



COMPLYING DEVELOPMENT CERTIFICATE NO. 29668

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name:

Ray Deeb - DemCorp Australia Pty Ltd

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066 Fax: (02) 9632 1157

OWNER

Name:

Stockland Trust Management Ltd

Address:

Level 25, 133 Castlereagh St, Sydney 2000

Contact Details:

Phone: (02) 9035 2000 Fax: (02) 8988 2000

PROPOSAL

Address of Development:

**Shop 24, 197-215 Condamine Street,
Balgowlah**

Building Classification:

Class 6

Consent Authority/Local Government Area:

Manly Council

Type of Construction:

Type A

Scope of works covered by this Certificate:

Fitout to bookshop

Environmental Planning Instrument:

Manly Local Environmental Plan 1988

Decision made under:

Exempt and Complying Development

Consent is to operate from:

30 April 2009

Consent will lapse on:

30 April 2014

Value of Construction Certificate (Incl GST):

\$120,000.00

Critical stage inspections:

See attached Notice

Plans and Specifications Approved:

Schedule 1

Conditions of Consent:

Schedule 2

Fire Safety Schedule:

Schedule 3

Exclusions:

External façade signage

PROJECTS CO-ORDINATOR

Please contact **Adam DeLooze**
for any inquiries

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

DATED THIS **30th** day of **April** **2009**

Chris Michaels

Director

NB: Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by Spangenberg + Park

Plan Title	Drawing No	Revision	Date
Proposed Plan	-	A	Mar 2009
Proposed Reflected Ceiling Plan	-	A	Mar 2009
Proposed Shopfront - Doors Closed	-	A	Mar 2009
Proposed Shopfront - Doors Open			
Proposed External Façade	-	A	Mar 2009
Proposed Side External Façade	-	A	Mar 2009
Interior Elevation	-	A	Mar 2009
Service Counter Elevation	-	A	Mar 2009
Interior Elevation			
Interior Elevation	-	A	Mar 2009

2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	DemCorp Australia Pty Ltd	-	24/04/09
Owners Consent	Stockland Retail	-	07/04/09
Long Service Levy Receipt	Long Service Payments Corporation	566556337	24/04/09
Statement of Compliance	DemCorp Australia Pty Ltd	-	-
Design Compliance - Section J	Spangenberg + Park	-	24/04/09
Pre-commencement inspection report	City Plan Services	29668	28/04/09
DA Plans	Allen Jack + Cottier		-
- Level 01 Leasing Plan		AT 2101	
- Level R1 Leasing Plan		AT 21R1	

SCHEDULE 2 CONDITIONS OF CONSENT

General conditions applying to all complying development

Compliance

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

Before Commencement

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

Additional conditions applying to specific types of complying development

Access

- 4 Where a construction of a vehicular footpath Crossing is required, the design and construction shall be in accordance with Council's Policy. The crossing must be completed prior to issue of the Occupation Certificate.
- 5 The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.
- 6 Any driveway within the property cannot exceed 5% slope at any point.

Building Construction

- 7 The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles

Drainage and Stormwater

- 8 Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.

Road Reserve Lighting

- 9 Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.

Miscellaneous

- 10 All materials on site or being delivered to the site must be contained wholly within the site.

Noise/Nuisance

- 11 No sandwich boards or the like are to be placed on Council's footpath.

Traffic/Parking

- 12 All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.
- 13 Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am–11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.

SCHEDULE 3
FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13; Building L community club & Building G Gym BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L community club & Building G Gym BCA 2008 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a; Building L community club & Building G Gym BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS3786-1993; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L community club & Building G Gym BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency lighting	BCA 2006 E4.2, E4.4; Building L community club & Building G Gym BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Hose reel system	BCA 2006 E1.4; Building L community club & Building G Gym BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2008 C1.8 & Spec C1.8
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Mechanical air handling system	BCA 2006 E2.2; Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Portable fire extinguishers	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2008 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke dampers	BCA 2006 E2.2
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL

Address of land on which the work is to be carried out:

**Shop 24, 197-215 Condamine Street,
Balgowlah**

Description of building works covered by this Notice:

Fitout to bookshop

APPLICANT

Name:

Ray Deeb - DemCorp Australia Pty Ltd

Address:

6 Carrington Road Guildford NSW 2161

Contact Details:

Phone: (02) 9632 1066 Fax: (02) 9632 1157

RELEVANT CONSENTS

Complying Development Certificate No:

CDC 29668

Date of Complying Development Certificate:

30/04/09

INSPECTION BOOKING PROCESS

Please telephone the following number to book a critical stage inspection:

Ph: 8270 3500

A minimum period of 48 hours is to be provided

PRINCIPAL CERTIFYING AUTHORITY

**Chris Michaels for and on behalf of
City Plan Services Pty Ltd**

ACCREDITATION NUMBER

BPB 0268

MANDATORY CRITICAL STAGE INSPECTIONS

That I, Chris Michaels, of City Plan Services acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(lii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS **30th** day of **April** 2009



Chris Michaels
Director

**SCHEDULE 1
 MANDATORY CRITICAL STAGE INSPECTIONS**

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	Prior to covering any stormwater drainage connections	Certifying Authority
2.	Following any excavation for, and before the placement of, any footings	Certifying Authority
3.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

**SCHEDULE 2
 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY**

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A

RECEIVED
24 APR 2009

BY:



COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
Made under the Environmental Planning and Assessment Act 1979 Sections 82, 85A

IDENTIFICATION OF BUILDING

197-215
Address COWDAMINE ST BALGOWLAH
Lot, DP/MPS etc SHOP 24
Suburb or town BALGOWLAH Post Code _____

DESCRIPTION OF DEVELOPMENT
Detailed Description:

FITOUT TO BOOKSHOP

APPLICANT

Name Rory Deeb Company Demcorp
Address 6 CARRINGTON RD
Suburb or town GUILDFORD Post Code 2161
Phone B/H 9632 1066 Fax No 9632 1157
Mobile 0416 283 489 Email _____

As the applicant, I/we hereby:

1. Submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. Appoint Chris Michaels of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign R Deeb Date 24/4/09

CONSENT TO ALL OWNER(S)

Name _____ Company _____
Address _____
Suburb or town _____ Post Code _____
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the owner of the above property, I/we consent to this application

Signature of Owner

Sign _____ Date _____

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN SERVICES

VALUE OF WORK

Estimated Cost of work:

\$ 109,000

GST:

\$ 10,000

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION

Nominated on the Development Consent

Class

BUILDING WORK

Owner-builder Permit No.

or

Name of Builder Ray Deak

Address

6 Casuarina Rd Gold Coast

Telephone

96321066

Fax

96320157

Contractor License No.

1413970

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.



Schedule 1 information to be collected for ABS Particulars of the proposed

DESCRIPTION

What is the area of the land in m² _____
 Gross floor area of existing building in m² _____
 What are the current uses of all or parts of the building(s) here? _____
 (If vacant state vacant) _____
 Location: _____ Use: _____

Does the site contain a dual occupancy? Yes
 What is the gross floor area of the proposed addition or new building in m² _____
 What are the proposed uses of all parts of the building(s) here? _____
 Location: _____ Use: _____

Number of pre-existing dwellings _____
 Number of dwellings to be demolished _____
 How many dwellings are proposed? _____
 How many storeys will the building consist of? _____

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/masonry	20	fibreglass	80
Concrete	20	masonry/terracotta	19
Steel	60	a shingle tiles	20
Fibrous cement	30	State	60
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other <u>PLASTERBOARD</u>			
Unknown	90		

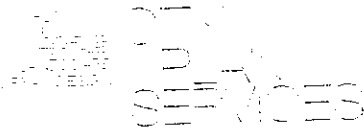
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90



Schedule 2 – Existing Essential Fire Safety Measures
Page 3 of 3

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 E3.7; Building L community club & Building G Gym BCA 2008 C3.10; AS1905.1-2005; AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire safe devices	BCA 2006 Part C3 & D2.21; Building L community club & Building G Gym BCA 2008 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels – red strobe light	BCA 2006 E2.1, Spec E2.2a; Building L community club & Building G Gym BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS1670.2-1998; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire suppression system (sprinkler)	BCA 2006 E1.8, Spec E1.8; Building L community club & Building G Gym BCA 2008 E1.8, Spec E1.8; AS1905.1-1999; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency lighting	BCA 2006 E4.2, E4.4; Building L community club & Building G Gym BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

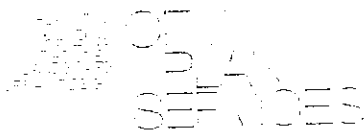
FIRE SAFETY MEASURES	PROPOSED STANDARD OR PERFORMANCE
Fire hydrant systems	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2006 E1.6; AS2444-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire seal protecting openings in fire resisting components of the building	BCA 2006 C1.2; C1.3 & Spec C1.8; Building L community club & Building G Gym BCA 2006 C1.2; C1.3 & Spec C1.8 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Separation of tower B & C together with basement carpark – podium level from buildings C, E, F, G, H – L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Hose reel system	BCA 2006 E1.4; Building L community club & Building G Gym BCA 2006 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m ²); ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances in retail mall & major tenancies (>1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Maximum travel distances for individual smaller tenancies (<1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Mechanical air handling system	BCA 2006 E2.2; Building L community club & Building G Gym BCA 2006 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Portable fire extinguishers	BCA 2006 E1.6; Building L community club & Building G Gym BCA 2006 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Power supply for retail smoke exhaust	BCA 2006 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Separation of escalators & lifts shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09



FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Containing carpark level + retail level generator of retail tenancies from fire	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Protected passageway ROP	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles between retail mall and specialty shops	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to retail tenancy	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to main mall	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke control System	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke dampers	BCA 2006 E2.3
Smoke detectors and heat detectors	BCA 2006 E2.3, Spec E2.3a & AS1669.1-2004, AS3786-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke seals - doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1669.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA 2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed Ray Deak (Owner/ Agent) Name Ray Deak Date 28/11/09



Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 4

No.	Proposed New Measure	Is this measure installed in the Building? Yes or No	If yes, what is the current standard of performance? eg. BS 5446:1999
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fall safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed Raymond (Owner/ Agent) Name Raymond Date 20/10/09



Notes for completing Complying Development Certificate Application

- Note 1** In the case of Crown land within the meaning of the Crown Land Act 1989 the owner's consent must be obtained from the officer of the Department of Land and Water Conservation, authorised for those purposes by the Minister, pursuant to section 106 of that Act.
- Note 2** A description of the land to be developed can be given in the form of a plan which contains each of the following details:
- Note 3** A plan of the land must indicate:
- location, boundary, dimensions, site area and north point of the land;
 - existing vegetation and trees on the land;
 - location and uses of existing buildings on the land;
 - existing levels of the land in relation to buildings and roads; and
 - location and uses of buildings on sites adjoining the land.
- Note 4** Plans or drawings describing the proposed development must indicate (where relevant):
- The location of proposed new buildings or works (including extensions or additions to existing buildings) in relation to the land's boundaries and adjoining development;
 - Floor plans of proposed buildings showing layout, baselining, roof sizes and intended uses of each part of the building;
 - Elevations and sections showing proposed external finishes and heights;
 - Proposed finished levels of the land in relation to buildings and roads;
 - Building perspectives, where necessary to illustrate the proposed building;
 - Proposed parking arrangements, entry and exit points for vehicles and provision for movement of vehicles within the site (including dimensions where appropriate);
 - Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity) and
 - Proposed methods of draining the land.
- Note 5** The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:
- Building Work:**
 in the case of an Application for a Complying Development Certificate for building work:
- Copies of compliance certificates relied upon;
 - Four (4) copies of detailed plans and specifications.
- The plan 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 of the building;
 - 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; and
 - indicate the height, design, construction and provision for fire safety and fire resistance (if any).
- Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.
- Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.
- 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; and
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be 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.
 - If relevant, evidence of any accredited component, process or design sought to be relied upon.
- NB: If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.**



- e. Except in the case of a class 10 or class 11 building:
- A list of fire safety measures that are proposed to be implemented in the building or on the premises on which the building is situated; and
 - A list and location register in a proposed plan, or an operation or installation plan or other plan, of any building containing separate lists of such of those measures as are currently implemented in the building or on the premises on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

Change of Building Use

In the case of an application for a Complying Development Certificate for a change of building use of the building, approval which is granted would authorise the building concerned to be used as a building of such a building use.

- A list of any fire safety measures that are proposed to be implemented in the building or on the premises on which the building is situated in connection with the proposed change of building use; and
- A separate list of such of those measures as are currently implemented in the building or on the premises on which the building is situated.

The list must describe the extent, capability and basis of design of each of those measures concerned.

Note 6

Other information must indicate (where relevant):

- In the case of shops, offices, commercial or industrial development:
 - Details of hours of operation;
 - Plans and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- In the case of demolition:
 - Details of age and condition of buildings or works to be demolished.
- In the case of advertisements:
 - Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- In the case of development relating to an existing use:
 - Details of the existing use.
- In the case of a development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*), attach the following:

- in the case of work by a licensee under that Act:
 - a statement detailing the licensee's name and contractor licence number; and
 - documentary evidence that the licensee has complied with the applicable requirements of that Act;
 - in the case of work done by any other person:
 - a statement detailing the person's 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 29 of that Act.
- 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.

Note 8

Long Service Levy

Under s35A (10A) of the *Environmental Planning and Assessment Act 1979* a complying development 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.

Stockland

Level 25, 133 Castlereagh St
Sydney NSW 2000

Tel: 02 9211 1111
Fax: 02 9211 1111

www.stockland.com.au



GPO Box 999
Sydney NSW 2000

7/4/09

Berkelouw Books
Bengooley - Old Hume Highway
BERKELIWA NSW 2577

O/O - Spangenberg + Parr

Re: Development Application and Construction Certificate for fit out
works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 24 Berkelouw Books

*This consent is to be read in conjunction with the attached DA design approved
drawings dated 7/4/09.*

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:

.....
Signature of witness
Joel Neveu-Collins

.....
Name of witness
Retail Design Manager

.....
Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

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

Levy Online Payment Receipt



Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	DEMCORP AUSTRALIA PTL LTD
Levy Application Reference:	5000067
Application Type:	CDC
Application No.:	29668
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	197-215 CONDAMINE ST
	BALGOWLAH
	NSW
	2093
Value Of Work:	120000
Levy Due:	420
Levy Payment:	420
Online Payment Ref.:	566556337
Payment Date:	24/04/2009 3:32:06 PM

DemCorp Australia Pty. Limited

1001 Carrington Road
Bulimba NSW 2161

Ph: (61) 2 9602 1156
Fax: (61) 2 9602 1157



ACN 61 170 470

Shop T24 197-215 Condamine Street, Balgowlah

Details demonstrating compliance with the following standards must be submitted as a minimum requirement (but not limited to) prior to the issue of a Comply Development Certificate.

ESSENTIAL SERVICES MODIFICATIONS

- All service modifications required as a result of tenancy fitout requirements are to be undertaken in accordance with the BCA and relevant Australian Standards and recommendations of the alternative solution reports.
- All services modifications required as a result of tenancy fitout requirements are to be subject to agreement by the Lessor, Lessors consultants, the requirements of the base building Construction Certificate approvals and the Principal Certifying Authority for the fitout works.
- Applicable standards and BCA clauses are those current at the time of lodgement of either a Complying Development Certificate or Construction Certificate as the case may be.
- The current fire safety schedule for the base building identifies the performance standard of each fire safety measure within the building. The following standards of performance may be applicable for the fitout of the tenancy.

Essential Service applicable to fitout	Standard of design & installation
Smoke detection & alarm system	BCA E2.2 & AS1670-2004
Sprinkler system	BCA E1.5, AS 2118.1-1999
Mechanical Air handling system	BCA E2.2, NSW F4.5(b), F4.11, F4.12 , AS1668.1
Emergency lighting	BCA E4.2 & AS 2293.1-2005
Exit signs	BCA E4.5, E4.6 AS 2293.1-2005
Emergency waning & intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004

NON-ESSENTIAL PERFORMANCE STANDARDS

Glazing

- Glazing installations are to comply with Part F1.13 and Part B1.4 of the BCA.
- Design and construction shall comply with the following;
 - AS1288-2006 Glass in buildings
 - AS2047-1999 windows in buildings as appropriate.

Framing

- Domestic metal framing shall comply with AS3623-1993.
- Other steel framing shall comply with AS4100-1998.
- Framing shall consider the requirements of AS1170 parts 1 and 4 where appropriate.

Wall, floor cladding and finishes

Demcorp Australia Pty. Limited

No. 1 Carrington Road
Bunbury WA 6230

Ph: +61 8 9532 1098
Fax: +61 8 9532 1157



- Finishes, materials and linings are to comply with BCA C1.10, Spec C1.10 or Spec C1.10a.
- Fire hazard indices for materials finishes and linings shall comply with the requirements of the above.
- Test certificates shall be produced with the Occupation Certificate application demonstrating compliance with fire hazard properties requirements as specified under the above clauses.

Fire Safety

- The fire engineered solutions applicable to the development are to be strictly adhered to.
- As the lessee, it is our responsibility to ensuring compliance with the requirements of the current alternative solutions.

Health and Amenity

- Wet areas are to comply with the requirements of Part F1.7 of the BCA & protected in accordance with the relevant parts of AS3740.

Room Heights

- Heights specified under Part F3 are to be complied with.

Light

- The provision of artificial light within retail tenancies shall be provided to all rooms frequently occupied in order to comply with BCA F4.4.
- Artificial light is to be installed in accordance with AS1680.0-1998.

Ventilation

- All rooms shall be provided with a system of ventilation.
- Ventilation is to comply in all respects with Part F4.5 of the BCA
- Where appropriate mechanical ventilation is to be installed in accordance with the relevant provisions of AS1668.1-1998, AS1668.2-1992.
- Commercial kitchen exhaust will be provided and installed with a kitchen hood complying with AS/NZS 1668.1 & AS1668.2.
- The requirements of the fire engineered solution in terms of mechanical ventilation will be strictly adhered to.

Safe movement and access

- General access for persons with a disability, including, but not limited to a continuous accessible path of travel, circulation spaces around doors shall comply with Part D3 of the BCA and AS1428.1-2001.

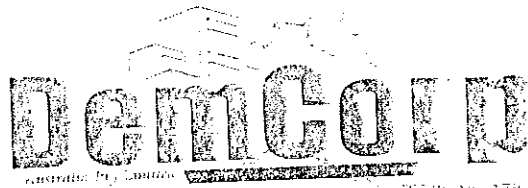
Energy Efficiency

- New air-conditioning shall comply with all parts of J5 of the BCA. Mechanical engineer certification shall be provided with the application for an Occupation Certificate, where appropriate.
- New air-conditioning ductwork in addition to that provide by the base building shall be insulated to achieve an R1.0 rating and installed in accordance with AS/NZS4859.1.
- New individually controlled air-conditioning units shall be thermostatically controlled, and will be capable of being inactivated when the tenancy is not occupied, and controlled by a time switch installed in accordance with Specification J6 of the BCA.

DemCorp Australia Pty Limited

No 6 Carrington Road
Sydney NSW 2157

Ph: +61 2 9532 1066
Fax: +61 2 9532 1157

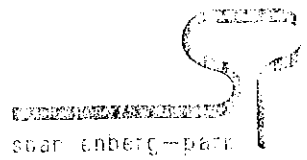


ABN 80 124 174 711

- New artificial lighting not forming part of the base building shall comply with J6 of the BCA. Electrical consultant shall also provide certification with the application for an Occupation Certificate. New lighting shall not exceed $20W/m^2$.
- Artificial lighting shall be controlled by a time switch installed in accordance with Specification J6 of the BCA or a security key card or motion detector.
- Interior decorative lighting shall be controlled separately from other lighting, with a manual switch for each area, or a time switch where the lighting exceeds 7kW.
- Window display lighting shall be controlled separately from all other lighting.
- Power supplies to boiling water or chilled water storage units shall be controlled by a time switch in accordance with Specification J6 of the BCA.

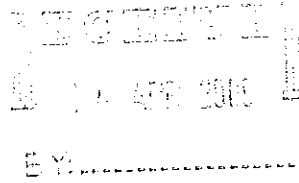
Regards

Raymond Deeb



level 10 level 1
 46-52 Kent Street
 Sydney NSW 2000
 t +61 2 9296 4901
 f +61 2 9296 7107
 www.spangenbergpark.com.au

Adam DeLooze
 City Plan Services
 Level 1
 364 Kent Street
 Sydney NSW 2000



24 April 2009

Berkelouw Books, Balgowlah, Design Certificate

Dear Adam,

The fitout of the Berkelouw Books store at Balgowlah has been designed in accordance with the Building Code of Australia and Australian Standards.

The Energy requirements for this store have also been designed in compliance with Section J.

With Kind regards

Annette Park
 BA (hons) Interior Design
 Director, spangenberg + park

INSPECTION REPORT

This inspection report is a record of inspection in accordance with Clause 129C & 143C of the Environmental Planning & Assessment Regulation 2000.

Job No.	: 29368
CDC No.	: 29368
CDC application date	: 24.04.2009
Site Address	: Shop 24, 197 - 215 Condamine Street, Balgowlah
Inspection	: Inspection of existing building as per Clause 129B and 143B of the EP&A Regs
Inspection date	: 28.04.2009

RESULT OF INSPECTION

- The current fire safety measures in the existing building, subject to inspection, and/or will be affected by the proposed works are as follows;

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13; Building L community club & Building G Gym BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005	
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L community club & Building G Gym BCA 2008 Part C3 & D2.21	
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a; Building L community club & Building G Gym BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS3786-1993; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2008 E2.2, Spec E2.2a; Spec E2.2a; AS1670.1-2004; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L community club & Building G Gym BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Carpark & retail smoke detection - connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	

N:\CPCertification\CPC2009\29-668 Shop 24, 197-215 Condamine Street, Balgowlah\MR290428 Pre-CDC.doc



FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency lighting	BCA 2006 E4.2, E4.4; Building L community club & Building G Gym BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005	BCA 2008 E4.2, E4.4; AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8	
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098	BCA 2008 C3.12, C3.15 & Spec C3.15;

N:\CPCertification\CPC2009\29-668 Shop 24, 197-215 Condamine Street, Balgowlah\IR290428 Pre-CDC.doc



FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
	Rev1.8 dated 08.04.09	
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H - L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Hose reel system	BCA 2006 E1.4; Building L community club & Building G Gym BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Lightweight construction	BCA 2006 C1.8 & Spec C1.8; Building L community club & Building G Gym BCA 2008 C1.8 & Spec C1.8	
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Mechanical air handling system	BCA 2006 E2.2; Building L community club & Building G Gym BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	

N:\CPCertification\CPC2009\29-668 Shep 24, 197-215 Condamine Street, Balgowlah\NR200428 Pre-CDC.doc



FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
Portable fire extinguishers	BCA 2006 E1.6: Building L community club & Building G Gym BCA 2006 E1.6 & AS2444-2004	
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Power supply for retail smoke exhaust	BCA 2006 E2.2c and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke dampers	BCA 2006 E2.2	
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke doors	BCA 2006 Spec C3.4	
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	



FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE	SERVICES WHICH WILL BE EFFECTED
Stair pressurisation including stair F1 - Building G stair	BCA 2006 E2.6, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors	
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	

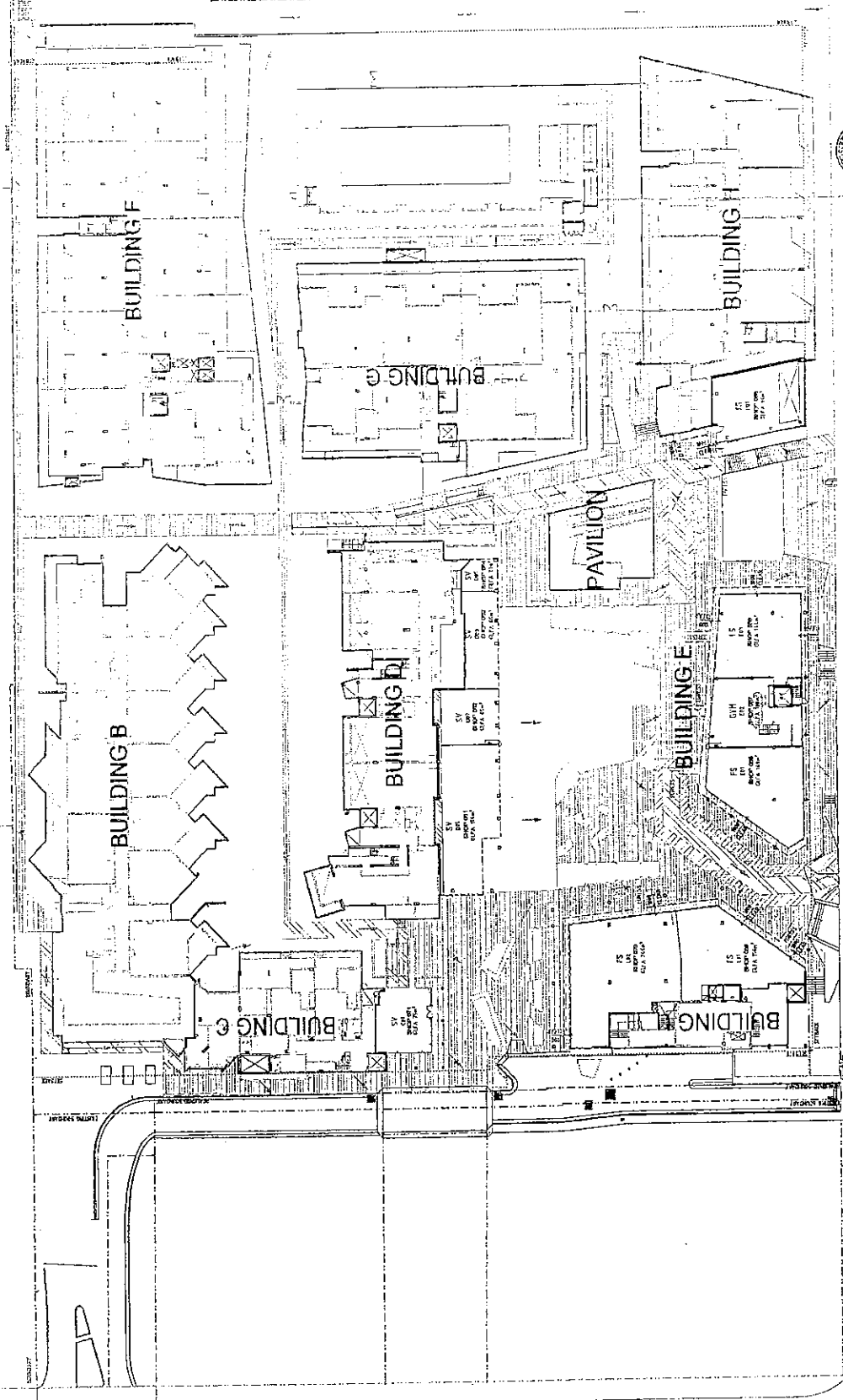
2. The plans and specifications accompanying the application for the CDC adequately and accurately depict the condition of the existing building and/or site conditions.
3. At the time of the inspection, building works subject to the CDC has not commenced on site.
4. No features of the site, or building on the site would result in the application not being complying development or not complying with the Building Code of Australia.

Signature :

Inspected by : Adam DeLooze

Accreditation No. : BPB0085

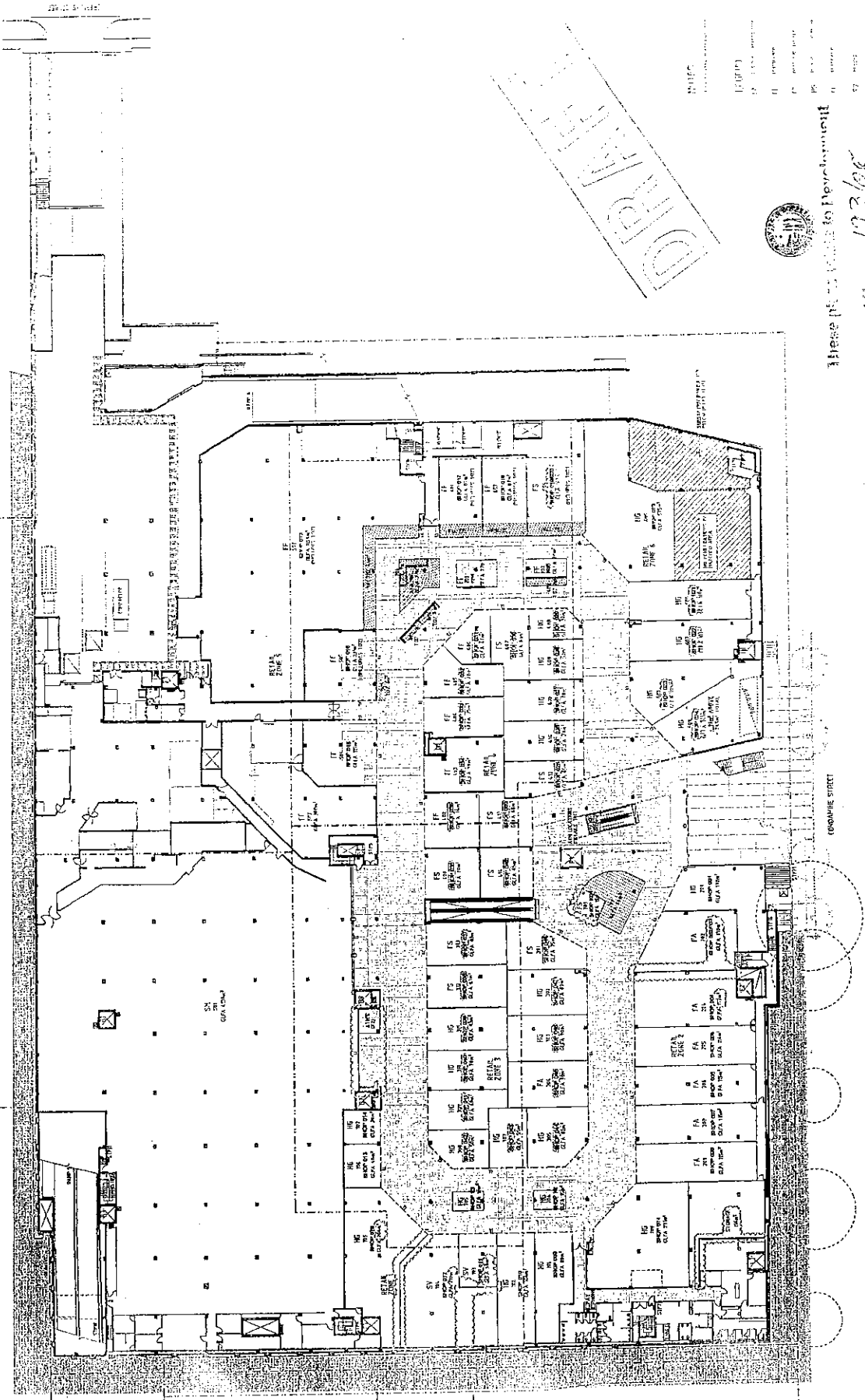
Date : 28.04.2008



These drawings relate to Development
 Consent No. 193/08
 The plans are valid for construction.



<p>IF IN DOUBT ASK THE PLANNING OFFICER FOR THE DEVELOPMENT AT THE PLANNING OFFICE 100, MARKET STREET, LEEDS LS1 2JQ TEL: 0113 2754600 FAX: 0113 2754601 WWW.LEEDSCITY.COUNCIL.GOV.UK</p>	<p>STOCKLAND PLANNING CONSULTANTS</p>	<p>ALLEN JACK COOPER ARCHITECTS 100, MARKET STREET, LEEDS LS1 2JQ TEL: 0113 2754600 FAX: 0113 2754601 WWW.LEEDSCITY.COUNCIL.GOV.UK</p>	<p>STOCKLAND PLANNING CONSULTANTS</p>	<p>193/08 1001 07</p>
--	---	---	---	---



DRAFT

1. MECHANICAL
 2. ELECTRICAL
 3. PLUMBING
 4. STRUCTURE
 5. FINISHES
 6. ELEVATORS
 7. STAIRS
 8. EXTERIOR
 9. INTERIOR
 10. OTHER



These plans are submitted to the Department
 of Public Works for approval.
 Consent No. 173/68
 The plans are for construction.

STOCKLAND LEVEL 1 CALUM LEVEL 21 19 NOT FOR CONSTRUCTION	ALLEN JACK & COTTER ARCHITECTS 18 WYNDHAM STREET, NEW SOUTH WALES (INCORPORATED IN NEW SOUTH WALES)	STOCKLAND LEVEL 1 CALUM LEVEL 21 19 NOT FOR CONSTRUCTION	Page 1 of 1 17/3/68
---	--	---	------------------------

IF IN DOUBT ASK
 THE ARCHITECT

