

CD 38/09

Davis Langdon 

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NORTH SYDNEY NSW 2060

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syd@davislangdon.com.au

11 June 2009

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

Attention: Records Department

Mr Minit, Shop 13, Stockland Shopping Centre, 197 Condamine Street, Balgowlah
Final Occupation Certificate No. 250220



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

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

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

Yours sincerely



Peter Altstadt
Building Surveyor

AVTH OC
pmi
NAME

CERTIFICATE

\$30

R. 618619

16-6-09

Q:\DLR\Job Files\250220 - Mr Minit, Shop 13, 90-96 Bath Road, Kirrawee\250220 - FOC (CDC).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

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

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

Final Occupation Certificate

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

CDC No. 250220

Certificate No. 250220

1. Details of the applicant

Name David Schofield - Minit Australia Pty Ltd
Address 90-96 Bath Road, KIRRAWEE NSW 2232
Contact Tel: 02 9521 9100 Fax: 02 9542 6208 Email: _____

2. Details of the building

Address Shop 13, 197-215 Condamine Street, BALGOWLAH NSW 2093
Description of the building Part - Shop 13
Lot No. / Section --
DP / MPS No. --
Volume / Folio --
BCA Classification 6 - Retail

3. Decision of the certifying authority

Decision Approved
Date of this decision 11 June 2009

4. Information attached to this decision

- ☒ A schedule of fire safety measures
- ☒ The final fire safety certificate
- ☒ Schedule "A" – Information relied upon in certificate determination
- ☒ Critical Stage Mandatory Inspection Summary Report

5. Final Occupation Certificate

Charles Slack-Smith certifies that:

- ☐ the health and safety of the occupants of the building have been taken into consideration (Interim Certificate only)
- ☐ a current development consent has been granted for the development
- ☒ a current complying development certificate has been issued for the development
- ☐ a current construction certificate has been issued with respect to the plans and specifications for the building
- ☒ the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a **Class 6** building
- ☒ a final fire safety certificate has been issued for the relevant part of the building
- ☐ a final fire safety certificate has been issued for the building
- ☐ a final report from the Commissioner of Fire Brigades has been considered

Certificate No. 250220

Date of this certificate 11 June 2009

6. Certifying Authority

Name of Certifying Authority Charles Slack-Smith
Signature 
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
Accreditation Body Building Professionals Board
Accreditation No BPB0378

(continued)
Final Occupation Certificate

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7. Schedule A – Information Relied Upon in Certificate Determination

- Davis Langdon Application for Occupation Certificate dated 27 May 2009;
- Final Fire Safety Certificate dated 27 May 2009;
- Flooring Slip Resistance Certification, issued by Hunt Joinery, dated 10 June 2009;
- Slip Resistance Test Report issued by CSIRO, dated 7 June 2006;
- Slip Resistance Test Report issued by Armstrong World Industries;
- Portable Fire Extinguisher Certification issued by Minit Australia Pty Ltd, dated 12 June 2009;
- Electrical, Exit & Emergency Certification by Craig Mumford Electrical Service, dated 11 June 2009;
- Structural Certification for signage issued by Hunt Joinery, dated 11 June 2009;
- Interim Occupation Certificate No. 26080 issued by City Plan Services, dated 25 May 2009.

(continued)
Final Occupation Certificate

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8. Fire safety schedule

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

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

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

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

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

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Installed Fire Safety Measures
Access panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 AS 1905.1 – 2005, AS 1905.2 – 2005	<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 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"/>	<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 checked="" 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)
Final Occupation Certificate

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Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Installed Fire Safety Measures
Fire doors	BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<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 – 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"/>	
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"/>

(continued)
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Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Installed Fire Safety Measures
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>



Mandatory Critical Stage Inspection Summary Report (CSI)

Type of Critical Stage Inspection		Please indicate date of inspection carried out for this project	
		Date	Name & Accreditation No.
<input checked="" type="checkbox"/>	At the commencement of the building work	13-May-09	Charles Slack-Smith / BPB0378
<input type="checkbox"/>	After excavation for, and prior to the placement of any footings		
<input type="checkbox"/>	Prior to pouring any in-situ reinforce concrete building element		
<input type="checkbox"/>	Prior to covering of the framework for any floor, wall, roof or other building element		
<input type="checkbox"/>	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)		
<input type="checkbox"/>	Prior to covering any stormwater drainage connections		
<input checked="" type="checkbox"/>	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	11-Jun-09	Charles Slack-Smith / BPB0378

Site Details	
Address:	Shop 13, 197-215 Condamine Street, BALGOWLAH NSW 2093
DA No.: N/A	CDC No. 250220

Record of Inspection	
Inspection by other Accredited Certifier: (if not PCA)	Name of Accredited Certifier:
	Accreditation No.:
	Has Report by Accredited Certifier been attached? (Yes / No)
Was work carried out satisfactorily?	Yes
Notes:	

Missed Inspection		
Was Inspection missed due to "unavoidable circumstances"?	No	If yes, what are the unavoidable circumstances?
Principal Contractor	Name:	
	Address:	
	Tel:	
Was all of the works for each stage carried out satisfactorily?	Yes	
Evidence of compliance received:		
Notes:		

Name of PCA:

Charles Slack-Smith

Signature of PCA

Date: 11 June 2009

Accreditation Number:

BPB0378



DAVIS LANGDON

APPLICATION FOR OCCUPATION CERTIFICATE

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

Application submitted with:
Davis Langdon
Level 5, 100 Pacific Highway
North Sydney NSW 2060

Tel: (02) 9956 8822

Office Use Only	
OC No. _____	
Job No. _____	

Applicant Details

Name DAVID SCHOFIELD

Company MINIT AUSTRALIA

Address P.O Box 3185 KIRRAWEE DC
N.S.W Post Code 2232

Contact numbers Phone: 9521-9100 Mobile: 0421-071-029

Email: _____ Fax: _____

Signature of Applicant (Capacity) [Signature] Date: 27-05-09

We hereby wish to apply for: ☐ Interim Occupation Certificate ☒ Final Occupation Certificate
in respect of this proposal.

Proposal Details

Address SHOP 13 STOCKLAND SHOPPING CENTRE
197 CONDOMINE ST
BALGOWLAH N.S.W Post Code 2093

Lot No, DP, SP, etc Lot No. _____ DP _____

Classification of the building as identified by the Development Consent:

- ☐ Part of building covered under this proposal.
☐ Other parts of the building covered under this proposal.

If this application is for an Interim Occupation Certificate, please complete the following.

Part of the building to be occupied.

Date upon which the remainder of the building project is to be completed 11-06-09

- Notes:**
- 1 A Final Occupation Certificate is to be obtained before all of the building / project is occupied.
 - 2 This Application must be accompanied by:
 - o a copy of the relevant Development Consent; OR Complying Development Certificate;
 - o a copy of the relevant Construction Certificate;
 - o a copy of any relevant Fire Safety Certificate;
 - o a copy of any Compliance Certificate(s) which have been issued.
 - 3 This Application must be delivered by mail, by hand or emailed to our office. Regrettably, we are prevented from receiving these applications by facsimile.

See over

Project No. _____

Final / Interim Fire Safety Certificate

Environmental Planning & Assessment Regulation 2000 – Part 8, Division 3

Type of Certificate

Type of certificate issued

☐ Interim

☐ Final

Details of Certificate

Name of Owner/Agent I. HAMISH VESTY

Address of 96 BATH RD KIRRAWEE NSW 2232

certify that:

(a) each of the essential fire measures listed below:

- has been assessed by a person (chosen by me) who was properly qualified to do so; and
- was found, when it was assessed to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.

(b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Identification of the Building

Street SHOP 13 197-215 GOVERNMENT COMDAMINE ST

Suburb BALGOWLAH

Side of street _____

Nearest cross street SYDNEY

House/Unit number _____

Description of the building
(whole or part) _____

Date of Assessment

Date of assessment 11 JUNE 2009

Essential Fire Safety Measures

Fire Safety Measure	Standard	BCA Clause(s)
Automatic fire detection & alarm systems	AS 1670.1 – 2004 AS 4428.1 – 1998	Spec E2.2a
Automatic fire suppression systems	AS 2118.1 – 1999	Spec E1.5
Emergency lighting	AS 2293.1 – 2005	E4.2, E4.4
Emergency warning and intercommunication systems	AS 1670.4 – 2004 AS 4428.4 – 2004	E4.9, Spec G3.8
Exit signs	AS 2293.1 – 2005	E4.5, NSW E4.6 & E4.8
Mechanical air handling systems	AS/NZS 1668.1 – 1998 AS 1668.2 – 1991	E2.2
Portable fire extinguishers & fire blankets	AS 2444 – 2001	E1.6
Other Measures:		
Paths of Travel	-	Section D BCA

Date of Certificate

Date of this certificate 11 JUNE 2009

Project No. _____

(continued)

Final / Interim Fire Safety Certificate

Signature

Agent / Owner's Signature

Capacity

[Handwritten Signature]
PROJECT MGR

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.
- A Fire Safety Certificate is a certificate issued by or on behalf of the owner of the building.



**Atlantic Glass (Aust) Pty Ltd
Architectural Glazing**

Units 1 & 2
166 Pacific Highway, Tuggerah 2259
Tel: 4353 8533 Fax: 4353 8522

CERTIFICATE OF COMPLIANCE

CLIENT: MISTER MINIT AUSTRALIA

BUILDING ADDRESS: SHOP 13 BALGOWLAH SHOPPING CENTRE
SYLVAN AVE BALGOWLAH NSW 2093

DETAILS OF WORKS: SUPPLY ONLY
6.38MM CLEAR LAMINATED GLASS
10.38MM CLEAR LAMINATED GLASS

LICENCE NUMBER: 169808C

A B N: 46 077 528 771

I, Kathy Forsythe of Atlantic Glass (Aust) Pty Ltd. Certify that the glass supplied to the above premises comply with the requirements of
Australian Standards 1288 – 2006
Manufacturers Standard 2208 - 2006

Signed.....
KATHY FORSYTHE (DIRECTOR)

DATE: 11TH June, 2009

all types of glass • shop fronts • doors • shelving • sandblasting • leadlighting • insurance work • aluminium windows
colour back glass • frameless balustrade • trackless shower screens • glass mirrors cut to size • free quotes

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

I, **Anthony Rocca** of **Tyco Fire & Security t/a Wormald**
(Name of Certifier) (Firm)

Unit 1 2-8 South Street Rydalmere 2116
(Address)

hereby certify:-

That the **Fire Sprinklers, Fire Hydrant and Fire Extinguishers** installed in the below tenancies complies with:-

- The relevant clauses of the Building Code of Australia,
E1.5, E1.3 and E1.6
- The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- The following Australian Standards: **AS 2118.1-1999, AS 2419.1-2005 & AS 2444-2001**
- Other practices or standards relied upon for this certification: **Defire Alternative Rev 1.8**
- Exclusions: **YES/NO**

Tenancy No.	Tenancy Name
Coles	Coles
Vintage Cellars	Vintage Cellars
Shop K01	Cas Dei Café
Shop K04	Norton St. Grocer
Shop 1	Veronika Maine
Shop 2-3	Witchery
Shop 4	Sportscraft
Shop 5	Laura Ashley
Shop 6	Nine West
Shop 7	Lorna Jane
Shop 8	Okaidi
Shop 9-10	Escape Skin Bar
Shop 11	La More & Spa
Shop 12	Westpac

Shop 13	Mr Minit
Shop 14	Little's Dry Cleaners
Shop 15	Moorish
Shop 16	Balgowlah Fish Market
Shop 17	Bakers Delight
Shop 18	Café
Shop 19/20	Adairs
Shop 21-22	Dick Smith
Shop 23	Cards & Gifts
Shop 24	Berkerlow Books
Shop 25	Dare
Shop 26	Nina's Homewares
Shop 27	Sunday Rose
Shop 28	Flight Centre
Shop 29	Flowers For Everyone
Shop 30-31	Le Petite Lorraine

Shop 32-33	Craig Cook Meats
Shop 34	Healthy Life
Shop 35	Sushi Bar
Shop 36	Michel's Patisserie
Shop 37	OPSM
Shop 38	3 Mobile
Shop 39	John Brenan
Shop 40	T-Life
Shop 41	EB Games
Shop 42	Kodak
Shop 43	Mandarin Massage

Shop 44	Leading Edge Jewellers
Shop 45-46	Lin & Barrett
Shop 47	Blue Illusion
Shop 48	AV Simon
Shop 49	OptusYes
Shop 50 -51	Roaming Bird
Shop 72	Norton St
Shop 73	Pharmacy Select
Shop 74	Double Bay Clothing
Shop 75	Supanews

Full Name of Certifier: Anthony Rocca.....

Qualifications and experience:..... Project Manager.....

Address of Certifier: Unit 1 2-8 South Street Rydalmere 2116.....

Phone numbers: Bus...(02) 96388500.....FAX...(02) 9638 8599

Signature:

Date: 28/5/09



baratech
air conditioning



Quality
Endorsed
Company

BARATECH PTY LTD
ABN: 94 002 821 310
9 Sefton Road
THORNLEIGH NSW 2120
Telephone: (02) 9875 3088
Facsimile: (02) 9875 4300
Email: baratech@baratech.com.au
Gold Lic. No. 19539C

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDRAMINE ST, BALGOWLAH 2093

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

I Matthew Eaton of Baratech Pty Ltd

9 Sefton Rd Thornleigh NSW 2120

hereby certify:-

That the mechanical services for the shop fit out retail area installed in the building project comply with:-

- a) The relevant clauses of the Building Code of Australia,
AS4254 BCA Spec 1.10
BCA 2006 J3.5 for DA101/06 BCA 2008 J3.5 for DA314/07
BCA 2006 J5.2, J5.3, J5.4, J5.5 & NSW J(A)5.2 for DA101/06
BCA 2008 J5.2, J5.3, J5.4, J5.5, & for DA314/07
BCA J1.2
BCA J1.2©
BCA NSW J(A)5.2 & NSW J8.2
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
AS4254
AS1668.2 - 2002
AS1668.1 - 1998
- d) The following Australian Standards:
- e) Other practices or standards relied upon for this certification:

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

Full Name of Certifier: MATTHEW EATON

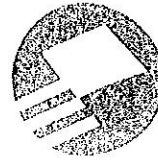
Qualifications and experience: M. AIRAH, M. ASHRAE, M. CIBSE

Address of Certifier: 9 Sefton Rd THORNLEIGH NSW 2120

Phone numbers: Bus 9875 3088 Fax 9875 4300 Mob 0423 025 896

Signature: 

Date 4/06/2009



Heyday Group Pty Ltd
ABN 82 121 276 168

ACC Technologies
Heyday Communications
Heyday Electrics
Heyday Fire Technologies

9 Waterloo Road
North Ryde NSW 2113

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

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

That the ...ewis system... installed in the building project (SHOP 1) complies with:-

- a) The relevant clauses of the Building Code of Australia,
.....BCA 2006 Clause E4.9.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- d) The following Australian Standards:.....AS1670 Pt 4 2004
- e) Other practices or standards relied upon for this certification:....NIL.....
- f) Exclusions: YES/NO.....NIL.....

Full Name of Certifier:Andrew Mitchell.....

Qualifications and experience:.....Electrician.....

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

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

Signature:

Date.....4th June 2009.....



INSTALLATION CERTIFICATION / RETAIL TENANCIES

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

I.....Justin Geale.....of.....Boone & Willard Plumbing.....
(Name of Certifier) (Firm)

.....Unit 13 / 5 Meridian Pl. Baulkham Hills.....
(Address)

hereby certify:-

That the ...Hydraulic services.....(building work/element) installed in the building project
comply with:-

- a) The relevant clauses of the Building Code of Australia,
.....
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards:.....AS 3500.....
- e) Other practices or standards relied upon for this certification:.....
.....
- f) Exclusions: NO.....

Full Name of Certifier:Justin Geale.....

Qualifications and experience:.....20 years Licenced Plumber.....

Address of Certifier: Unit 13 / 5 Meridian Pl. Baulkham Hills.....

Phone numbers: Bus...8883 0177.....Fax...9836 4930.....Mob...0419 402 621.....

Signature:

Date.....25/05/09...

The Village, Balgowlah

Tenancy Handover Schedule

Stockland Shop No.	Tenancy Name
Coles	Coles
Vintage Cellars	Vintage Cellars
Shop K01	Cas Dei Café
Shop K02	
Shop K03	
Shop K04	Norton St
Shop K05	
Shop 1	Veronika Maine
Shop 2/3	Witchery
Shop 4	The Sportskraft
Shop 5	Laura Ashley
Shop 6	Nine West
Shop 7	Lorna Jane
Shop 8	Okaidi
Shop 9	Escape Active Skinbar
Shop 10	Escape Active Skinbar
Shop 11	Neo Nails
Shop 12	Westpac
Shop 13	Mr Minit
Shop 14	Lawrence Dry Cleaners
Shop 15	Moreish Foods
Shop 16	balgowlah seafood
Shop 17	Bakers Delight
Shop 18	Balgowlah Café
Shop 19/20	Adairs
Shop 21	Dick smith
Shop 22	Dick smith
Shop 23	Fab cards & Gifts
Shop 24	Book Shop
Shop 25	29 Dare
Shop 26	Nina,s
Shop 27	Sunday Rose
Shop 28	Flight Centre
Shop 29	Flowers for Everybody
Shop 30/31	La Petite Lorraine
Shop 32/33	Prime Quality Meats
Shop 34	Healthy Life
Shop 35	Sushi Bar
Shop 36	Michels Patisserie
Shop 37	OPSM
Shop 38	3 Mobile
Shop 39	John Brennan Hair
Shop 40	Telstra
Shop 41	EB Games
Shop 42	Kodak Express
Shop 43	Mandarin Massage
Shop 44	Leading Edge
Shop 45/46	Lin & Barrett
Shop 47	Blue Illusion

Shop 48	Eyedonist	
Shop 49	Optus	
Shop 50	Take Away Foods	
Shop 51	Take Away Foods	
Shop 61		Level 1
Shop 62		Level 1
Shop 63/64		Level 1
Shop 65		Level 1
Shop 66		Level 1
Shop 67	Fitness First	Level 1
Shop 68		Level 1
Shop 69		Level 1
Shop 70		Level 1
Shop 71	Centre M'ment	Level 1
Shop 72	Norton St Grocer	
Shop 73	Pharmacy Select	
Shop 75	Supanews	

Note: Fitout durations are calculated based on completion of tenancy fitout by 28/4/09

Certificate of Compliance - FLOORING

This is to certify that the flooring used in the tenancy detailed below has been slip rated in accordance with AS/NZS 4586 – Slip resistance classification of new pedestrian surface materials, and the ceramic tiles have been installed in accordance with AS 3958 – Ceramic tiles- guide to the installation of ceramic tiles.

Tenancy Details:

**Mister Minit
Shop 13
The Village Balgowlah
Balgowlah NSW
2093**

Yours faithfully,



Gary Hunt
Lic No. 50287c

Dated: Wednesday, 10 June 2009



Industrial Research Services

Manuf. & Infrast. Technology, 14 Julius Ave (Riverside Corp. Park), North Ryde, NSW, 2113, Australia
 Telephone: 61 2 9450 6444 Facsimile: 61 2 9490 6655 Email: tiles@csiro.au Web: http://www.cmir.csiro.au

Att: Hunt Bldg 9 Jockey

Registered Testing Authority - Building Code of Australia

7 June 2006

Our Ref. ES13/616 03/0212

TEST REPORT No. SY1170

Requested by: Taicera Enterprise Co., Ltd
 on (date): 1 June 2006
 Manufacturer: Taicera Enterprise Co., Ltd
 Product Desc.: Sandstone Yellow Bush Hammer, dust pressed, matt ceramic tile
 300mm x 600mm Item code: G63526
 Sampling details:
 Where: Delivered
 Date: 1 June 2006
 By whom: Courier
 How (methods): N/A

(ARK COLOURS)

The results reported relate only to the sample(s) tested and the information received. No responsibility is taken for the accuracy of the sampling unless it is done under our direct supervision. CSIRO cannot accept responsibility for deviations in the manufactured quality and performance of the product. While CSIRO takes care in preparing the reports it provides to clients, it does not warrant that the information in this particular report will be free of errors or omissions or that it will be suitable for the client's purpose. CSIRO will not be responsible for the results of any actions taken by the client or any other person on the basis of the information contained in this report or any opinions expressed in it. The reproduction of this test report is only authorized in the form of a complete photographic facsimile. Our written approval is necessary for any partial reproduction.

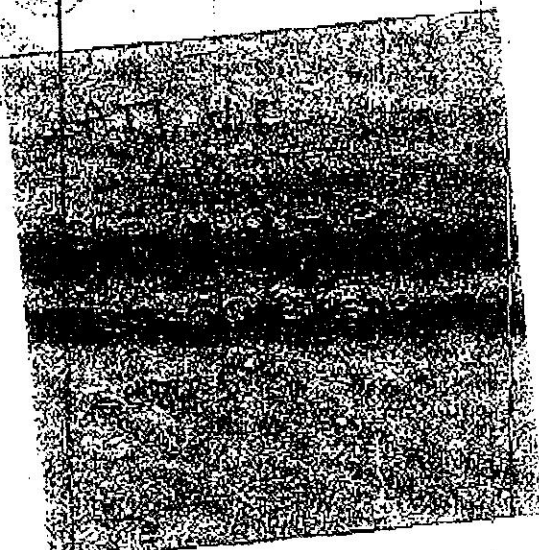
This test report consists of 3 pages

SUMMARY OF SLIP RESISTANCE TESTS PERFORMED:

AS/NZS 4586:2004	Slip resistance classification of new pedestrian surface materials, Appendix D: OILWET Ramp (Equiv. to DIN 51130 Rev92)	Result	Class
	Mean overall acceptance angle:	21.8°	R 11

In order to interpret the classifications, please refer to Standards Australia Handbook 197, An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials, which recommends minimum classifications for a wide variety of locations.

It is important to realise that test results obtained on unused factory-fresh samples may not hold directly applicable in service, where previous surface coatings, contamination, wear and subsequent cleaning all influence the behaviour of the pedestrian surface.





CSIRO

Industrial Research Services

Manuf. & Infract. Technology, 14 Julius Ave (Riverside Corp. Park), North Ryde, NSW, 2113, Australia
Telephone: 61 2 8400 5444 Facsimile: 61 2 8400 5555 Email: ilsa@csiro.au Web: <http://www.irs.csiro.au>

Page 2 of 3

REPORT NO: SY1170
ISSUE DATE: 7 June 2006
MANUFACTURER: Talca Enterprise Co. Ltd
PRODUCT DESC: Sandstone Yellow Bush Hammer, dust pressed, matt ceramic tile
300mm x 600mm Item code: G8S526

SLIP RESISTANCE CLASSIFICATION OF NEW PEDEBTRIAN SURFACE MATERIALS**OIL-WET RAMP TEST METHOD**

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4588:2004 (Appendix D) (Equip. to DIN 51130 Rev92)

Test Date: 6 June 2006

Location: Slip Resistance Laboratory

Sample Unfixed

Joint width: - mm

Surface structure:

☒ Smooth
☐ Profiled
☐ Structured

RESULTS

Mean overall acceptance angle:

21.2°

Displacement space:

not tested

CLASSIFICATION:

Slip Resistance Assessment Group:

R 11

Displacement Space Assessment Group:

-



CSIRO

Industrial Research Services

Material & Infrastructure Technology, 14 Julius Ave (Rumoursa Corp. Park), North Ryde, NSW, 2113, Australia
Telephone: 61 2 9595 5444 Facsimile: 61 2 9450 6656 Email: tlac@csiro.au Web: <http://www.csiro.au>

Page 3 of 3

REPORT NO: 1170
ISSUE DATE: 7 June 2006
MANUFACTURER: Talcora Enterprises Co. Ltd
TILE DESC: Sandstone Yellow Rush Hammer, dust pressed, matt ceramic tile
300mm x 600mm Item code: G63526

Date and Place

7 June 2006,

North Ryde, NSW

Name, Title and Digital Signature:

TINTIN
Technical Officer

Tel: 61 2 94905430
Fax: 61 2 94905777
Email: Tintin.Tintin@csiro.au

Consulting services are available if further detailed analysis of the test results are required.

PR:T070606-15:08:01

Excelon

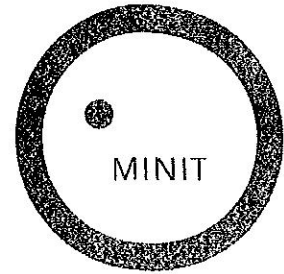
Technical data

Type of Floor covering	EN 654	Vinyl Composition Tile
Manufactured in		Australia
Classification	EN 685	Commercial: 33 Industrial: 42
Polyurethane reinforced		No
Surface texture		No
Tile size	EN 427	300mm x 300mm
Coverage		4.5m ²
Squareness of tiles	EN 427	≤ 0.25mm
Overall thickness	EN 428	2.0mm & 3.0mm
Thickness of surface layer		0.7mm (Terrazz Only)
Product weight	EN 430	4.1kg/m ² (2.0mm) 6.2kg/m ² (3.0mm)
Density	EN 436	2.16g/cm ³
Wear resistance	EN 660-2	≤ 10mm ³
Residual indentation	EN 433	≤ 0.10mm
Dimensional stability	EN 434	< 0.25 %
Curing after exposure to moisture	EN 662	≤ 0.75mm
Flexibility	EN 435 (Method B)	No cracking when deflected to min. 15mm
Colour fastness	ISO 105-B02 (Method 3)	≥ 6
Electrical Resistance		Approx 10 ¹³ ohm
Static Electrical Propensity	EN 1515	< 2.0 kV
Fire Resistance	ISO 9239-1	> 11 kW/m ²
Critical Radiant Flux		< 750 % minutes
Smoke Development Rate		
Slip Resistance	AS/NZS 4586:1999	Y
Appendix A: Wet pendulum		R9
Appendix D: Oil-wet ramp		
Chemical Resistance		Good resistance (Full test results can be supplied on request)
Colours		Designer 29, Terrazz 17, Stonetex 5 (custom colours upon request)
Recommended Adhesive – Field Area		Armstrong PS720
Installation		Full spread
Applications		Supermarkets, heavy duty retail production locations, warehouses, shopping centres, homes, offices, hotels, shops, schools, universities, childcare centres, hospitals, nursing homes, restaurants, retail, culture/leisure centres, light industrial

Armstrong World Industries (Australia) Pty Ltd instructions regarding adhesives, installation, cleaning and maintenance should be observed. Please contact Armstrong for details.

Armstrong

12th June 2009



To whom it may concern

Fire Safety Equipment – Mister Minit

Minit Australia has installed and will maintain fire safety equipment to comply with Australian Standards AS 2444 and AS 1851 in Mister Minit located at Shop 13 Stocklands Balgowlah.

Installation was carried out by Hamish Vesty of Minit Australia and ongoing maintenance of the fire safety Equipment will be performed by Safety Procedures Australia Pty Ltd (ph: 1300 723 341).

If you have any further queries do not hesitate to contact me on (02) 95219103.

Yours faithfully
MINIT AUSTRALIA PTY LTD

A handwritten signature in black ink, appearing to read "Steve Whittard", with a long, sweeping horizontal line extending to the right.

Steve Whittard
Property Manager

Excelon

Technical data

Type of Floor covering	EN 654	Vinyl Composition Tile
Manufactured in		Australia
Classification	EN 685	Commercial: 33 Industrial: 42
Polyurethane reinforced		No
Surface texture		No
Tile size	EN 427	300mm x 300mm
Coverage		4.5m ²
Squareness of tiles	EN 427	≤ 0.25mm
Overall thickness	EN 428	2.0mm & 3.0mm
Thickness of surface layer		0.7mm (Terrazz Only)
Product weight	EN 430	4.1kg/m ² (2.0mm) 6.2kg/m ² (3.0mm)
Density	EN 436	2.16g/cm ³
Wear resistance	EN 660-2	≤ 10mm ³
Residual indentation	EN 433	≤ 0.10mm
Dimensional stability	EN 434	≤ 0.25 %
Curling after exposure to moisture	EN 662	≤ 0.75mm
Flexibility	EN 435 (Method B)	No cracking when deflected to min. 15mm
Colour fastness	ISO 105-B02 (Method 3)	≥ 6
Electrical Resistance		Approx 10 ¹⁰ ohm
Static Electrical Propensity	EN 1815	< 2.0 kV
Fire Resistance Critical Radiant Flux Smoke Development Rate	ISO 9239-1	>11 kW/m ² < 750 % minutes
Slip Resistance Appendix A: Wet pendulum Appendix D: Oil-wet ramp	AS/NZS 4586:1999	Y R9
Chemical Resistance		Good resistance (full test results can be supplied on request)
Colours		Designer 29, Terrazz 17, Stonetex 5 (custom colours upon request)
Recommended Adhesive – Field Area		Armstrong PS720
Installation		Full spread
Applications		Supermarkets, heavy duty retail, production locations, warehouses, shopping centres, homes, offices, hotels, shops, schools, universities, childcare centres, hospitals, nursing homes, restaurants, retail, culture/leisure centres, light industrial

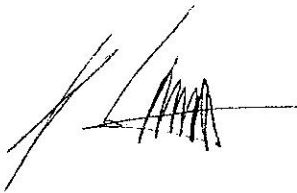
Armstrong World Industries (Australia) Pty Ltd instructions regarding adhesives, installation, cleaning and maintenance should be observed. Please contact Armstrong for details.

CRAIG MUMFORD ELECTRICAL SERVICE

37 Gallipoli Ave Ettalong 2257
Telephone (02) 43415873
Mobile 0406 890 336
Email: cmumford@bigpond.net.au

Certificate of Compliance

This is a certificate of compliance for the electrical installation of a "Mister Minit" Kiosk, for Minit Australia located at Shop 13, The Village Balgowlah Sylvan Avenue, Balgowlah NSW 2093. The kiosk electrical wiring has been installed as per approved plans to relevant Australian Standard AS3000.

A handwritten signature in black ink, appearing to read 'Craig Mumford', with a horizontal line extending to the right.

Craig Mumford
Electrical Contractor 43450C.
11/6/2009

SIGNAGE INSTALLATION CERTIFICATE

This certificate confirms that the signage installed to the tenancy detailed below is structurally sound and has been constructed and installed with sufficient support to ensure its stability and compliance with the requirements of AS1179 and AS1684.

Tenancy Details:

**Mister Minit
Shop 13
The Village Balgowlah**

Yours faithfully,



Gary Hunt
Lic No. 50287c
Dated 11th June 2009

CRAIG MUMFORD ELECTRICAL SERVICE

37 Gallipoli Ave Ettalong 2257
Telephone (02) 43415873
Mobile 0406 890 336
Email: cmumford@bigpond.net.au

Emergency Lighting and Exit Signs

I, Craig Mumford certify that the emergency lighting and exit signs for the tenancy detailed below conforms to or exceeds the requirements for emergency lighting as detailed in part E of the Building Code of Australia, AS/NZS 3000 and AS 2293.

Tenancy Address: Shop 13
The Village Balgowlah
Sylvan Avenue, Balgowlah NSW
2093

Occupancy Details: Mister Minit

Date: Thursday 11th April, 2009

A handwritten signature in black ink, appearing to read 'Craig Mumford', with a horizontal line extending to the right.

Craig Mumford
Electrical Contractor 43450C.



INTERIM OCCUPATION CERTIFICATE NO. 26080

Issued under Part 4A of the Environmental Planning and Assessment Act 1979
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT

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

OWNER

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

DEVELOPMENT CONSENT

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

PROPOSAL

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

PRINCIPAL CERTIFYING AUTHORITY

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

ACCREDITATION NUMBER

BPB 0136

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

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Consent is in force with respect to the building;*
- A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued;*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- Where required, a final Fire Safety Certificate has been issued for the building or an Interim Final Fire Safety Certificate has been issued for the relevant part of the building;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DETERMINATION

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

Terrence Gibson
Consultant

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



SCHEDULE 1

1. Attachments to the Interim Occupation Certificate

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

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

CITY PLAN

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

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



SCHEDULE 2 FIRE SAFETY SCHEDULE

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



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

CITY PLAN

FIRE SAFETY MEASURES

STANDARD OF PERFORMANCE

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

FIRE SAFETY MEASURES

STANDARD OF PERFORMANCE

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

Peter Altstadt

From: Peter Altstadt
Sent: Thursday, 28 May 2009 1:35 PM
To: 'dave.schofield@minit.com.au'
Cc: 'Hamish.Vesty@minit.com.au'
Subject: Mr Minit Occupation Certificate Requirements

Hi Dave – the following is a list of items that will be required for the Occupation Certificate for Mr Minit Balgowlah.

- Final Fire Safety Certificate (TBA – depends on which items are to be covered off by the base building which we will know once the base building is approved for occupation.)
- Installation Certificates for the following fire services:
 - Sprinklers referencing Alternate solutions report by Defire Ref 20050098 dated 19 June 2007 ✓
 - Emergency lighting and exit signs ✓
 - Mechanical Ventilation referencing Alternate solutions report by Defire Ref 20050098 dated 19 June 2007 ✓
 - Portable Fire extinguisher ✓
 - As well as any other fire services that will not be done by the base building and are the responsibility of the tenant – as discussed we will know more once the base building is approved for occupation.
- Certification for glazing, floor & wall finishes. ✓

Please be advised that this is not a final list and other items may be required as a result of the inspection.

Also I confirm the final inspection for 11th June and I will contact Hamish closer to the date to advise of a time.

Kind Regards,