards & Gifts) - Stocklands Balgowlah
Complying Development Certificate No. 250203



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

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

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

Yours sincerely


Anthony Banham
Senior Building Surveyor

PCA: 1100360

APP 1116406

CERTIFIER

\$30

R. 605884

7-5-09

Q:\DLR\Job Files\250203 - Shop 23, Stockland, 197-215 Condamine Street, Balgowlah\250203 - CDC + Notice.Doc

Global property & construction consultants

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

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Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland,
Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales



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

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

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

Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☒ Stockland Trust Mangement
First Name: Will Family Name: Smith
Flat/Street No: Level 25, 133 Street Name: Castlereagh Street
Suburb or Town: SYDNEY State: NSW Postcode: 2000
Tel: 02 9035 2000 Fax: Email:

2. Description of the work proposed

Type of work proposed Building ☒
Description of the work Retail Fitout for Fab Cards & Gifts

3. Details of the land to be developed

Flat/Street No: Shop 23, Stockland Shopping Centre, 197 Street Name: Condamine Street
Suburb or Town: BALGOWLAH State: NSW Postcode: 2093
Lot No. -- Section -- DP/MPS No --

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

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

4. Details of the development approvals granted

Complying Development Certificate No.
250203

Date the certificate was issued
24 April 2009

5. Appointment of Principal Certifying Authority (PCA):

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

Name of the PCA Charles Slack-Smith
Address of the PCA Davis Langdon ABN 40 008 657 289
Level 5, 100 Pacific Highway, North Sydney NSW 2060
Telephone No of the PCA 02 9956 8822
Accreditation body and number Building Professionals Board / BPB0378



(continued)

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

Certificate No. 250137

6. Residential building work

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

No ☒

Yes ☐ Please complete Part 2 below

2. Are you an owner-builder?

Yes ☐

Owner-builder permit no: _____

No ☐

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

No ☐

Yes ☐

Please complete the section below

Name of builder _____

Telephone No of builder _____

Contractor Licence No of builder _____

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

Yes ☐

No ☐ Please complete the section below

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

Yes ☐

No ☐

7. Date the work will commence

Date 28 April 2009

8. PCA's Signature

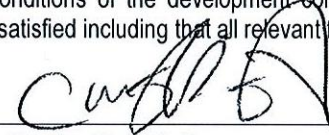
The Principal Certifying Authority must sign this notice.

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

Signature of PCA

Name of PCA

Date


Charles Slack-Smith

24 April 2009

9. Applicant / Owner's Signature

The Applicant / Owner to sign Authority.

☒ Owner

☐ Applicant

Signature

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

Date

30 March 2009

Complying Development Certificate

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

Certificate No. 250203

1. Details of the applicant

Name Pert & Ryan Pty Ltd
Address 67 Parraweena Road, Taren Point NSW 2229
Contact Tel: 02 9525 9666 Fax: 02 9525 3515 Email: viki@pertryan.com.au

2. Certifying Authority

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

3. Certification

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

Subject land Shop 23, Stockland Shopping Centre, 197-215 Condamine Street, BALGOWLAH NSW
Description of development Retail Fitout for Fab Cards & Gifts
Class of Building 6 Retail
Plan Nos approved Drawing No. 0990-01 to 0990-23 prepared by Totem Design, dated March 2009
Specification / References See Attachment "A"
Certificate No 250203 Date of this certificate 24 April 2009

The decision was made under
the following planning instrument Manly LEP 1998

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

Signature 

Date of this Certificate 24 April 2009

Date this certificate will expire 24 April 2014

4. Information attached to this decision

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



(continued)

Complying Development Certificate

Certificate No. 250203

5. Fire safety schedule

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

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

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

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

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

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



(continued)

Complying Development Certificate

Certificate No. 250203

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Fire doors	BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire hydrant systems	BCA 2006 E1.3 and AS 2419.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 and Spec C3.15 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire separation of tower B & D together with basement carpark and podium level from buildings C, E, F, G, H & L <ul style="list-style-type: none"> – Horizontal fire separations – Vertical fire separations – Lift doors – Smoke guard containment system – External wall separation and protection of openings 	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hose reel system	BCA 2006 E1.4 and AS 2441 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lightweight construction	BCA 2006 C1.8 and Spec C1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Major stores (>1,000m ²) ventilation systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum travel distances in retail mall and major tenancies (>1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum travel distances for individual smaller tenancies (<1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mechanical air handling system	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Operation of louvres and doors within the rooflight / pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Portable fire extinguishers	BCA 2006 E1.6 and AS 2444 – 2004	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Population and exit widths	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Separation of escalators and lifts shops connecting carpark levels and retail levels	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>



(continued)

Complying Development CertificateCertificate No. 250203

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



(continued)

Complying Development Certificate

Certificate No. 250203

Attachment A – Information Relied Upon in Certificate Determination

- Davis Langdon Application for Complying Development Certificate dated 22 April 2009;
- Owners Consent dated 30 March 2009;
- BCA Design Compliance Statement dated 23 April 2009;
- Schedule of Fire Safety Measures (Schedule 2) for 197-215 Condamine Street, Balgowlah;
- Long Service Levy Receipt of online payment 566438137 dated 22 April 2009.



(continued)

Complying Development Certificate

Certificate No. 250203

Attachment B: Conditions of the Certificate

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

Manly LEP 1998:

The relevant Manly Council's conditions are attached herewith.

Manly Local Environmental Plan 1988

Schedule 9 Complying development

(Clause 10A (2))

General standards for all types of development

Development identified in this Schedule is complying development only if:

In relation to amenity

- a. it does not create an actual or potential hazard to health or safety or any pollution or potential for pollution, and
- b. it is not on contaminated land subject to assessment under *State Environmental Planning Policy No 55—Remediation of Land*, and

In relation to statutory standards

- c. it is not an existing use as defined by S 106 of the Act, and
- d. it complies with any deemed-to-satisfy provisions of the *Building Code of Australia* relevant to the development, and
- e. it complies with all relevant SAA (Australian Standards), and
- f. it complies with the relevant quantitative development standards set for the development by this plan and by any of the following relevant Manly Development Control Plans:—Residential Zone 2001 adopted 24/9/01; Business Zone Amendment 2 adopted 10/5/99; Industrial Zone adopted 5/2/91; Access adopted 12/8/96; Advertising Signs adopted 5/10/93; Energy Efficient Buildings adopted 22/6/98; Backpackers Accommodation adopted 7/9/98; Notification adopted 28/06/99, and
- g. it does not contravene any conditions of development consent applying to the land, and

In relation to stormwater and sewer

- h. a certificate of compliance has been obtained for the development (if required) from Sydney Water Corporation, and
- i. it does not obstruct drainage on the site on which it is carried out, and
- j. it complies with the “building over sewer” requirements of Sydney Water Corporation applying to the land, and

In relation to access

- k. it does not restrict any vehicular or pedestrian access to or from the site, and

In relation to safety

- l. all equipment is installed according to the manufacturer's specifications and by qualified tradespersons where relevant, and
- m. the work meets all relevant WorkCover requirements, and

In relation to conservation

- n. it is not within a conservation area, and
- o. it is consistent with any management plan approved under *State Environmental Planning Policy No 44—Koala Habitat*, and with any recovery plan or threat abatement plan in force under the *Threatened Species Conservation Act 1995*, that apply to the land, and
- p. it is not within or on any National Parks and Wildlife land, and
- q. it is not an Aboriginal place under the *National Parks and Wildlife Act 1974*, and
- r. it is not on land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, or geological formations, or for other environmental protection purposes, and
- s. it is not an aquatic reserve declared under the *Fisheries Management Act 1994*, and
- t. it is not work to which Clause 33—(Development on land identified on Acid Sulphate Soils Planning Map) applies.

Additional standards for specific types of development

1 Item	2 The erection or carrying out of any of the following	3 Categories of standards	4 Standards
1	Alterations: ernal alterations, or additions, to existing structure	Height	<p>On a site with a slope of no greater than 1:20 as shown on a recent survey plan;</p> <p>Maximum of 3m above natural ground level to eaves;</p> <p>Maximum finished floor level RL500 mm above natural ground level;</p>
		Setbacks	<p>Not forward of front Building Line;</p> <p>In the case of development in a residential zone, the development maintains minimum setbacks required by Section 3.5 of the Residential DCP;</p> <p>Written agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p>
		Floor Area	Maintains maximum floor space ratios required by any relevant DCPs;
		Aesthetics	Same building materials, colours and textures as the

			existing building;
		Generally	<p>retains open space required by Section 3.2 of the Residential DCP;</p> <p>Does not relate to residential development in non-residential zones;</p> <p>Not within the Foreshore Scenic Protection Area</p> <p>Work must relate to primary use of the site;</p> <p>Does not result in rooms within the roof space;</p>
2	Residential alterations; internal		Nil
3	Cabanas/green houses/ cubbies/sheds or cubby houses	Generally	<p>signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p> <p>One of each per site;</p> <p>Non-reflective finished surfaces;</p>
		Area	<p>Area taken must be no greater than 30m² in total;</p> <p>retains open space required by Section 3.2 of the Residential DCP;</p>
		Height	Maximum of 3m above natural ground level;
		Setbacks	<p>Minimum 900 mm from all side and rear boundaries;</p> <p>Not forward of building line;</p>
4	Dwelling; Single detached	Location	<p>One per legally created allotment;</p> <p>On a site with a slope of no greater than 1:20 as shown on a recent survey plan;</p>
		Height Standards	<p>Maximum 3.0m above natural ground level to eaves;</p> <p>subject to compliance with ALL quantitative requirements of the Residential DCP;</p> <p>signed agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p> <p>Not within the Foreshore Scenic Protection Area;</p> <p>No rooms within the roof space;</p>
5	Fences; Free standing side and rear masonry or brick	Height	Maximum 1.8m above natural ground level;

	walls		
		Generally	<p>Not incremental nor immediately above retaining walls;</p> <p>Not forward of building line;</p> <p>Written agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p>
6	Garages & Carports and Driveways	Area	<p>Maximum 36m² for garages and carports;</p> <p>Conforms with Section 3.12 of the Residential DCP;</p> <p>Maintains open space required by Section 3.2 of the Residential DCP;</p>
		Height	<p>Maximum height of 3m to underside of eaves;</p> <p>Maximum RL 250mm finished floor level above natural ground level;</p> <p>Maximum 25 degree roof pitch;</p> <p>Driveways cannot be elevated nor suspended;</p> <p>No subterranean building except foundations;</p> <p>Not forward of building line;</p> <p>Not within the Foreshore Scenic Protection Area.</p>
		Setbacks Generally	<p>Written agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p>
7	Industrial— Change of use from one industrial use to another or internal alterations to premises used for industrial use	Floor Area	<p>No additional floor space is created;</p> <p>Works to be within the existing approved envelope of the building;</p>
		Fire Safety	<p>No decrease in distances required for fire exit routes or changes to existing fire safety provisions;</p> <p>A new fire safety certificate is required from the PCA;</p>
		Access	<p>Any new entrance faces the public street or public pedestrian way;</p> <p>No increase in car parking provisions created as a result of alterations or change of use;</p>
		Operation	<p>The proposal does NOT involve any decontamination</p>

			work.
8	Offices/Shops— change of use from one type of shop to another or internal alterations to premises used as a shop	Floor Area	<p>Not more than 2000m² of gross floor area is changed;</p> <p>No additional floor space is created;</p> <p>Works to be within the existing approved envelope of the building;</p> <p>No increase in any retail floor space;</p>
		Access	<p>No increase in car parking provisions created as a result of internal alterations or change of use;</p> <p>Any new entrances must face a public street or public pedestrian way;</p>
		Fire Safety	No decrease in distances required for fire exit routes;
		Operation	<p>No change in approved hours of operation;</p> <p>The proposed use does not involve use of premises as a: hadone clinic, or ilt book shop, or thel, or usement Centre, or eral parlour.</p>
9	Pergolas with roofs	Standards	<p>No greater than 3.0m above natural ground level;</p> <p>No greater than 2.5m in depth;</p> <p>No greater than 15m² in area.</p> <p>igned agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;</p>
10	Retaining Walls		igned agreement by adjoining owner in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received;
		Height	Maximum 1.8m;
11	Skylights	Area	Total of all to be no greater than 5m ² ;
		Height	Maximum height above roof surface = 300mm;
12	Subdivision for the purpose of minor adjustments corrections to boundaries	Purposes	<p>For one of the following purposes: Adjustment of private boundaries where existing lawful access is not changed;</p>

			Rectification of an encroachment upon an allotment;
			Creation of a public reserve by dedication and not by acquisition;
			Excising land to be used for a public purpose from an existing allotment by dedication and not by acquisition;
		Generally	Maintains FSR, setbacks and open space required by the relevant sections of the Residential DCP;
			Maintains minimum lot size or greater for all parties;
			Does not create a new allotment;
13	Temporary & Portable Buildings	Height	Maximum height of 3m;
		Area	Area taken up must be no greater than 30m ² ;
		Setbacks	Must conform to setbacks provided in the relevant DCP;
			All behind the building line;
		Time Limit	Must be declared in the application for a complying development certificate to be temporary only (that is, to be required for a period no exceeding one year);
		Use	Must not be used for residential purposes;
			Must not be used for storage or handling of inflammable materials;
		Generally	Signed agreement by adjoining owners in accordance with Clause 3.2 of the Notification DCP adopted 28/06/99 has been received.

APPLICATION FOR:

Level 5 100 Pacific Highway NORTH SYDNEY 2060
T: +61 (2) 9956 8822 F: +61 (2) 9956 8848

(please tick)

☒ COMPLYING DEVELOPMENT CERTIFICATE
☒ PRINCIPAL CERTIFYING AUTHORITY

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

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

Office Use Only
CDC No. _____

Subject

Address: STOCKLAND BALGOWLAH
197-215 CONDOMINE ST, BALGOWLAH NSW
Lot No, DP, SP, vol/ fol. etc TENANCY 23, STOCKLAND BALGOWLAH

Applicant

Names / Company: PERT + RYAN P/L
Address: 67 PARRAWONGA RD
TAREN POINT Post Code: 2229
Contact Numbers: Phone: 029525-9666 Mobile: —
Facsimile: 029525-3515 Email: vicki@pertryan.com.au
Signature of Applicant: [Signature] Date: 22-4-09

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

Consent of Owner(s)

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

Names(s) / Company: _____
Address: _____
Contact Numbers: Phone: _____ Mobile: _____
Facsimile: _____ Email: _____
Signature of Registered owner(s) _____

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

Date: _____

**Description of Proposed Development**

CDC No. _____

Estimated cost of work: \$ 130,000 - 00 Existing use of Site: _____
example Office/Retail etc.

Gross floor area of building m²: (Existing) _____ (Proposed) _____

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

Please attach relevant Plans and Specifications from the attached list.

List of documents accompanying this application:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Applicant Description

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

Project Management (Principal Contractor)

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

<input type="checkbox"/>	Principal Contractor: (Bus. Name)	<u>PERT + RYAN P/L</u>
	Contact:	<u>BOYD RYAN</u>
	Address:	<u>67 PARRAWEENA RD TAREN POINT 2229</u>
	Contact No:	<u>029525-9666</u>

Construction Materials

Walls:	Roof:	Floor:
Brick Veneer	Aluminium	Concrete
Full Brick	Concrete	Timber
Single Brick	Concrete tile	Other
Concrete Block	Fibrous cement	Unknown
Concrete/ masonry	Fibreglass	
Concrete	Masonry	
Steel	Shingle tiles	
Fibrous cement	Slate	
Hardiplank	Steel	
Timber/ weatherboard	Terracotta	FRAME
Cladding-aluminium	Other	Timber
Curtain glass	unknown	Steel
Other		Other

Stockland Retail

133 Castlereagh Street
SYDNEY NSW 2000
GPO Box 998
Sydney NSW 1041

T (02) 9035 3192

F (02) 8988 3192

www.stockland.com.au



Email

Date 30 March 09

To Fab Cards and Gifts

From Joel Neveu-Collins

Subject **FINAL DESIGN REVIEW – APPROVAL (with Conditions)**
Stockland Balgowlah – Premises 23 Fab Cards and Gifts

Caution this message may contain privileged and confidential information intended only for the use of the addressee. If you are not the intended recipient of this message you are notified that any use, dissemination, distribution or reproduction of this message or the attachments is prohibited.

Any confidentiality or privilege is not waived or lost because the facsimile was sent to you in error. If you have received this message in error please notify Stockland immediately, delete it from your systems and destroy any copies.

Dear Boyd,

We attach a copy of the Final Design Approval and stamped drawings with comments for your action.

Please ensure copies of these drawings along with the Design Review are issued to your shopfitter prior to commencing fitout works on site.

Note: Any changes to the final design approved drawings must be submitted for additional approval prior to commencing fitout.

Any deviations from the final design approved drawings observed on site shall be considered a defect for rectification.

Should you have any further questions please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "JNC", is written over the "Yours sincerely" text.

Joel Neveu-Collins

Retail Design Manager

mobile: 0434 070133

email: joel.neveu-collins@stockland.com.au

Stockland Balgowlah



DESIGN REVIEW

Premises: Fab Cards and Gifts

Premises No: 23

Date of Review: 30/30/09

Reviewed By: Joel Neveu-Collins

Approval Status:

☐ Not approved – Re-submit Design Concept

☐ Generally approved – Design Development Required

☒ **Final Drawing Package approved pending comments/stamped set attached**

The attached drawings have been reviewed in accordance with the Stockland Balgowlah Retail Design Criteria and Stockland Retail Design & Fitout Guide. Please note that variations may occur to these documents due to reviews from services consultants.

1.0 SHOPFRONT DESIGN

- 1.1 Approved as per the attached drawings with the following condition:
- 1.2 *Note: Engineers certification for signage and shopfront is required.*

2.0 FLOOR PLAN/SHOP LAYOUT

- 2.1 Approved as per the attached drawings.
- 2.2 *Note: Mall flooring ingo to be extended as indicated on the attached drawings.*

3.0 CEILING & LIGHTING

- 3.1 **Confirmation on ceiling Heights TBC - please liaise with the Stockland design co-coordinator to confrim achievable heights.**
- 3.2 Approved as per the attached drawings.
- 3.3 Lighting design of the tenancy must be certified and compliant with the requirements of Section J of the Building Code of Australia (BCA). ie. Lighting loads must be capped at 25watts/m2. To reduce light, heat and therefore a/c. Lux levels can be achieved using more efficient globes etc – a specialist design statement is required for CDC submission.
- 3.4 All EXIT signs to be slimline type.
- 3.5 Shopffiter to allow for flush mounted, frameless access panels as nominated on site.
- 3.6 Any speakers must be flush mounted into the ceiling and located a minimum of 3m back from the shopfront lease line.

4.0 INTERNAL PARTITIONS

- 4.1 Approved as per attached drawings.

5.0 FIXTURES & FITTINGS

- 5.1 Approved as per attached drawings with the following conditions:

6.0 SIGNAGE/GRAPHICS

- 6.1 *All graphics pending approval. Provide graphics package for review.*

7.0 FINISHES & MATERIALS

- 7.1 7.1 Flooring: All floor finishes to be flush with mall. No cover strips are permitted.



DESIGN REVIEW

- 7.2 Note: ESD mandatory items must be specified. All paints to have low VOC specifications eg. Dulux Breathe Easy Range and mdf boards to be E1 grade.

8.0 OTHER

9.0 GENERAL

- 9.1 **Alterations to Base Building Services** - As stated in the Retail Design + Fitout Guide the Lessee must use the Lessor's nominated contractors at Lessee's cost. Details of Contractors are available from your Tenancy Co-ordinator. Your shopfitter will be required to directly co-ordinate onsite with the nominated contractors, in conjunction with the fit out works. Note: Stockland must be kept advised of any alteration to base building services at all times
- 9.2 **Submissions to Authorities** - The Lessee is responsible for obtaining all relevant authority approvals prior to commencing work on site. A Letter of Consent will be issued, at an appropriate time, which is required when you submit to Council for approval. This correspondence should NOT be taken as an indication of approval of the fitout design or of construction.
- 9.3 **Final Design Approved Drawings** - Any changes to the final design approved drawings must be submitted for additional design approval prior to commencement of fitout works. Any deviations from the final approved drawings observed on site shall be considered a defect for rectification.
- 9.4 **Prior to commencing on site** - The following items must be completed:
- Final Design Approval is issued by the RDM
 - Council Approval is granted
 - Site induction by your Tenancy Co-ordinator with your approved Shopfitter has been conducted
 - Acknowledgement that Stockland have been contacted by your shopfitter with respect to alterations to base building services
 - A Programme of Fitout Works is provided
 - Services and ESD Checklists have been completed.
 - and all paperwork provided to your Tenancy Co-ordinator.
- (For full details refer to the PRE FITOUT section in the Design & Fitout Guide)

This review is for "design intent" only. It is the responsibility of the Lessee to ensure that all design and construction complies with all relevant statutory bodies. Including but not limited to Building Code of Australia, Australian Standards, local Council, Occupational Health & Safety.

Signature:

CC: Tenancy Co-ordinator (written review & stamped drawings)

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 90352000
F 02 89882000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



31/3/09

Fab Cards and Gifts
E W Concepts
196a Sydney Road
Fairlight NSW 2094

C/O Pert and Ryan

Re: Development Application and Construction Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 23 Fab Cards and Gifts

This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 31/3/09.

We refer to the attached application.

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

Executed on behalf of Trust Company of Australia Limited (ACN 004 027 749) in its capacity as custodian by

WILL SMITH

for **Stockland Trust Management Limited** (ACN 001 900 741) under Power of Attorney Book 4429 No. 43 in the presence of:

A handwritten signature in black ink, appearing to read "Joel Neveu-Collins".

.....
Signature of witness

Joel Neveu-Collins

.....
Name of witness

Retail Design Manager

.....
Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

A handwritten signature in black ink, appearing to read "Will Smith".

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



DESIGN DRAWING APPROVED
with Conditions

Refer correspondence dated 31.3.09

Signed

No Outgos
permitted!!

Dashed line indicates location
of side folding door track above

Shopfront blade in joinery
with feature plywood dress

Frameless full height shopfront
glazing - contractor to ensure all
glazing complies with AS1288 &
Part J of BCA

Frameless full height shopfront glazing
- contractor to ensure all glazing
complies with AS1288 & Part J of BCA

Joinery glassware display unit with
texture paint finish - recessed T5 fluoro
lighting - allow for bin storage to base
cupboards

Sales counter in joinery with laminate
finish - recessed display case with T5
fluoro lighting

Fixed joinery shelves with laminate
finish & recessed T5 fluoro lighting

Adjustable glass shelves - joinery
backing panel with laminate finish

Fixed joinery shelves with laminate
finish & recessed T5 fluoro lighting

EDB to location shown - box in with
joinery cupboard doors with slatwall
display to face in laminate finish

Giftware gondola with joinery base in
laminate finish & fixed glass shelves

Giftware gondola with joinery base in
laminate finish & fixed glass shelves

01 FLOOR PLAN
SCALE 1:50

FOR FINISHES LEGEND REFER TO FINISHES
SCHEDULE PAGE.
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON
SITE PRIOR TO MANUFACTURE.
ENGINEERS CERTIFICATE REQUIRED TO VERIFY
STRUCTURAL ADEQUACY.

revision: date description:

01 12.03.09 revised layout

02 17.03.09 revised layout

title: floor plan

project: fab gifts and cards - 65m2

location: shop 22-stockland bayside

client: erwin wong

drawing no: 0998-01

job no: FAB-0309-0395

drawn by: Andy Buckland

scale: 1:50 @ A3

date: march 09

revision:

Totem Design

24 Munro Street

Baulkham Hills NSW 2153

Ph: (02) 96866500

Fax: (02) 96866511

Email: totemdes@ozemail.com.au



Check all dimensions on site prior to commencement of construction. Figure dimensions to take precedence over scaled dimensions. © 2009 Totem Design



Frameless full height shopfront glazing
- contractor to ensure all glazing
complies with AS1288 & Part J off BCA

120x100mm recessed above
in joinery border to allow for
recessed stainless steel hang
rail in 25x25mm sns.

Shopfront blade in joinery with
gloss Envrifram paint finish

no outgas
permitted

Shopfront signage fabricated in
opal acrylic with 25mm acrylic
letters to face & LED illumination

Dashed line indicates location of
side folding door track above

Shopfront column to be boxed out
in joinery with feature plywood
dress - allow for Dynasty 9100 side
folding doors by Dynamic closures

Plaster set ceiling @ 3800mm
AFFL with flat paint finish

Dashed line indicates joinery
bulkhead over wall fixtures with
wall paper to cupboard doors

Plaster set ceiling @ 3000mm
AFFL with flat paint finish



REFLECTED CEILING PLAN
SCALE 1:50

Sprinkler head layout to be
determined by Fire Services
Contractor

Flush finish frameless ceiling access
panel to be painted to match ceiling -
locations TBC by ceiling contractor

EDB to location shown - box in with
joinery cupboard doors with slatwall
display to face in laminate finish

Window display cabinets to have
single square recessed slotlers
with 11W CFL GU10 lamps by
Cosmoluce

Plaster set bulkhead over counter
@ 2800mm AFFL with flat paint
finish

CL002A-SiL recessed slotler
fixture with 2x35W CDMR111
Colourmaster by Philips (metal
halide) - with glare cap

SP6007 recessed slotler fixture
with 28W LED lamp by Green
Tomorrow LED lighting

Feature pendant fixtures in opal
acrylic with wall aper to outside face

Square louvre AC diffusers to be
painted to match ceiling - Mechanical
Service Contractors to confirm
location on site

Recessed LS0766 ultra thin LED
strip lighting (white) to fixed
shelves by Green Tomorrow

LIGHTING/CEILING LEGEND

- MATRIX MAP2/CDMR111 DOUBLE
SLOTTER 2X35W METAL HALIDE
(SILVER) BY TRENO LIGHTING.
- MATRIX MAP1/CDMR111 SINGLE
SLOTTER 1X35W METAL HALIDE
(SILVER) BY TRENO LIGHTING.
- GE311-SIL - 11W GU10 SQUARE
RECESSED SLOTLER
- PENDANT EXTURE TBC WITH 40W
- 3000K CIRCULAR FLOURO
- LS0766 ULTRA THIN LED STRIP LIGHT
48W (WHITE) BY GREEN TOMORROW
PH: 02 96842659
- SQUARE LOUVRE FACED SUPPLY AIR
GRILLE - WHITE PLASTIC
- FLUSH MOUNTED FRAMELESS
ACCESS PANEL TO BE FINISHED TO
MATCH CEILING
- SPRINKLER HEAD
- EMERGENCY LIGHTING
- ILLUMINATED EXIT LUMINAIRE
- FLUSH MOUNTED CEILING SPEAKER
- WHITE

NOTE:
ALL NEW FIXTURES BY COSMOLUCE LIGHTING
& GREEN TOMORROW.
ALL BALLASTS TO BE ELECTRIC & ALL LAMPS
@ 3000K UNLESS OTHERWISE SPECIFIED.
SHOPFRONT LIGHTING & SIGNAGE TO BE ON
A SEPARATE CIRCUIT/TIMER TO CORE
TRADING HOURS
SHOPFITTER TO OBTAIN ENSURE ENGINEERS
CERTIFICATION FOR SIGNAGE & ANY CHANGES
TO SHOPFRONT STRUCTURE.
SHOPFITTER TO OBTAIN ESSENTIAL SERVICES
CERTIFICATION FOR EMERGENCY LIGHTING &
FIRE SPRINKLERS

J6 LIGHTING CALCULATIONS

MAP2/CDMR111	2X35W	13
MAP1/CDMR111	1X35W	16
GE311-SIL	1X11W	03
PENDANT	1X40W	03
TOTAL WATTS:		1623W
TOTAL AREA:		65M2
TOTAL WATTS/M2:		24.9W/M2

revision	date	description
01	12.03.09	revised layout
02	13.03.09	revised detail
03	17.03.09	revised detail
04	24.03.09	revised detail

title	reflected ceiling plan
project:	fab gifts and cards - 65m2
location:	shop 23 - stockland balgowlah
client:	erwin wong
drawing no:	0990-02

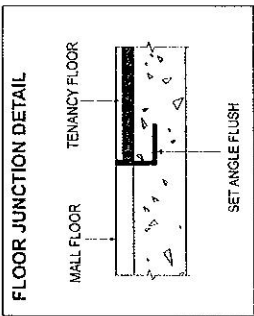
job no:	FAB-0309-0995
drawn by:	Andy Buckland
scale:	1:50 @ A3
date:	march 09
revision:	

Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totendes@ozemail.com.au



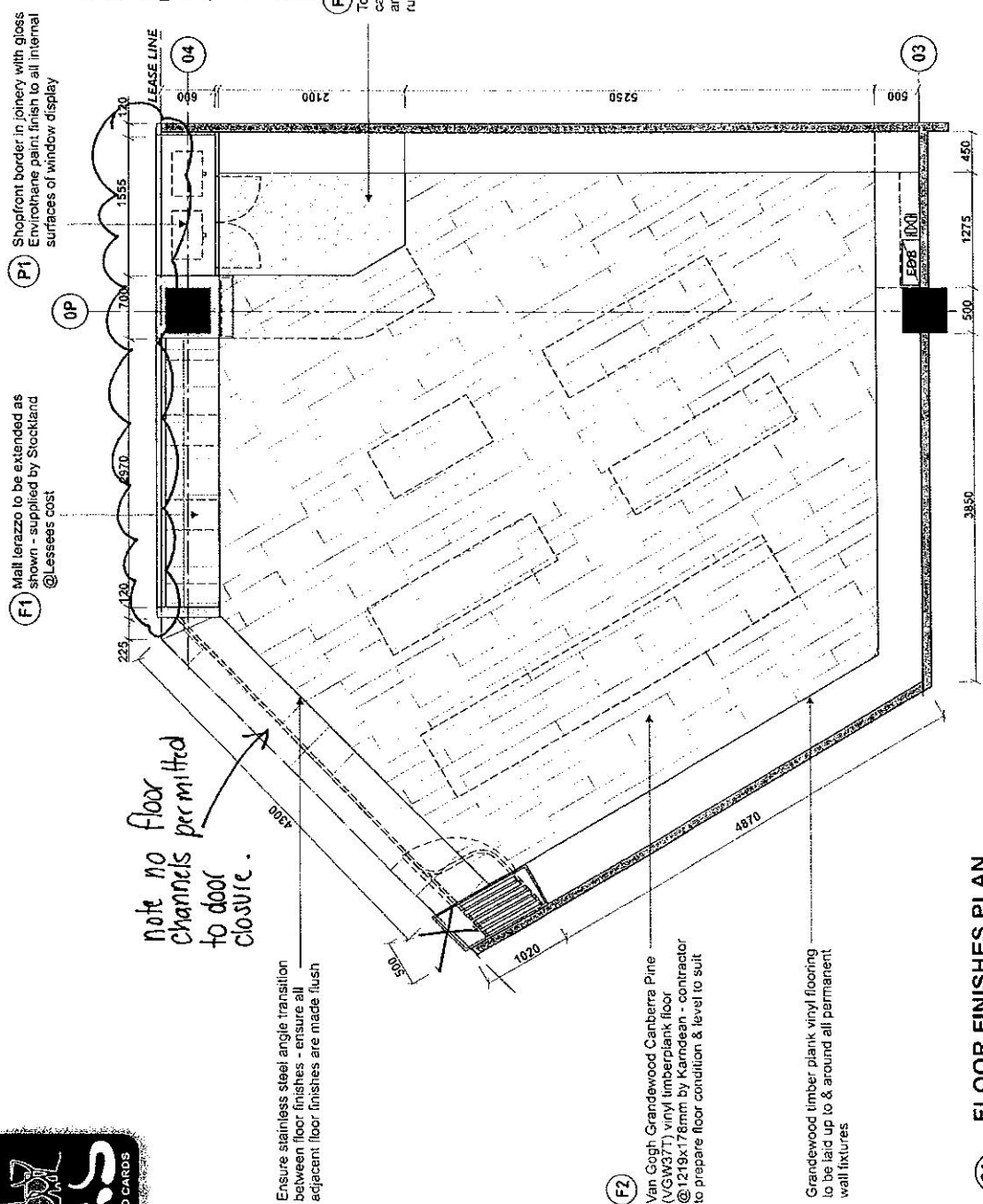


FLOORING LEGEND	
(F1)	MALL TERRAZZO TO BE SUPPLIED BY STOCKLAND
(F2)	VGW37T VAN GOGH CANBERRA PINE GRANDEWOOD TIMBER PLANK VINYL BY KARNDEN - 1219 X 178MM PLANKS
(F3)	REEF RAIDER TORNADO BROAD LOOM CARPET BY AUTEX



DESIGN DRAWING APPROVED with conditions
Refer correspondence dated 31.3.09
Signed [Signature]

No OUTGOS permitted Stay within the lease line.



01 FLOOR FINISHES PLAN
SCALE 1:50

revision	date	description
01	12.03.09	revised layout
02	17.03.09	revised layout

Check all dimensions on site prior to commencement of construction. Figured dimensions to take precedence over scaled dimensions. © 2009 Totem Design

title	
floor finishes plan	
project	tab gifts and cards - 65m2
location	shop 23- stockland baigowah
client	erwin wong
drawing no.	0990-03

job no:	FAB-0309-0995
drawn by:	Andy Buckland
scale:	1:50 @ A3
date:	march 09
revision:	

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24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdes@ozemail.com.au

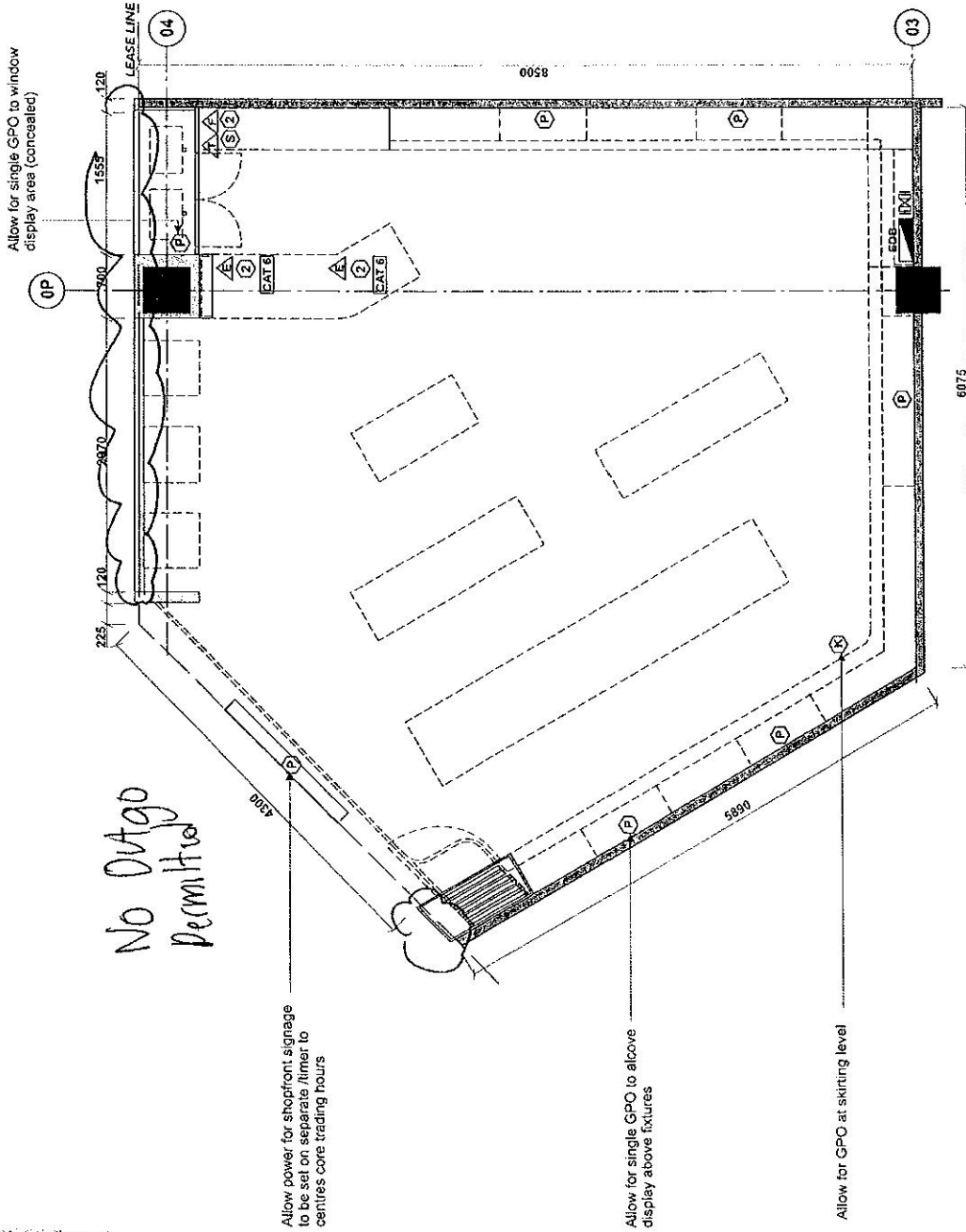




ELECTRICAL LEGEND	
⑤	LIGHT SWITCH
②	DOUBLE GPO
Ⓟ	SINGLE POWER SUPPLY (SEPARATE SWITCHES)
Ⓚ	SINGLE GPO AT KICK LEVEL
Ⓐ	DATA POINT EFTPOS
Ⓐ	DATA POINT TELEPHONE
Ⓐ	DATA POINT FAX
Ⓜ	PHONE DISTRIBUTION BOX
CAT 6	CAT 6 COMPUTER CABLE
EDB	TERMINATION POINT
EDB	ELECTRICAL DISTRIBUTION BOX

NOTE:
TENANCY POWER SUPPLIED IS 63 AMP
SINGLE PHASE
SHOPFRONT SIGNAGE & LIGHTING TO BE
ON A SEPARATE CIRCUIT & ON A TIMER TO
CENTRES CORE TRADING HOURS.
SHOPFITTING CONTRACTOR TO ENSURE
ELECTRICAL CERTIFICATION ON SITE.

DESIGN DRAWING APPROVED
with conditions
Refer correspondence dated 31.3.09
Signed *[Signature]*



01 ELECTRICAL PLAN
SCALE 1:50

revision	date	description
01	17.03.09	revised layout

title:	electrical plan
project:	fab gifts and cards - 65m2
location:	shop 23- stockland baulkham hills
client:	erin wang
drawing no:	0890-04

job no:	FAB-0309-0885
drawn by:	Andy Buckland
scale:	1:50 @ A3
date:	march 09
revision:	

Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
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FOR FINISHES LEGEND REFER TO FINISHES
SCHEDULE PAGE.
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON
SITE PRIOR TO MANUFACTURE.
ENGINEERS CERTIFICATE REQUIRED TO VERIFY
STRUCTURAL ADEQUACY.

Mall bulkhead by Lessor -
plaster set with paint finish
TBC by Lessor

Shopfront signage in joinery with
Envirothane paint finish (gloss) - intra-
cut 25mm acrylic logo with vinyl to face -
stainless steel collar - LED illumination

Frameless full height glazing - contractor
to ensure all glazing complies with AS1288
& Part J off BCA - vinyl cut decals to rear
of glazing

Signage with Envirothane paint finish
to joinery face with intra-cut acrylic
logo & vinyl to face - LED illumination

CHANGE IN
DIRECTION

MALL FCL

Frameless full height glazing -
contractor to ensure all glazing
complies with AS1288 & Part J
off BCA

Commercial wallpaper finish by
Bareque to window display rear
joinery wall

Shopfront display boxes in
joinery with PVC edges set off
stainless steel frame

LHS inter-tenancy wall to be
finished with joinery trim in
gloss Envirothane paint finish

Shopfront column to be boxed out
in joinery with 32mm Kauri plywood
end grain dress panels - allow for
side folding door storage

RHS inter-tenancy wall to be
finished with stainless steel trim
(BY 6500)

Dynasty 9100 side folding doors by
Dynamic Closures with 6.38mm
laminated glass & natural anod. finish
to alloy frame

Joinery border with gloss
Envirothane paint finish

Stainless steel trim
to joinery kick

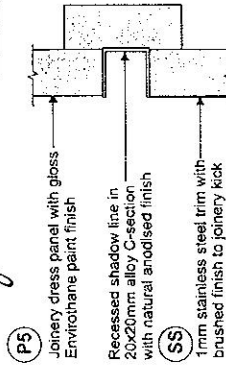
Shopfront column to be boxed out
in joinery with 32mm Kauri plywood
end grain dress panels

NOTE IT COPIING
BY LANDLORD

01 SHOPFRONT ELEVATION A

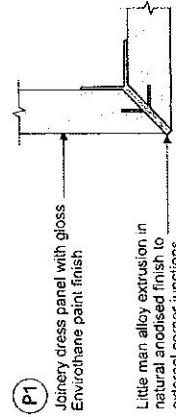
SCALE 1:50

DESIGNER APPROVED
with
Refer correspondence dated 31.3.09
Signed



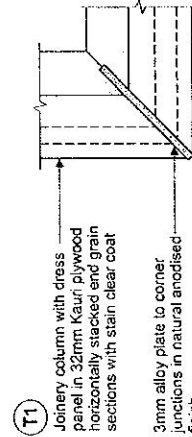
05 DETAIL D

SCALE 1:2



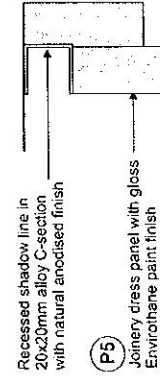
04 DETAIL C

SCALE 1:2



03 DETAIL B

SCALE 1:2



02 DETAIL A

SCALE 1:2

revision: date: description:

01 17.03.09 revised closure detail

title: shopfront elevation a

project: fab gifts and cards - 65m2

location: shop 23- stockland balgowlah

client: erwin wong

drawing no: 0890-05

job no: FAB-0308-0395

drawn by: Andy Buckland

scale: 1:50 @ A3

date: march 09

revision:

Totem Design

24 Munro Street

Baulkham Hills NSW 2153

Ph: (02) 96866500

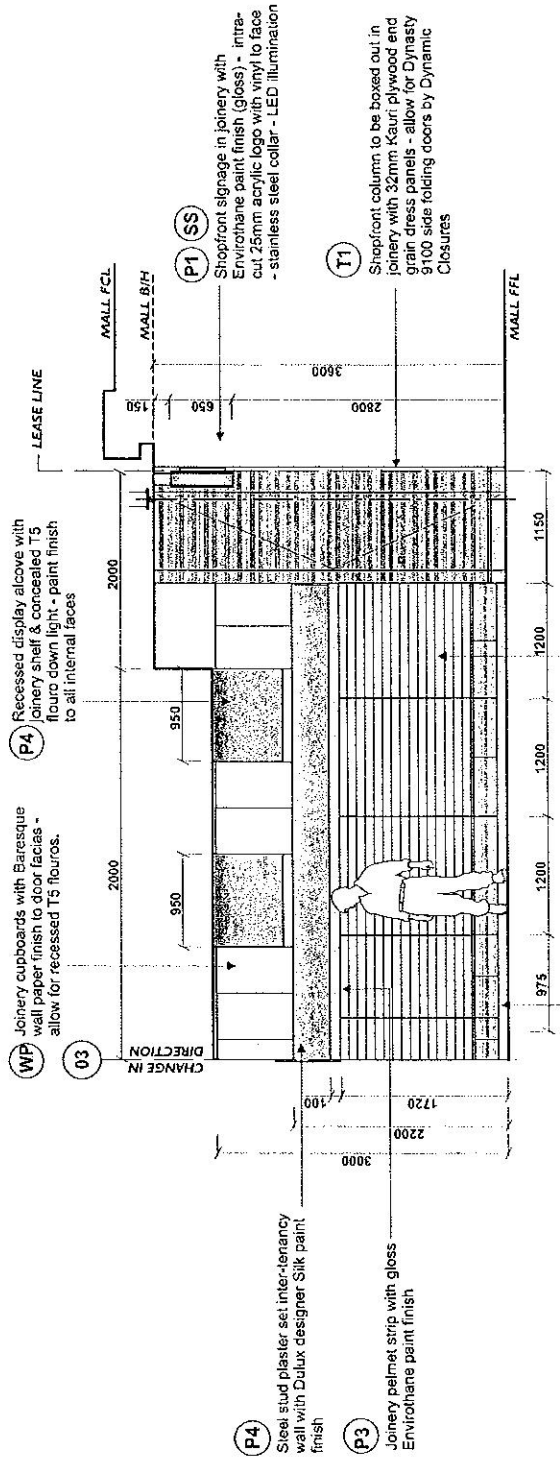
Fax: (02) 96866511

Check all dimensions on site prior to commencement of construction. Figured dimensions to take precedence over scaled dimensions. © 2009 Totem Design





FOR FINISHES LEGEND REFER TO FINISHES
SCHEDULE PAGE.
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON
SITE PRIOR TO MANUFACTURE.
ENGINEERS CERTIFICATE REQUIRED TO VERIFY
STRUCTURAL ADEQUACY.



01 ELEVATION B
SCALE 1:50

01 Joinery base drawers with Kauri plywood and grain dress to drawer fronts - laminate finish to kick
02 Card tierage to wall in joinery with paint finish - allow for glass dividers TBC by shopfitter

DESIGN DRAWING APPROVED
with *Chris Smith*
Refer correspondence dated 31.3.09
Signed *[Signature]*

revision	date	description
01	13.02.09	revised detail
02	17.03.09	revised layout

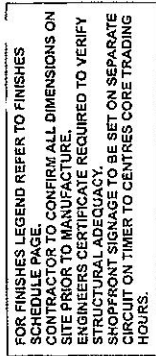
title	elevation b
project:	h&g gifts and cards - 65m2
location:	shop 23- stockland balgowlah
client:	erwin wong
drawing no:	099p-06

job no:	FAB-0390-0995
drawn by:	Andy Buckland
scale:	1:50 @ A3
date:	march 09
revision:	

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24 Munro Street
Baulkham Hills NSW 2153
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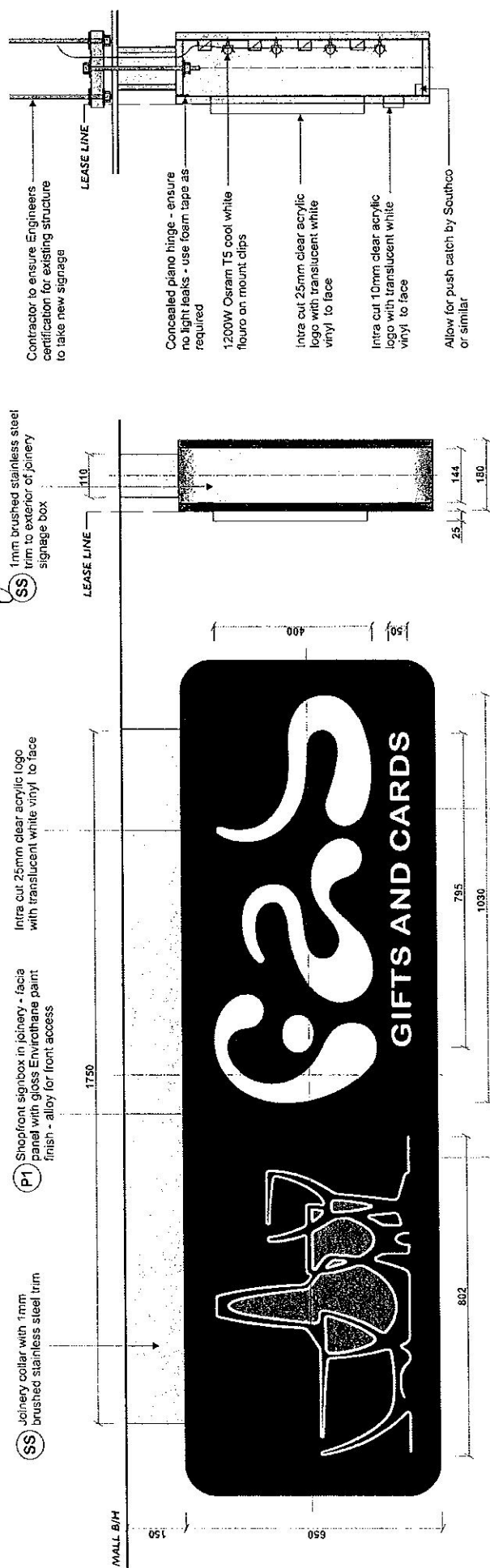
Check all dimensions on site prior to commencement of construction. Figured dimensions to take precedence over scaled dimensions. © 2009 Totem Design



DESIGN DRAWINGS APPROVED
with Conditions

Refer correspondence dated 31.3.09

Signed _____



FRONT ELEVATION
SCALE 1:10

SCALE 1:10

SIDE ELEVATION
SCALE 1:10

SCALE 1:10

SECTION
SCALE 1:10

SCALE 1:10

revision:	date:	description:
01	17.03.88	revised closure detail

Check all dimensions on site prior to commencement of construction, Figured dimensions to lako precedence over scaled dimensions. © 2009 Totem Design

title: shopfront signage detail

SECRET

fab guns and cards - 65m12

location: shop 23-stockland balgowlah

client: **oswin wong**

job no: FAB-0309-0995

drawn by: Andy Buckland

quantity.	11000000
scale.	1:100000

Scale: 4:10 @ 250

date: march 09

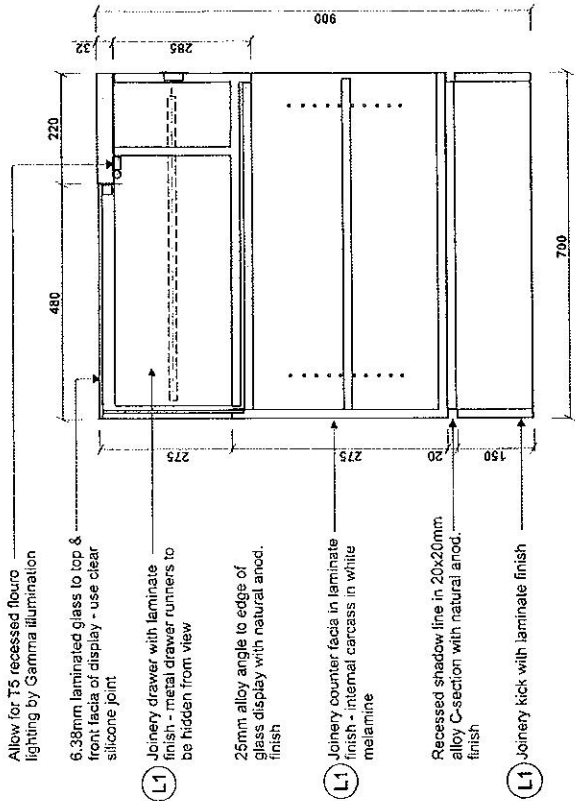
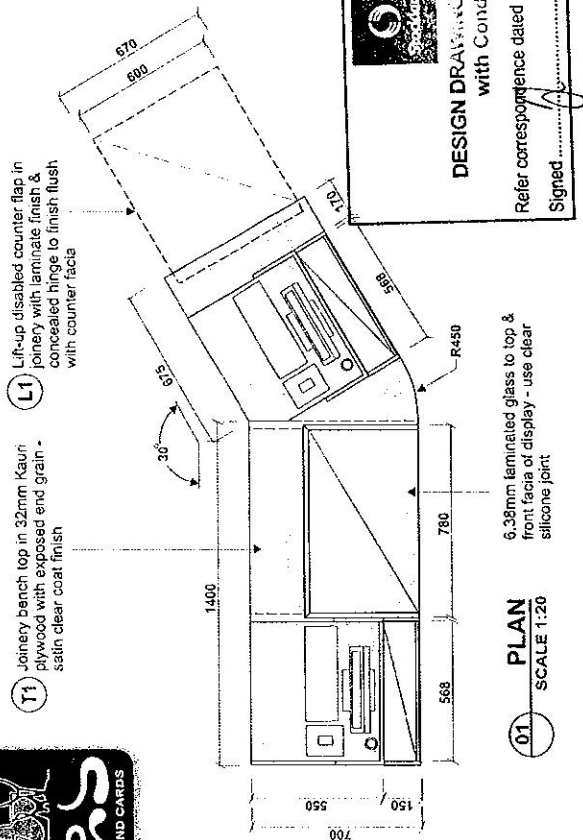
Totem Design

24 Munro Street
Baulkham Hills NSW 2153

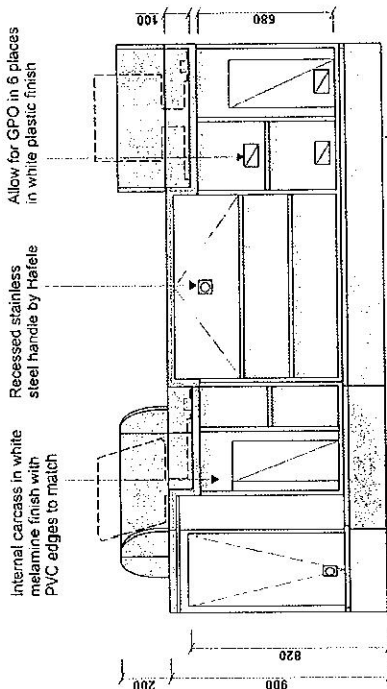
00333830 (C) 1990

PH:(02) 96866500
Fax:(02) 96866511

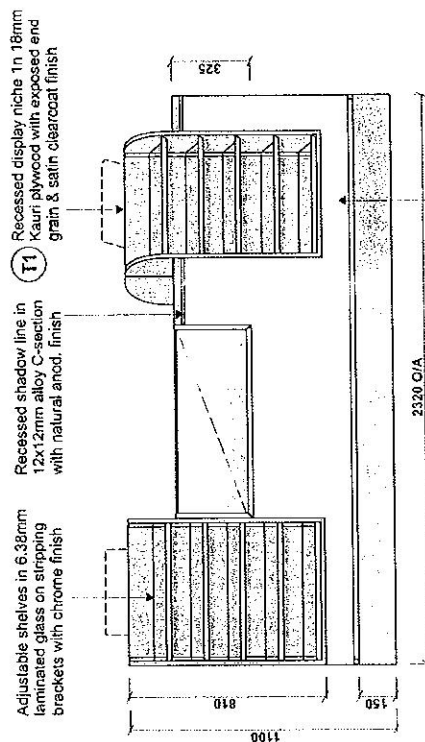
Fax: (02) 58880311
Email: totemdes@ozemail.com.au



04 SECTION
SCALE 1:10



03 REAR ELEVATION
SCALE 1:20



02 FRONT ELEVATION
SCALE 1:20

FOR FINISHES LEGEND REFER TO FINISHES SCHEDULE PAGE.
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE.
ENGINEERS CERTIFICATE REQUIRED TO VERIFY STRUCTURAL ADEQUACY.

revision	date	description

title:	counter detail
project:	fab gifts and cards - 65m2
location:	shop 23- stockland belgowlah
client:	erin wing
drawing no:	0990-13

job no:	FAB-0308-0995
drawn by:	Andy Buckland
scale:	1:20 @ A3
date:	march 09
revision:	

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Fax: (02) 96866511
Email: totemdes@ozemail.com.au



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FOR FINISHES LEGEND REFER TO FINISHES
SCHEDULE PAGE TO CONFIRM ALL DIMENSIONS ON
SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
ENGINEERS CERTIFICATE REQUIRED TO VERIFY
STRUCTURAL ADEQUACY.



DESIGN DRAWINGS APPROVED
with Conditions

Refer correspondence dated 31.3.09

Signed

Intergral steel frame in 40x40x3mm MS
SHS centre section & 220x220x6mm
base plate in white powdercoat finish -
screw fix in min 4 places

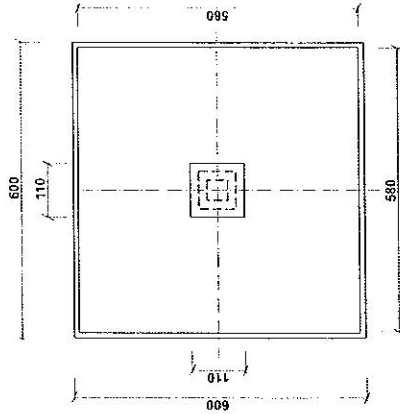
10mm toughened glass shelves with
polished & bevelled edges allow for
3mm rubber buffer between steel
frame & glass shelves

L1 Joinery dress collar with laminate
finish - collars to spigot over steel
frame

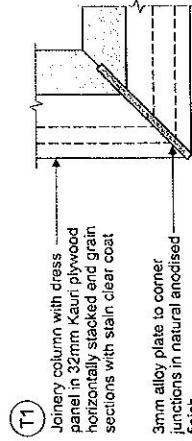
3mm alloy top plate with white
powdercoat finish

T1 Dress fascia in 32mm Kauri plywood
with exposed end grain & satin clear
coat finish

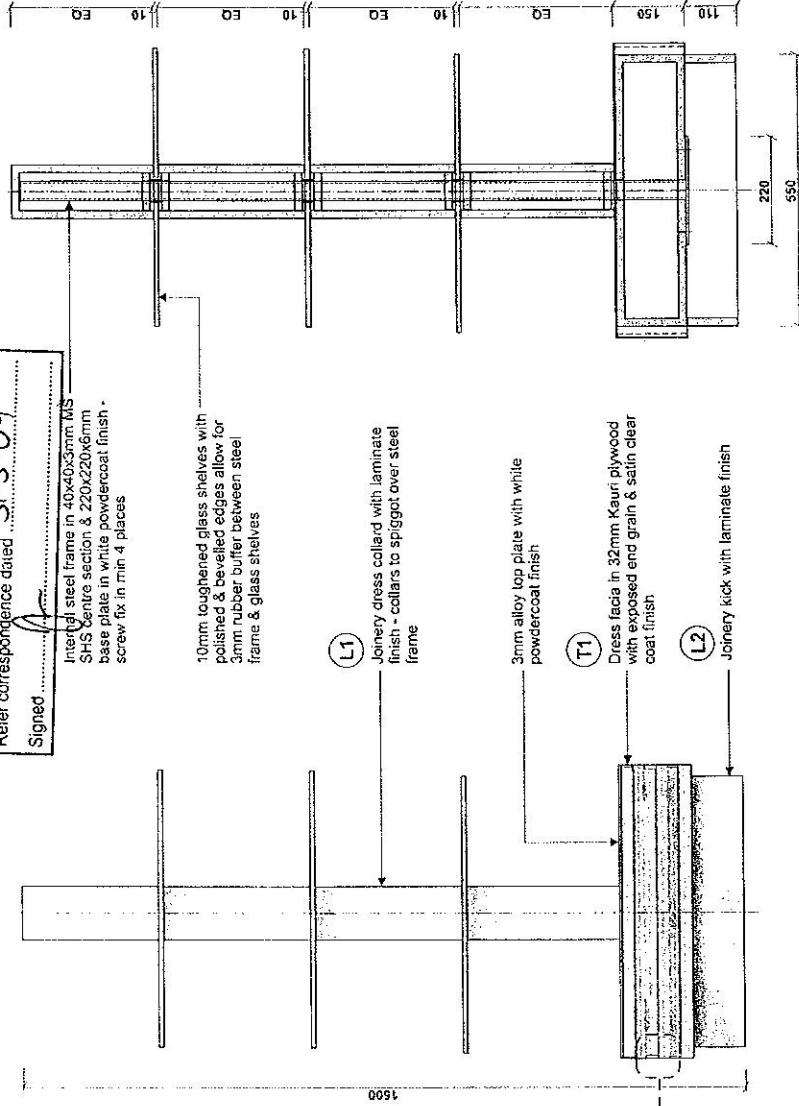
L2 Joinery kick with laminate finish



01 PLAN
SCALE 1:10



04 DETAIL A
SCALE 1:2



02 FRONT ELEVATION
SCALE 1:10

03 SECTION
SCALE 1:10

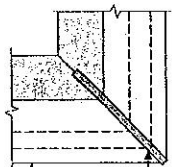
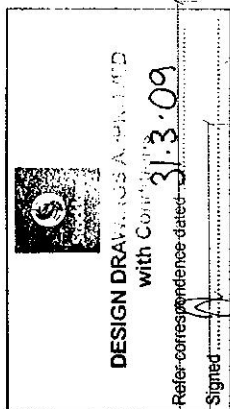
revision	date	description

title:	gift display unit detail
project:	fab gifts and cards - 65m2
location:	shop 23- stockland balgowlah
client:	edwin wong
drawing no:	0990-14

job no:	FAS-0308-0993
drawn by:	Andy Buckland
scale:	1:10 @ A3
date:	march 09
revision:	

Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdesign@ozemail.com.au





2050
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1000

CATEGORY SIGNAGE

Category signage header in 6mm glass with vinyl cut decals to both sides - Dia 19mm stainless steel pin fixings by Fix

Internal steel frame in 40x40x3mm MS -
SHS centre section & 220x220x6mm
base plate in white powdercoat finish -
screw fix in min 4 places

10mm toughened glass shelves with polished & bevelled edges allow for 3mm rubber buffer between steel frame & glass shelves.

L1 Joinery dress collar with laminate finish - collars to spigot over steel frame

3mm alloy top plate with white powdercoat finish

T1 Dress fascia in 32mm Kauri plywood with exposed end grain & satin clear coat finish

Joinery klick with laminate finish

04
DETAIL A
SCALE 1:2

04
DETAIL A
SCALE 1:2

02 FRONT ELEVATION
SCALE 1:10

SECTION
SCALE 1:10

revision:	date:	description:

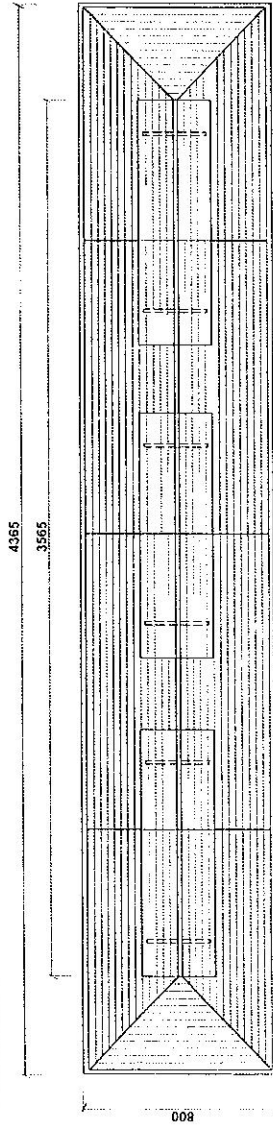
title:	typical gift gondola
project:	fab gifts and cards - 65m2
location:	shop 23-stockland balgowlah
client:	erin wong
drawing no:	0990-15

job no: FAB-0309-0995
drawn by: Andy Buckland
scale: 1:10 @ A3
date: march 08
revision:

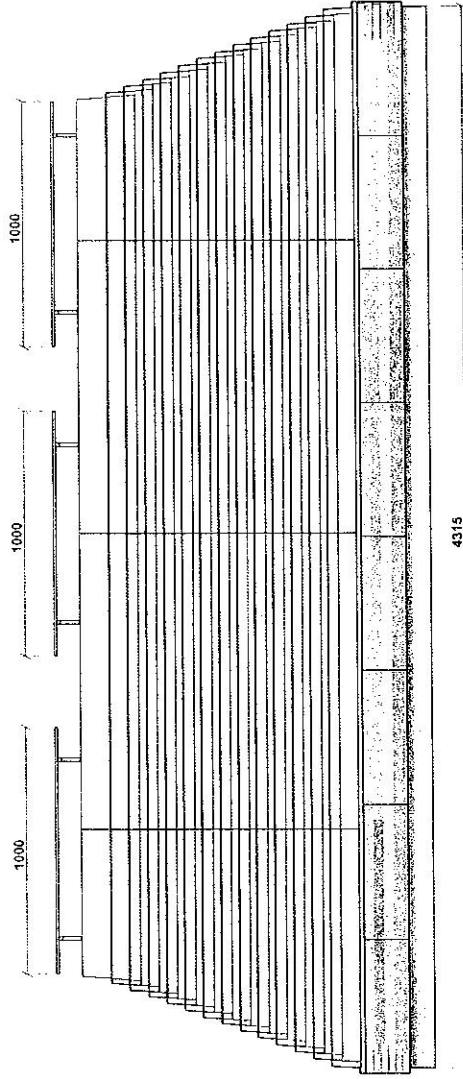
Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdesign@ozemail.com.au



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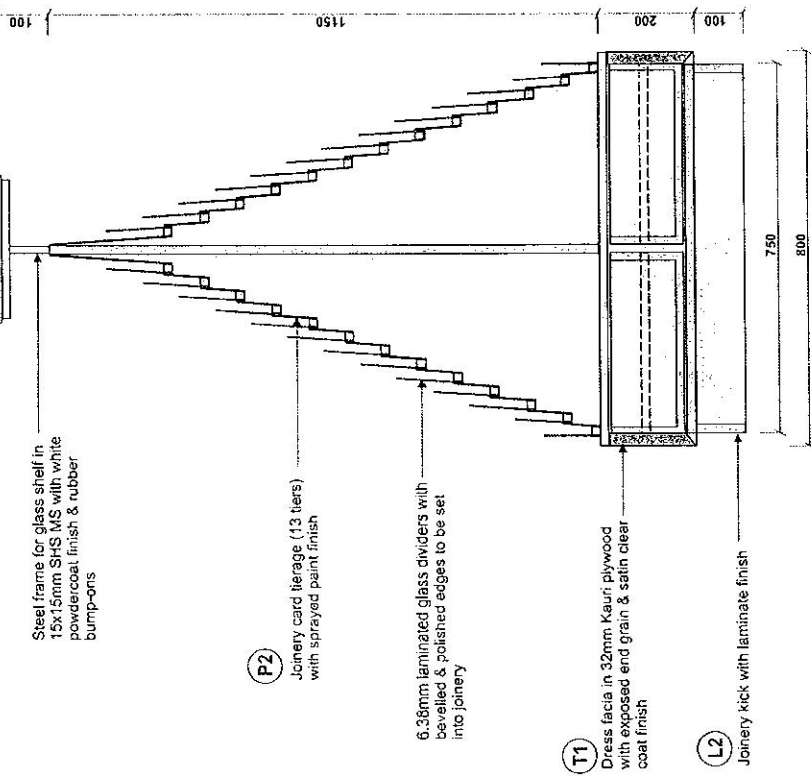


02 PLAN
SCALE 1:20



02 FRONT ELEVATION
SCALE 1:20

DESIGN DRAWING APPROVED
with Conditions
33.1.09
Signed: [Signature]
Refer correspondence dated 33.1.09



03 SECTION
SCALE 1:10

revision	date	description

title:	card gondola
project:	fab gifts and cards - 65m2
location:	shop 23- stockland baulkham
client:	erwin wong
drawing no:	0990-16

job no:	FAB-0309-0995
drawn by:	Andy Buckland
scale:	1:20/10 @ A3
date:	march 09
revision:	



Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdes@ozemail.com.au

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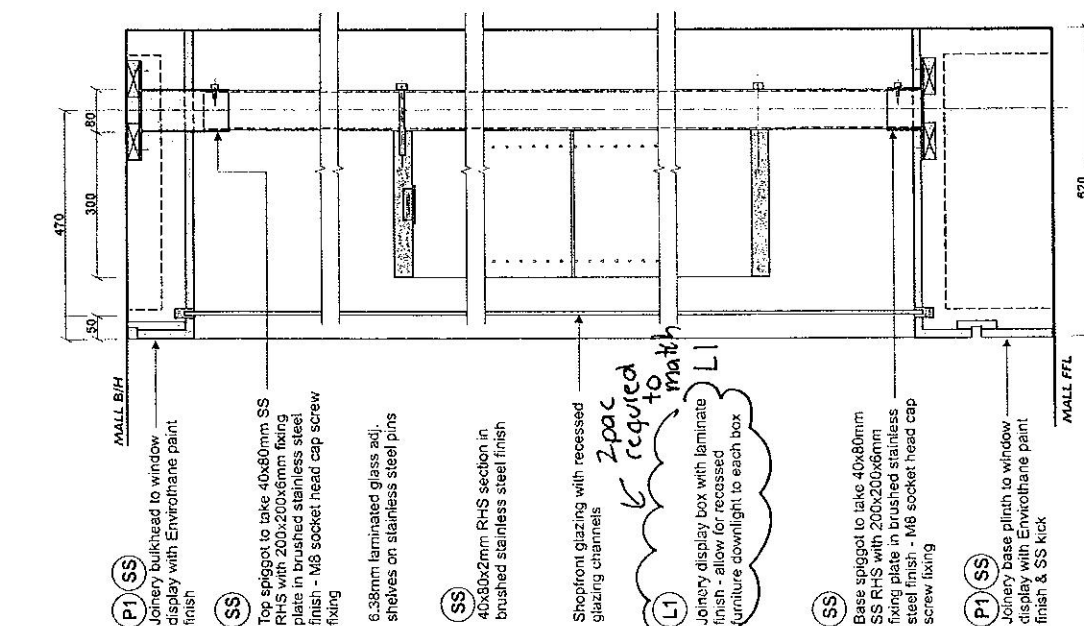
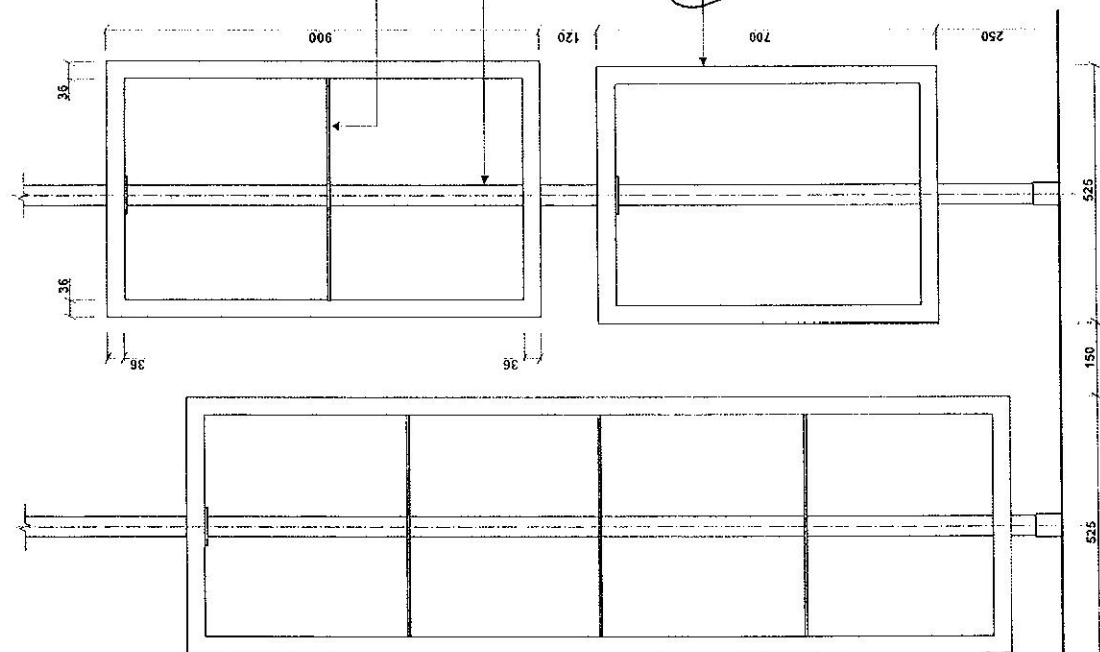
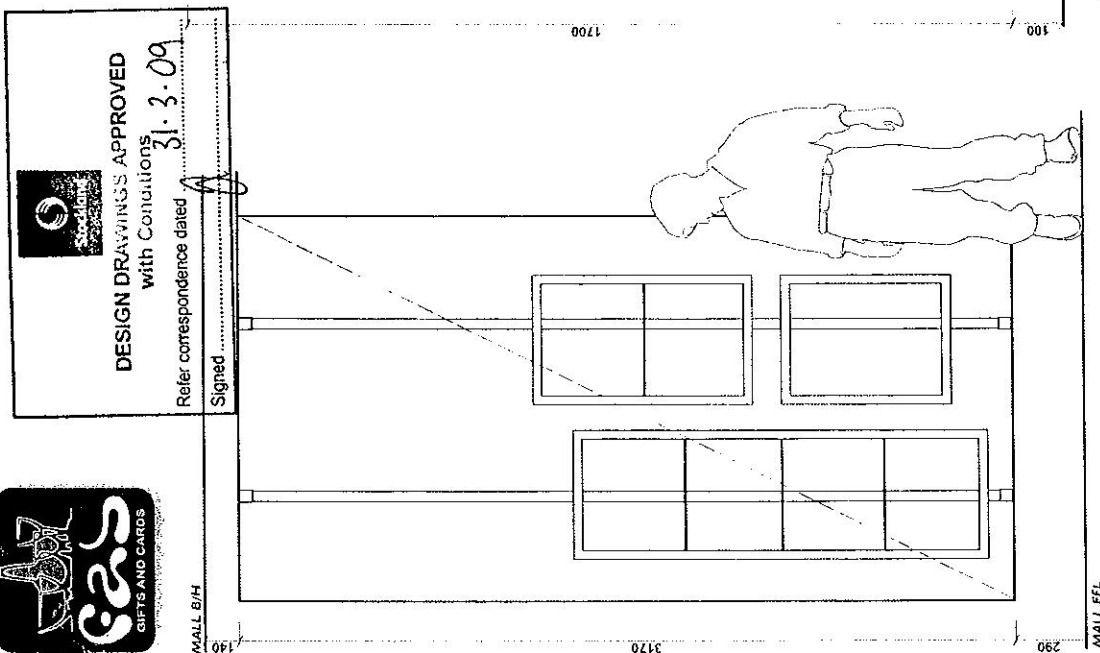


DESIGN DRAWINGS APPROVED
with Conditions

31.3.09

Refer correspondence dated .

Signed.....



01 WINDOW LAYOUT
SCALE 1:10

02 FRONT ELEVATION
SCALE 1:10

SECTION
SCALE 1:10

[illegible]

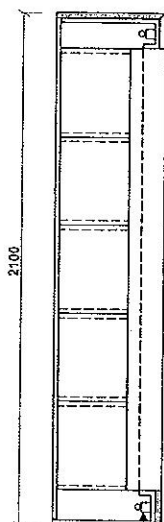
ref:	window display detail
project:	fab gifts and cards - 65m2
location:	shop 23- stockland balgowlah
client:	erin wong
drawing no:	0950-17

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24 Munro Street
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Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdes@ozemail.com.au

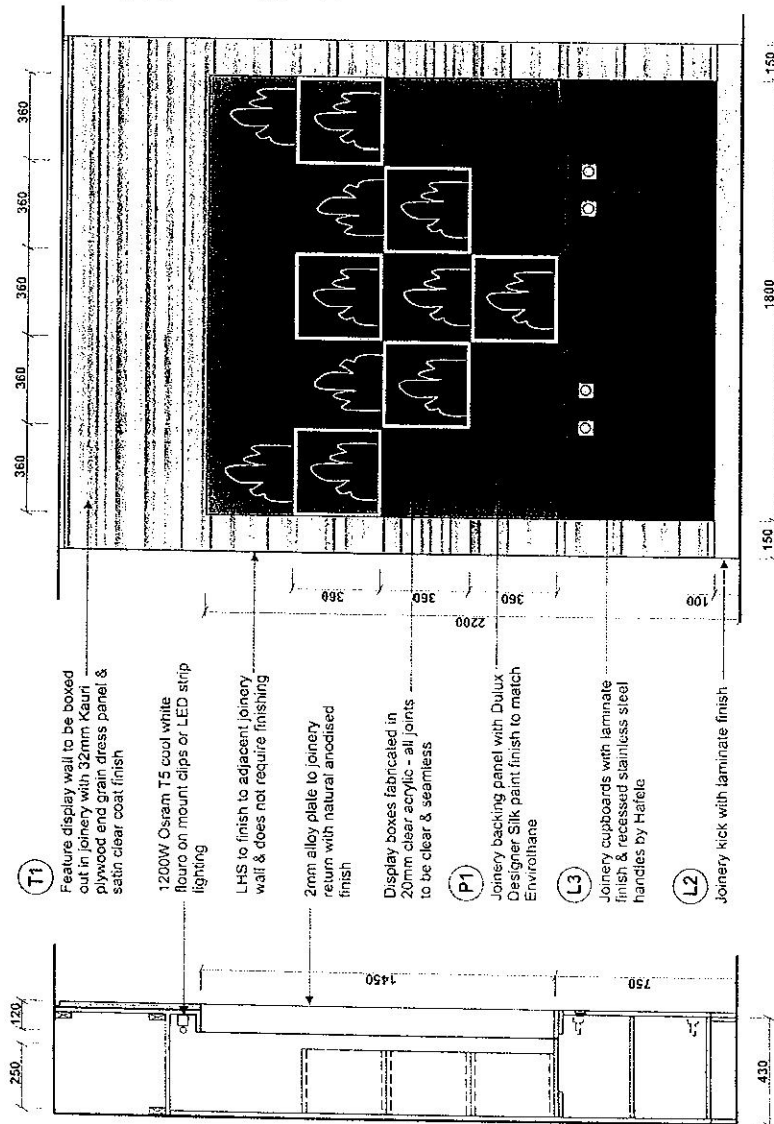


Check all dimensions on site prior to commencement of construction. Figured dimensions to take precedence over scaled dimensions. © 2009 Totem Design



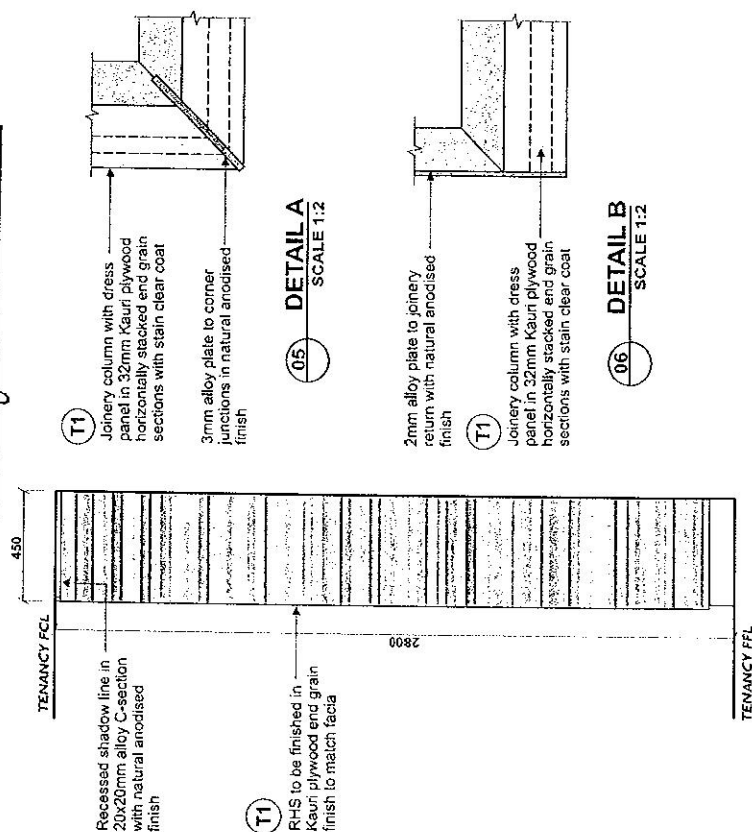
1200W Osram T5 cool white
fluoro on mount clips or LED strip
lighting

01 PLAN
SCALE 1:20



04 SECTION
SCALE 1:20

03 FRONT ELEVATION
SCALE 1:20



04 SIDE ELEVATION
SCALE 1:20

DESIGN DRAWINGS APPROVED
with Conditions

Refer correspondence dated 33.1.09

Signed

①

Joinery column with dress panel in 32mm Kauri plywood horizontally stacked end grain sections with stain clear coat

3mm alloy plate to corner

①

05 DETAIL A
SCALE 1:2

mm alloy plate to joinery
return with natural anodised
finish

①

oinery column with dress
anel in 32mm Kauri plywood
orizontally stacked end grain
ections with stain clear coat

06
DETAIL B
SCALE 1:2

[illegible]

Check all dimensions on site prior to commencement of construction. Figured dimensions to take precedence over scaled dimensions. © 2009 Totem Design

title: feature wall display

Job no: FAB-0309-0995

project: fab gifts and cards - 65m2

drawn by: **Andy Buckland**

location: shop 23- stock and halonovich

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DATE	01/02/2017
TIME	10:00

[illegible]

DATE: _____

Totem Design

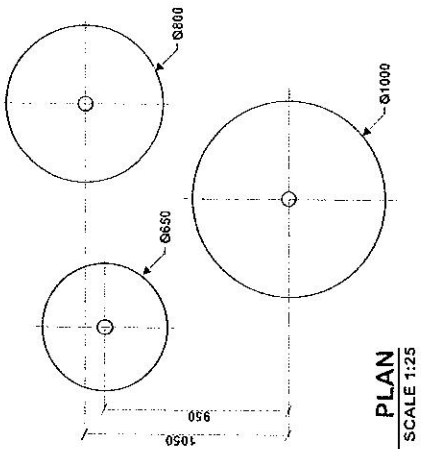
24 Munro Street

Baulkham Hills NSW 2153

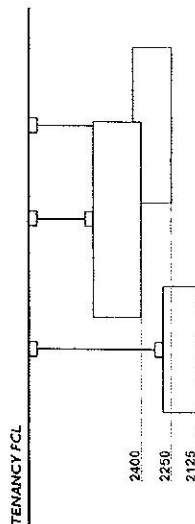
Ph: (02) 96866500

Fax: (02) 96866511





01 PLAN
SCALE 1:25

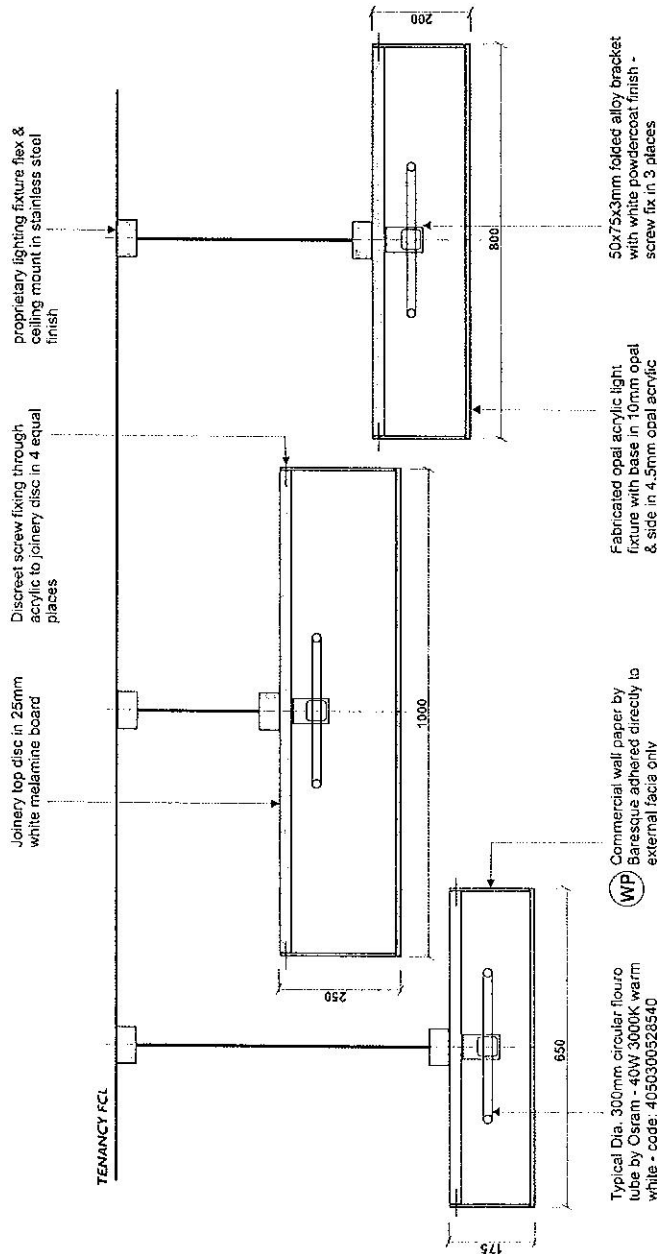
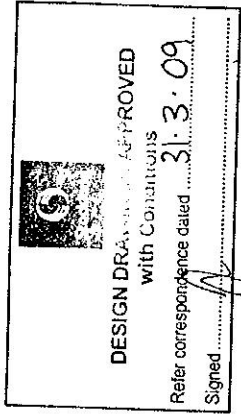


TENANCY FCL



TENANCY FCL

02 FRONT ELEVATION
SCALE 1:25



04 SECTION
SCALE 1:10

revision	date	description

title:	pendant lighting fixture detail
project:	fab gifts and cards - 65m2
location:	shop 23- stockland baulkham
client:	erwin wong
drawing no:	0990-19

job no:	FAB-0309-0995
drawn by:	Andy Buckland
scale:	1:25/10 @ A3
date:	march 09
revision:	

Totem Design
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totemdes@ozemail.com.au





FINISHES SCHEDULE

GENERAL LEGEND

- LEASE LINE
BLOCK WALL OR COLUMN
PLASTER SET INTERNAL PARTITION WALL
FIXTURES
SQUARE LOUVER FACED SUPPLY AIR GRILLE - WHITE PLASTIC
TRAFALGAR APC/WW FLUSH FINISHED ACCESS PANEL WITH CONCEALED HINGE & LOCK - PAINT TO MATCH CEILING
SPRINKLER HEAD
ILLUMINATED EXIT LUMINAIRE
EMERGENCY LIGHTING
RELATIVE CEILING HEIGHT
FLOOR WASTE
COLD WATER POINT

LAMINATE SCHEDULE

- L1 LAMINATE
TYPE: FORMICA
COLOUR: SNOW DRIFT (WHITE)
FINISH: VELVET
L2 LAMINATE
TYPE: FORMICA
COLOUR: DECOMETAL BRUSHED ALUMINIUM
L3 LAMINATE
TYPE: ABET LAMINATI
COLOUR: 429 (MAROON) - FINISH: SEI
NOTE: ALL SUBSTRATE TO BE LAMINEX GREEN VERTEBOARD OR SIMILAR WHERE POSSIBLE

FLOORING SCHEDULE

- F1 MALL TERRAZZO TO BE SUPPLIED BY STOCKLAND
VGW37T VAN GOGH CANBERRA PINE GRANDE
-WOOD TIMBER PLANK VINYL BY KARNDLEAN -
1219 X 178MM PLANKS
F2 REEF RAIDER TORNADO BROAD LOOM CARPET
BY AUTEX - DIRECT STICK APPLICATION
F3

PAINT SCHEDULE

- P1 PAINT - ENVIROTHANE (GLOSS)
COLOUR: DULUX SPECIFIER
NAME: MARREKESH RED
CODE: P03.F9
SPEC: LOW VOC GLOSS ENVIROTHANE
CONTACT: A & I COATINGS - PH: 1800819585
P2 PAINT: DULUX DESIGNER SILK
COLOUR: DULUX SPECIFIER
NAME: VIVID WHITE
CODE: PW1.H9
NOTE: ENSURE ALL PAINTS ARE LOW VOC
P3 PAINT: DULUX DESIGNER SILK
COLOUR: DULUX SPECIFIER
NAME: SAGO
CODE: TBA
NOTE: ENSURE ALL PAINTS ARE LOW VOC
P4 PAINT: DULUX DESIGNER SILK
COLOUR: DULUX SPECIFIER
NAME: BLIND DATE
CODE: PT1.B3
NOTE: ENSURE ALL PAINTS ARE LOW VOC

ELECTRICAL SCHEDULE

- S LIGHT SWITCH
D DOUBLE GPO
P SINGLE POWER SUPPLY
(SEPARATE SWITCHES)
K SINGLE GPO AT KICK LEVEL
A DATA POINT EFTPOS
A DATA POINT TELEPHONE
A DATA POINT FAX
HDI PHONE DISTRIBUTION BOX
CAT 6 CAT 6 COMPUTER CABLE
TERMINATION POINT
EDB ELECTRICAL DISTRIBUTION BOX

- NOTE: TENANCY POWER SUPPLIED IS 63 AMP SINGLE PHASE.
SHOPFRONT SIGNAGE & LIGHTING TO BE ON A SEPARATE CIRCUIT & ON A TIMER TO CENTRES CORE TRADING HOURS.
SHOPFITTING CONTRACTOR TO ENSURE ALL ELECTRICAL CERTIFICATION ON SITE.

LIGHTING SCHEDULE

- MATRIX MA9/2 CDM-TC ADJ DOUBLE
SLOTTER 2X35W (SILVER) BY TREND
LIGHTING.
□ MATRIX MA9/1 CDM-TC ADJ DOUBLE
SLOTTER 1X35W (SILVER) BY TREND
LIGHTING.
○ GE3111-SIL - 11W GU10 SQUARE
RECESSED SLOTTER
○ PENDANT FIXTURE TBC WITH 28W
COMPACT FLOURO.
— LS0766 ULTRA THIN LED STRIP LIGHT
48W (WHITE) BY GREEN TOMORROW
PH: 02 98942859
SP FLUSH MOUNTED CEILING SPEAKER
- WHITE
○ CCTV CAMERA DOWNS BY TENANT
NOTE:
ALL FIXTURES TO BE SUPPLIED NEW BY TREND
LIGHTING PH 02 9319 4044 OR GREEN TOMORROW
PH 02 9894 2859
ALL LAMPS @ 3000K UNLESS OTHERWISE
SPECIFIED - ALL BALLASTS TO BE ELECTRIC
SHOPFRONT LIGHTING, SIGNAGE TO BE ON A
SEPARATE CIRCUIT/TIMER TO CORE TRADING
HOURS.

OTHER FINISHES

- SS PRODUCT: IMM STAINLESS STEEL SHEET
GRADE: 304 - NO.4 BRUSHED FINISH
T1 PRODUCT: PLYWOOD DRESS PANELS
SPEC: 32MM KAURI PLYWOOD (END GRAIN)
FINISH: SATIN CLEAR COAT
CONTACT: MR PLYWOOD - PH: 1300135771
WP PRODUCT: COMMERCIAL WALL PAPER
SPEC: DISCO DSA 25 (WHITE)
SPEC: 1000MM ROLL X 25M
CONTACT: BARESCUE - PH: (02) 99668470

OTHER PRODUCTS

- PRODUCT: SLIDING DOORS - SHOPFRONT CLOSURES
NAME: DYNASTY 9100 SLIDING DOOR
SPEC: 716W X 3550 DOOR PANELS (6 OFF)
SPEC: 6.38MM LAMINATED GLASS & ALLOY FRAME
WITH NATURAL ANODISED FINISH
SUPPLIER: DYNAMIC CLOSURES
CONTACT PH: 02 9899 2216

GENERAL NOTES

- ALL FINISHES, MATERIALS AND CONSTRUCTION TO COMPLY WITH BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY AND LOCAL AUTHORITY REQUIREMENTS.
ALL STRUCTURAL DETAILS TO MANUFACTURERS OR ENGINEERS SPECIFICATIONS.
CONTRACTOR TO PROVIDE CERTIFICATION TO VERIFY ALL FLOOR FINISHES INSTALLED AND COMPLY WITH ANY REQUIRED SLIP RESISTANCE REQUIREMENTS.
CONTRACTOR TO ENSURE CONSISTENCY BETWEEN SIMILAR MATERIALS IS MAINTAINED.
CONTRACTOR TO NOTIFY CLIENT OF ANY NECESSARY VARIATIONS TO DESIGN PRIOR TO MANUFACTURE.
ALL FIXINGS AND SCREWS TO BE CONCEALED UNLESS HIDDEN FROM VIEW INSIDE JOINERY UNITS.
PREPARE AND MAKE GOOD ALL SURFACES AND PROVIDE REQUIRED SUBSTRATES TO RECEIVE NEW FINISHES AS PER MANUFACTURES SPECIFICATIONS.
ALL JUNCTIONS OF CHANGING ADJACENT FLOOR FINISHES ARE TO FINISH FLUSH WITH ONE ANOTHER. ALLOW BUILD UP OF FLOOR AS REQUIRED TO ACHIEVE FLUSH JUNCTIONS.
MECHANICAL LAYOUT BY LESSOR.
ALL FIRE PROTECTION SERVICES LAYOUTS AND DEVICES BY LESSOR..
CHECK LOCATION OF ALL EXISTING SERVICES ON SITE.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
CONSTRUCTION JOINTS MUST BE MAINTAINED IN ALL INTERNAL FINISHES AND FIXTURES.
INTER-TENANCY WALLS MUST BE REINFORCED OF CERTIFIED BY A STRUCTURAL ENGINEER IF USED TO SUPPORT SHELVING OR DISPLAYS.

LESSOR TO INSTALL A POLISHED STAINLESS STEEL EDGE STRIP AT THE JUNCTION OF CONCOURSE TO TENANTS FLOOR.



DESIGN DRAWINGS APPROVED

with Conditions

Refer correspondence dated 3/3/09

Signed: **Totem Design**
24 Munro Street
Baulkham Hills NSW 2153
Ph: (02) 96866500
Fax: (02) 96866511
Email: totendes@ozemail.com.au

FINISHES SCHEDULE

revision	date	description
001	03/02/09	initial
002	03/02/09	project
003	03/02/09	location
004	03/02/09	client
005	03/02/09	drawing no

DESIGN STATEMENT

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

ADDRESS:	Tenancy 23 197-215 Condamine Street, Balgowlah NSW 2093	
PROJECT:	FAB Cards & Gifts BALGOWLAH NSW 2093	

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

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

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

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


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

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

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

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

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

Applicant Details:				
Name:	Boyd Ryan			
Company:	Pert & Ryan P/L			
Address:	67 Parraweena Rd, Taren Point NSW 2229			
Signature:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: black; color: white; padding: 2px 5px;">Date:</td> </tr> <tr> <td style="padding: 2px 5px;">23-4-09</td> </tr> </table>	Date:	23-4-09
Date:				
23-4-09				

Anthony Banham

From: Vicki Hamilton @ Pert Ryan [vicki@pertryan.com.au]
Sent: Wednesday, 22 April 2009 5:21 PM
To: Anthony Banham
Subject: FAB Cards Balgowlah

Anthony,
Our receipt number for the LSL Levy paid to Manly council at 5.25pm 22-4-09 is- 566438137.
Thanks
Vicki

vicki@pertryan.com.au
Pert & Ryan Shopfitters
65-67 Parraweena Rd
PO Box 2093
Taren Point NSW 2229
Ph: 02-9525-9666
Fax:02-9525-3515



Levy Online Payment

13 SEP 2009 10:30:01

Online Payment

Terms and
Conditions

Levy Details

Payment
Details

Obtain
Receipt

Help

Your payment of \$455 for CDC 250203 of MANLY COUNCIL has been processed and your payment reference is 566438137.

You must print a copy of your receipt to provide to your council or private certifier to enable the release of your approval. No further receipt will be issued by the Corporation.

[Print Receipt](#)

[Finish](#)



Pre Certification - Inspection Report

Level 5, 100 Pacific Highway, North Sydney NSW 2060
 Telephone: +61 2 9956 8822 Facsimile: +61 2 9956 8848
 Email: syd@davislangdon.com.au Web: www.davislangdon.com

Record of Inspection – Clause 129B or Clause 143B Inspection Report		
Type of Inspection	Prior to issue of Certificate Inspection	
Site / Inspection Details		
Address:	Stockland Balgowlah Shopping Centre (Totem)	
Description of works:	Shop fitout to new base building Shop 23 – Fab Cards & Gifts	
Date of Inspection:	6 April 2009	
DA / CDC No.:	CDC250203	
DA / CDC date:	Not yet issued	
Job File or CDC/ CC No.:	CDC250203	
Current Fire Safety Measures in the existing building	See Attached Fire Safety List – tick relevant fire services in existing building and any comments	
Do the plans & specifications accompanying the application for the CC or CDC adequately and accurately depict the condition of the existing building or the existing site conditions of the site the subject of the certification	(Yes / No) - comments:	
Are there 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 <i>Building Code of Australia</i> .	Not being complying development: No Not complying with the <i>Building Code of Australia</i> : No (Base Building alternative solution report prepared by Defire being complied with)	
Has any building work authorised by the relevant development consent commenced on the site	(Yes / No) - comments: Base building works only at this stage	
Accredited Certifier Details		
Details of Nominated Principal Certifying Authority	Name of PCA:	Charles Slac-Smith
	Accreditation No.:	BPB 0378
	Has PCA nominated another AC to undertake inspection?	(Yes/No)
	If yes who has undertaken the inspection – Name: Anthony Banham Accreditation No: BPB0020	

Additional Comments:

Signature:			
Accredited Certifier (Inspecting Certifier):	Anthony Banham	Date of Inspection:	06/04/09
Accreditation Body:	Building Professionals Board	Accred No:	BPB0020

Fire Safety Measures in the Existing building

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

