

Job No: 2009/039

Monday, 15 March 2010

Manly Council
PO Box 82,
Manly NSW 1655

Attention: General Manager

MANLY COUNCIL	
REGISTERED BY RECORDS	
16 MAR 2010	
RESPONSIBLE OFFICER	_____
DOCUMENT NUMBER	_____

RE: Occupation Certificate No. 09/039/01
Sushi Roll – Shop 066, Stockland Balgowlah

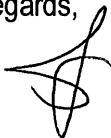
Please find attached a copy of Occupation Certificate 09/039/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979.

Please find attached a cheque in the amount of \$30.00 payable for the registration of the Occupation Certificate.

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque.

With regard to the attached certificate please do not hesitate to contact me should you have any queries or require any further information.

Regards,



Tim Abovian
Assistant Building Regulations Consultant
Steve Watson & Partners Pty Ltd

\$30.00
RP 681558
P6 16/3/2010



STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIERS
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 FAX +61 2 9283 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 576

FINAL OCCUPATION CERTIFICATE

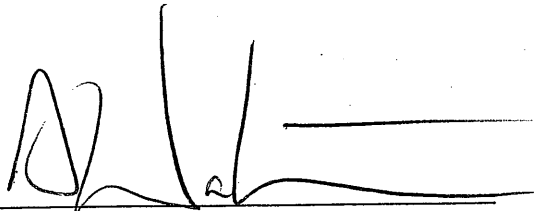
Issued under the Environmental Planning and Assessment Act 1979 Section 109C(1)(c) and 109H

Final Occupation Certificate No. 09/039/01

Steve Watson and Partners certify that:

- They have been appointed as the Principal Certifying Authority under section 109E.
- A Development Consent/Complying Development Certificate 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 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.
- Where required, a report from the Commissioner of Fire Brigades has been considered.

Applicant	Name: Sushi Roll C/- Giant Design Consultants Address: 5 Nicholson Street Suburb: Crows Nest State: NSW Postcode: 2065
Location of the Property	Address: Shop 066, 215 Condamine Street (Stockland Balgowlah) Suburb: Balgowlah State: NSW Postcode: 2093 Real Property Description: Lot 101/DP 1102617
Building Description	Establishment of use as a Sushi Restaurant, associated fitout and outdoor dining area
Building Code of Australia Classification	Class 6
Date of Receipt	Date Received: 11 th March 2010
Determination	Approved Date of Determination: 15 th March 2010
Development Consent	Development Consent Number: DA345/09 Council: Manly Council Date of Determination: 28 th January 2010
Construction Certificate	Construction Certificate Number: 09/039/01 Date of Determination: 5 th February 2010


Steve Watson (BPB0432) on behalf of

Steve Watson and Partners

Accreditation Body: BPB

Accreditation no: ABC 1

Date of Endorsement: Monday, 15 March 2010

Documentation relied upon to issue Occupation Certificate 09/039/01 for Sushi Roll – Shop 066, Stockland Balgowlah.

Item No	Description	Date
1.	Mandatory inspection record (Final)	11.03.10
2.	Application for Occupation Certificate	11.03.10
3.	Final fire safety certificate	09.03.10
4.	Certificates contained within SWP Certification Package	-
5.	SWP DA Checklist and associated documentation	-



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sydney@swpartners.com.au
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CI162B Site Inspection Record

Project Address	Shop 066, 215 Condamine Street, Balgowlah	Inspection record #	09/039/F
Accredited Certifier	Steve Watson (BPB0432) for Steve Watson and Partners	Body Corporate Accreditation #	ABC 1
DA ref	DA345/09	CC Ref	09/039/01
Date of inspection	12.03.10	Type	COMPLETION

Checklist

Consistency with approved plans?	Yes	BCA compliance matters OK?	Yes
Pre OC DA Conditions? (see checklist attached)	Yes	Basix matters OK?	N/A

Issues/Rectification works required

#	Issue	Comment/requirement	Action by
1.			

Was the Inspection

- ☒ Satisfactory
☐ Satisfactory subject to resolution of the issues identified above
☐ Unsatisfactory

Signed

Inspector

12th March 2010
Date



STEVE WATSON & PARTNERS

PLANNING REGULATORY CONSULTANTS AND DESIGNERS
PLANNING CONSULTANTS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6555 FAX +61 2 9283 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 576

APPLICATION FOR OCCUPATION CERTIFICATE

PART 1 Application and Site Details

Type of Certificate Sought

Tick appropriate boxes

- ☐ Interim certificate
☒ Final certificate
☐ Change of building use of an existing building
☒ Occupation/use of a new building

Applicant

It is important that we are
able to contact you if we
need more information.

Please give us as much
detail as possible.

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other

Surname (or Company): SUSHI ROLL C/O GIANT DESIGN CONSULTANTS

Given names (or ABN): 59 631 652 729

Address: 5 NICHOLSON ST, CROWS NEST

State: NSW Post Code: 2065

Phone: (02) 9906 6940

Fax: (02) 9906 6191

Mobile:

E-mail:

Location of the Property

We need this to correctly
identify the land.

Address: SHOP 66, STOCKLAND BALGOWLAH, 197-215 CONDOMINE ST,

BALGOWLAH

State: NSW Post Code: 2013

Real Property Description: STOCKLAND BALGOWLAH, PLAZA LEVEL

(eg. Lot/DP/Section, etc)

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

PART 2 Work Description

Development Consent or Complying Development Certificate

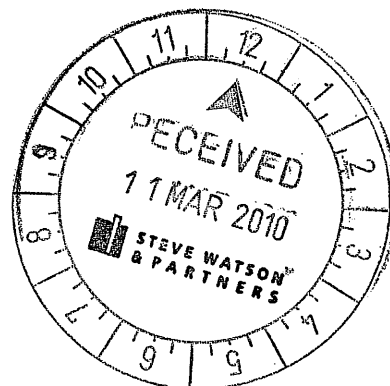
Development Consent/Complying Development No: DA 345/09

Date of Determination: 12 / 01 / 2010

Construction Certificate

Construction Certificate No: 2009/039

Date of Determination: 05 / 02 / 2010



Building Details

The building classification must be the same as that specified in the Complying Development Certificate or Construction Certificate

If you are applying for an Occupation Certificate for part of the building, describe the part of the building:

SHOP 066 (PLAZA LEVEL) OF STOCKLAND BALGOWLAH

Describe the proposed use of the building: RESTAURANT

What is the classification of the building under the BCA: CLASS 6

Change in Classification

What is the existing classification of the building under the BCA: —

What is the new classification of the building under the BCA: —

Attachments

The following information must accompany an application for an Occupation Certificate:

- A copy of Development Consent or Complying Development Certificate
- A copy of the Construction Certificate, where relevant
- A Final Fire Safety Certificate or Interim Fire Safety Certificate (not required for class 1a or 10 buildings).
- Other certificates or documentation relied on.

PART 3 Declaration

Declaration

If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.

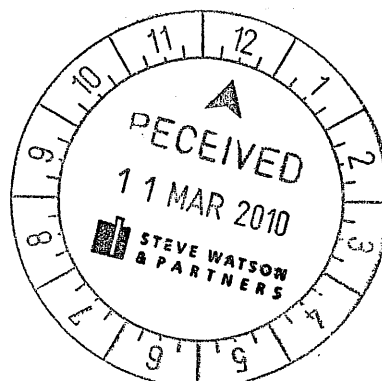
I declare that all the information in the application is, to the best of my knowledge, true and accurate.

I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is misleading, any approval granted 'may be void'.

Signature: [Signature] Date: 09 / 03 / 2010

Name, if you are not the applicant: CHRIS WILKS

In what capacity are you signing if you are not the applicant: DESIGNER



Statutory Fire Safety Measures			CERTIFICATION BY	
ITEM	MEASURE	STANDARD OF PERFORMANCE	DESIGN	INSTALL
✓ 1	Automatic fire suppression systems (<i>Sprinklers</i>)	BCA2009 Specification E1.5 and AS 2118.1 – 1999 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	-	Wet fire contractor
✓ 2	Emergency lighting	BCA2009 Clause E4.2, E4.4 and AS 2293.1 – 2005	-	Electrical contractor
✓ 3	Emergency warning and intercommunication system	BCA2009 Clause E4.9, and AS 1670.4 – 2004 and AS 4428.4 – 2004 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	-	Electrical contractor
✓ 4	Exit signs	BCA2009 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	-	Electrical contractor


Final ✓

Sush/ Rol

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FIRE SAFETY CERTIFICATE

The owner of a building, or the owner's agent, needs to provide a fire safety certificate to the certifying authority (a council or a private certifier) with an application for an occupation certificate. You can use this form to do so. A copy of this certificate also needs to be given to the Commissioner of New South Wales Fire Brigades, and displayed in the building in a prominent position.

1. Details of the Building being Certified	
Name of the owner of the building or part of the building	
Full name/company name	Stockland
Address of the building	
Flat/street no.	215
Street name	Condamine Street
Suburb or town	Belgowah
Postcode	2083
Nearest cross street	Sydney Road
This certificate is for: part of building	
Description of the building or part of the building	
Shop 066	
2. Type of Certificate	
This is the: final fire safety certificate	
Date of this certificate	9th March 2010
3. Certification	
I, <u>Anthony Rocca</u> of <u>Wormald</u>	
being the owner of the building described above, or the agent of the owner, certify that:	
<ul style="list-style-type: none"> each of the essential fire safety measures listed in part 7 has been assessed by a properly qualified person, and was found, when it was assessed by that person, to be capable of performing to at least the standard required by the current fire safety schedule for the building; the information contained in this statement is true and accurate to the best of my knowledge and belief. 	
4. Information Attached to this Certificate	
<input checked="" type="checkbox"/> The current fire safety schedule for the building	
5. Signature	
The owner of the building or the owner's agent, must complete and sign the certificate.	
Signature	
Name	Anthony Rocca
Address	Unit 11 2-8 South St Rydalmere
The capacity in which you are signing if you are not the owner of the building	Project Manager

6. Privacy policy

You need to provide the information in this certificate to the certifying authority if you are applying for an occupation certificate. You also need to give the information to the council and the Commissioner of New South Wales Fire Brigades if a fire safety order has been made for the building once you have satisfied that order. If you do not supply a fire safety certificate as required, you will be in breach of the *Environmental Planning and Assessment Act 1979* and you could be found guilty of an offence and/or required to take further action. Please contact the council if the information you have provided in this certificate is incorrect or changes.

7. Assessment of Fire Safety Measures

Measure	Standard of performance required by the fire safety schedule	Date of assessment
Automatic fire suppression systems (Sprinklers)	BCA2009 Specification E1.5 and AS 2118.1 – 1999 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	09.03.10
Emergency lighting	BCA2009 Clause E4.2, E4.4 and AS 2293.1 – 2005	09.03.10
Emergency warning and intercommunication system	BCA2009 Clause E4.9, and AS 1670.4 – 2004 and AS 4428.4 – 2004 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	10.03.10
Exit signs	BCA2009 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07	09.03.10

AUTOMATIC FIRE SUPPRESSION SYSTEMS - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

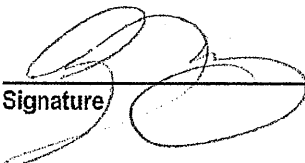
Measure and/or system	Standards of Performance
Automatic fire suppression systems (Sprinklers)	BCA2009 Specification E1.5 and AS 2118.1 – 1999 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: Project Manager

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Anthony Rocca
Company: Wormald.
Address: Unit 1 2-8 South St Rydalmere
Phone No. 96388500 Fax No. 96388599


Signature

9th March 10'
Date

Sushi Roll

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EMERGENCY LIGHTING - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 008

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Emergency lighting	BCA2009 Clause E4.2, E4.4 and AS 2283.1 - 2005

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: licensed electrician

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: ASS PRINLOTTA

Company: TEKNICO GROUP

Address: 400-510C NSW 1625

Phone No. 9817 7800

Fax No. 9879 7801

Signature

Date

9/3/10.

Certificate of Compliance

March 12, 2010

Virtual Interiors NSW Pty Ltd
Unit 2/11 Saggart Field Road
MINTO NSW 2566

**Reference: Sushi Roll
Shop 066 Stocklands Mall
Blagowlah NSW 2093**

This letter is to confirm that **Teknico Group Pty Ltd** was responsible for the installation of the following services at the above mentioned site in accordance with the corresponding standards, local authority requirements, plans and specifications provided by **Virtual Interiors NSW Pty Ltd** at the time of tender;

- **Electrical installation** including general lighting and power to **AS/NZS 3000, SAA Wiring Rules** and Energy Australia requirements
- **Communications cabling infrastructure** to **TS008** and **TS009**
- **Exit and Emergency Lighting** to **AS/NZS 3000** and **AS/NZS 2293.1/2**

If any further information is required, please do not hesitate to contact us at any time.

Sincerely yours,



Ross Princiotta
Managing Director

EMERGENCY WARNING AND INTERCOMMUNICATION SYSTEM - INSTALLATION CERTIFICATE - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the design, specifications and the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Emergency warning and intercommunication system	AS 4784 - 2004 A2220 Pt 1 1989 BCA2009 Clause E4.9, and AS 4428.4 - 2004 and as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: ELECTRICIAN

- c) The information contained in this statement is true and accurate to the best of my knowledge.


Name of Certifier: ANDREW MITCHELL

Company: HEJONG GROUP PTY.

Address: 9 WATERLOO ROAD, NTH RYDE.

Phone No. 9855 6666

Fax No. 9855 6691


Signature

10/3/10
Date

NOTE - ALSO COMPLETE COMMISSIONING TEST REPORT ON FOLLOWING PAGES

AS1670.4 COMMISSIONING TEST REPORT

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AS 1670.4—2004

APPENDIX E
COMMISSIONING TEST REPORT

(Normative)

THE SOUND SYSTEM AND INTERCOM SYSTEM IS INSTALLED AT:

(Premises)

SUSHI ROLL (Shop 66)
197-215 CONDOMINE ST
BALGOWLAH

Postcode 2093

Owner or Owner's Authorized Agent

Postcode

~~NEW~~~~MODIFICATION TO SYSTEM~~

* ADDITION TO

(* Cross out those not applicable)

Date of commissioning tests 11/3/10

Name and address of commissioning company, company stamp, or company name in 'BLOCK LETTERS'

HEYDAYS CROUT PTY.

Postcode 2112

Commissioning person

Name (print) ANDREW MITCHELL

Signature [Signature]

AS 1670.4—2004

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INSTRUCTIONS:

This form is to be used in conjunction with—

- (a) operator's manual;
- (b) installer's statement(s); and
- (c) 'as-installed' drawings,

to provide a complete description of the installed system and its tested performance at the time of its commissioning into service.

SYSTEM INFORMATION**GENERAL**

- (a) All system equipment is located and installed in accordance with the 'as installed' drawings.
- (b) The evacuation zone facilities have been correctly labelled and that the evacuation zone is immediately apparent from the labelling.
- (c) All loudspeakers are of the type specified.
- (d) The total zone rating does not exceed amplifier capacity.
- (e) The WIP locations have been correctly labelled and the emergency zones are immediately apparent from the labelling.
- (f) All WIPs are of the type specified.

YES

☐ N/A☐ N/A**WIRING**

- (a) The a.c. primary power source for the system has been provided in accordance with the requirements of AS/NZS 3000 and Section 4 of AS 1670.4.
- (b) The system wiring complies with the requirements of Clause 2.3 of AS 1670.4
- (c) A fault signal is displayed at the intercom panel when the circuit wiring at the last emergency call point on each zone is open-circuited.

☐ N/A**POWER SUPPLY**

- (a) The power supply unit functions in accordance with the requirements of Section 3 of AS 1670.4.
- (b) The installed battery has sufficient capacity to operate the system. Calculations as per Clause 3.5 of AS 1670.4 are attached.
- (c) Record the following:



- (i) Mains supply voltage 240V a.c.
- (ii) Float charge voltage 27.6V D.C.
- (iii) Full load current of system 850mA
- (iv) Quiescent current of system 450mA
- (v) Rated output current of battery charger 450mA
- (vi) Battery type and capacity 2x20AH
- (vii) Battery manufactured date 10/9
- (viii) Recommended battery replacement due date 10/11

DOCUMENTATION

- (a) The operator's instructions have been provided. ☒
- (b) The 'as installed drawings' have been provided and they correctly represent the installation. ☒
- (c) The logbook/log has been provided. ☒

OPERATIONAL TESTS

- (a) A fault signal is displayed at the sound system panel when the circuit wiring at the last speaker on each zone is open-circuited. ☒
- (b) A fault signal is displayed at the sound system panel when the circuit wiring at the last speaker on each zone is short-circuited. ☒
- (c) Each speaker operates in accordance with the requirements of Section 4 of AS 1670.4. ☒
- (d) ~~Alert~~ evacuation and voice message signals are distributed throughout the building in accordance with Clause 4.3.4, 4.3.5 and 4.3.6 of AS 1670.4. ☒
- (e) Visual warning devices, where used, comply with Clause 4.3.7 of AS 1670.4. ☐ N/A
- (f) Automatic operation.
 - (i) If the system is connected to a fire detection system, a fire alarm for each zone on the FIP, correctly initiates the appropriate sound system zone. ☒
 - (ii) Each emergency call point that is connected to the sound system initiates an alert signal indication at the sound system panel and the alert signal is transmitted to designated evacuation zones. ☐ N/A
 - (iii) The alert signal changes to an evacuation signal in the specified time. ☒
 - (iv) The operation of the automatic evacuation sequence, where provided, operates as specified. ☒
- (g) The environmental conditions in which the equipment is installed permit satisfactory use of the system in accordance with Clause 2.1 of AS 1670.4. ☒
- (h) A fault signal is displayed at the intercom panel when the circuit wiring at each WIP is open-circuited. ☒
- (i) A fault signal is displayed at the intercom panel when the circuit wiring at each WIP is short-circuited. ☒
- (j) Each WIP operates. ☒
- (k) The aural call signal at each WIP complies with Clause 5.3.7 of AS 1670.4. ☒

RECORDING RESULTS

The results of operational test in each emergency zone are attached to this report and recorded in the log. ☒

Sushi Roll

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EXIT SIGNS - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Belgoviah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Exit signs	BCA2008 Clause E4.5, NSW E4.5, E4.8 and AS 2293.1 - 2005 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.08.07

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: licensed electrician

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: Ross PAINLIOTTA

Company: TEKNICO GROUP

Address: CLONMELLE NSW 1675

Phone No. 9877 7800

Fax No. 9877 7801

Signature

Date

9/3/10

Other Measures			CERTIFICATION BY	
ITEM	MEASURE	STANDARD OF PERFORMANCE	DESIGN	INSTALL
✓ 1	Commercial kitchen exhaust	BCA2009 Clause F4.15, AS/NZS 1668.1 - 1998 and AS 1668.2 - 1991	-	Mechanical contractor
✓ 2	Construction and Fitout of Food Premises	Food Act 2003, Food Regulation 2004 and AS 4674-2004	-	Builder or specialist sub-contractor
✓ 3	Energy Efficiency (Artificial Lighting and Power)	BCA2009 Part J6 and Specification J6	-	Electrical engineer
✓ 4	Glazing	AS1288 (including bi-fold doors, revolving doors, skylights, shopfront doors & one off doors)	-	Builder
✓ 5	Ventilation (general)	BCA2009 Clause NSW F4.5(b) and AS 1668.2 - 1991	-	Mechanical contractor

Sushi Roll

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COMMERCIAL KITCHEN & EXHAUST - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2083
Part of Building to be certified	Shop 086

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Commercial kitchen exhaust	BCA2008 Clause F4.15, AS/NZS 1566.1 - 1998 and AS 1566.2 - 1991

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: AIRCRAFT WELDING K7662R.

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: MIKE KUNORT

Company: M + M ventilation

Address: 10/21 CHILDS RD. CHIPPING NORWOOD

Phone No. 9751420.

Fax No. 97551186.

Signature

Date

11/3/10

**CONSTRUCTION AND FITOUT OF FOOD PREMISES - INSTALLATION
CERTIFICATE**

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Construction and Fitout of Food Premises	Food Act 2003, Food Regulation 2004 and AS 4674-2004

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: BCH DESIGN

- c) The information contained in this statement is true and accurate to the best of my knowledge.

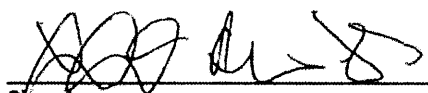
Name: CHRIS WILKS

Company: GIANT DESIGN CONSULTANTS

Address: 5 NICHOLSON ST, CROWS NEST NSW 2065

Phone No. 02 9906 6940

Fax No. 02 9906 6191


Signature

9/3/2010

Date

**ENERGY EFFICIENCY (ARTIFICIAL LIGHTING AND POWER) - INSTALLATION
CERTIFICATE**

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Energy Efficiency (Artificial Lighting and Power)	BCA2009 Part J6 and Specification J6

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: BCH DESIGN, - INTERIOR
DESIGN

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: CHRIS WILKS

Company: GIANT DESIGN CONSULTANTS

Address: 5 NICHOLSON ST, CROWS NEST NSW 2065

Phone No. 02 9906 6940 Fax No. 02 9906 6191

Signature

Date

9/3/2010

Sushi Roll

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GLAZING - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgowlah NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Glazing	AS1288 (including bi-fold doors, revolving doors, skylights, shopfront doors & one off doors)

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: _____

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: David SpagnolCompany: Virtual Interiors NSW P/LAddress: 2/11 Saggart Field Rd, MintoPhone No: (02) 98207000 Fax No: (02) 98207088
Signature11/3/2010
Date

Sushi Roll

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VENTILATION (GENERAL) - INSTALLATION CERTIFICATE

Project Name	Sushi Roll
Address	215 Condamine Street Balgownie NSW 2093
Part of Building to be certified	Shop 066

I hereby certify that:

- a) The works have been inspected during construction and have been completed in accordance with the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Ventilation (general)	BCA2009 Clause NSW F4.5(b) and AS 1868.2 - 1991

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

Relevant qualifications and accreditations: NAACOSD / AFRIG TRADE CERT. 156770C
RACTIC LICENSE LG 85987

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name: ROGER TRIMBLE

Company: SUBCOOL A/C LTD.

Address: 138/7 HOYLE AVE CASTLE HILL

Phone No. 9836 3907

Fax No. 8821 7216


Signature

10/3/10
Date



Virtual Interiors
Unit 2, 11 Saggart Field Road
St Andrews NSW 2566

10 March 2010

Dear David

**RE: Certificate Compliance
Sushi Roll, Stocklands ,Balgowlah**

All works completed at Sushi Roll, Stocklands Balgowlah were
completed to Australian Standards AS3500

Regards

A handwritten signature in black ink that reads 'cfitzpatrick'.

Chris Fitzpatrick
Licenced Plumber

Fitzpatrick Plumbing Solutions Pty Ltd | ABN 82 132 058 014 | Licence no: 208134C

69/19 Werona Avenue Padstow NSW 2211 | 0422 214 477 | fpsolutions@optusnet.com.au

STEVE WATSON & PARTNERS		PROJECT: Sushi Roll - Stockland/Balgownie		SWP JOB NUMBER: 2009/039		DA # DA345/09	
DEVELOPMENT CONSENT CHECKLIST REQUIREMENTS FOR CERTIFICATION		This checklist identifies the requirements necessary to permit Construction and Occupation Certificates (CC's and OC's) to be issued by SWP under Part 4a of the EP&A Act.		S96 #1 dated		S96 #2 dated	
		The checklist must be read in conjunction with the Development Consent and any S96 modifications		S96 #3 dated		S96 #4 dated	
		The applicant must manage compliance with the Consent and provide the nominated deliverables at each stage					
		Note that the conditions cannot be set aside except by a formal S96 application to Council.					
DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior to OC	Independent approval required if so who?	
DA1	Approved Development	DA stamped plans and 'State of Environmental Effects' to be submitted to SWP					
ANS01	Plastic Bags						
ANS02	Food and Beverage Packaging						
ANS03	Truck Movements ¹						
ANS04	Loading at service lane 34						
ANS05	Outdoor seating areas marking	Approved design of the metal marking for the outdoor seating area to be submitted to SWP					
ANS06	Hours of operation of outdoor seating area						
ANS07	No external music						
ANS08	Seating limits for outdoor area						
ANS09	Plan of Management				Plan of Management to be submitted to SWP		
ANS10	Waste placement on lane 34						
ANS11	Adequate toilet facilities						
ANS12	Minimum toilet facilities				Minimum toilet facilities as specified in condition ANS12 to be provided on the plaza level		
ANS13	Food Act requirements	Design certification in accordance with AS4674 for food code compliance to be submitted to SWP			Installation certification in accordance with AS4674 for food code compliance to be submitted to SWP		
ANS14	NSW Food Authority Notification				Evidence of registration of business with the NSW Food Authority to be submitted to SWP		
ANS15	Hand Basins	Location of hand wash basins in accordance with ANS15 to be noted on plans					

SWP USE ONLY

Keep notes for items in progress

Identify what was received from whom in each box to close out requirement at each stage

Put a flag in the MIR columns if an inspection is needed

Otherwise columns can stay blank until items are received.

Notes	Status early works CC	Status CC	Status NOC	Check MIR Commence?	Status during	Status OC	Check MIR OC?
Note		Complete					
Note							
Note							
Note		Survey plan and correspondence received from Manly Council dated 04.02.10					
Note							
Note							
Note						Plan of Management received from Manly Council (Glen Hugo) dated FEB.10	
Note							
Note						Final OC No.101263 from City Plan services dated 12.03.10	
		Submitted				Installation Certificate submitted	
						Notification Confirmation letter Ref No. 54125 dated 11.02.10	
		Complete					

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior OC	Independent approval required if to WHO?
ANS16	Handwash Basins					
ANS17	Sanitised food preparation areas					
ANS18	Hazardous Foods					
ANS19	Final Inspection				Evidence of council's food health inspection to be forwarded to SWP	
ANS20	Offensive Noise					
ANS21	Operation of the premises					
ANS22	Air Pollution					
DA016	Trust Fund Deposit	Evidence of payment of the "Trust Fund Deposit" to council in the amount of \$7,500.00 to be submitted to SWP				
DA018	Builder's Details					
DA021	Toilet Facilities to be provided					
DA023	Occupation of the premises					
DA024	Site Sign		Site sign to be erected on site			
DA048	Damage to adjoining properties					
DA068	Security Fence		Security fence to be erected on site			
DA357	Architectural Drawings					
DA119	Fire Safety Schedule					
DA120	BCA compliance					
DA121	BCA compliance					
DA233	Waste collection					
DA234	Waste Management Plan	Waste Management Plan prepared in accordance with council's DCP to be submitted to SWP				
DA251	Details of waste management facilities					
DA264	Materials delivered on site					
DA269	Construction Certificate application					
DA270	Council as the PCA					
DA271	Occupation Certificate to be submitted					
DA337	Building materials					
DA289	Hours of work					
DA281	Recycled materials					
DA290	operation of mechanical services					
DA291	Hours of operation					

[illegible]

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

Satisfaction of DA Conditions

Prior to CC

Prior to OC

Checked by

sign and dated

Verified by

sign and dated

Notes	Status early works CC	Status CC	Status NOC	Check MUR Commences?	Status during	Status OC	Check MIR OC?
Note							

Timothy Abovian

From: Steve Watson
Sent: Thursday, 11 March 2010 1:11 PM
To: Timothy Abovian
Subject: FW: Sushi Roll Balgowlah - Plan of Management Signed
Attachments: SM247928[1].pdf

Steve Watson
 Steve Watson & Partners
 Level 5, 432 Kent St
 Sydney NSW 2000
 t 9283 6555
 f 9283 8500
 m 0403 066 592

From: Glen Hugo [Glen.Hugo@manly.nsw.gov.au]
Sent: Thursday, 11 March 2010 1:09 PM
To: chris@giantdesign.com
Cc: Steve Watson; David Stray; Jody White
Subject: FW: Sushi Roll Balgowlah - Plan of Management Signed

Thanks Chris,

* As discussed, Council is satisfied that this POM is consistent with Condition ANS09 for DA 345/09.

Glen Hugo
 Development Assessment Officer - Environmental Services
 Manly Council

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

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From: Chris Wilks [mailto:chris@giantdesign.com]
Sent: Thursday, 11 March 2010 12:56 PM
To: Glen Hugo
Subject: Sushi Roll Balgowlah - Plan of Management Signed

Hi Again Glen,

Attached is the signed copy of the POM. If approved will you guys be stamping this and sending it back, or is an email approval of copied to the certifier and ourselves?

We are hoping to issue the OC tomorrow upon inspections today/tomorrow so this POM is obviously matter of urgency (I'm sure you know)

Many Thanks,
 Chris

Chris Wilks
Giant Design Consultants
5 Nicholson St, Crows Nest, NSW 2065
T 02 9906 6940 | F 02 9906 6191
E chris@giantdesign.com
W www.giantdesign.com

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February 2010

SUSHI ROLL RESTAURANT PLAN OF MANAGEMENT

TENANCY 66 - STOCKLAND BALGOWLAH PLAZA

179 - 215 CONDAMINE STREET, BALGOWLAH

DATED FEBRUARY 2010


Purpose

1. Sushi Roll has entered into this Plan of Management with Council to satisfy the requirements of condition ANS09 of DA 345/09.
2. Sushi Roll will adhere to this Plan of Management whilst it occupies Tenancy 66 in the Stockland Balgowlah Plaza and will cease to have effect when Sushi Roll vacates Tenancy 66 in the Stockland Balgowlah Plaza.
3. This Plan of Management sets out Sushi Roll's management responsibilities for the management of the Sushi Roll Restaurant and includes Sushi Roll's:
 - (1) mitigation measures to minimise amenity impacts on the residents.
 - (2) removal of its tables and chairs from the Plaza licensed areas for Tenancy 66 for Special Events
 - (3) management of odours
 - (4) service of alcohol
 - (5) waste management
 - (6) Sushi Roll's table and chair control in external licensed seating areas

Definitions

4. For the purpose of this Plan of Management the following definitions apply:
 - (1) Council means Manly Council.
 - (2) DA means Consent to DA 345/09 for Sushi Roll
 - (3) Sushi Roll means the Sushi Roll Restaurant occupying Tenancy 66 in the Stockland Balgowlah Plaza.
 - (4) Stockland Balgowlah means the shopping centre and Retail Plaza situated at 179 to 215 Condamine Street Balgowlah.

Mitigation measures to minimise Sushi Roll's amenity impacts on residents

5. The Sushi Roll Restaurant will only operate during the approved operating hours as set out in the development consent (and any modifications to the development consent) for the Sushi Roll Restaurant. Currently the outdoor dining areas are to cease operation at 10.00pm Thursday to Saturday and 9.00pm Sunday to Wednesday.
 6. To comply with DA condition ANS07, Sushi Roll will not use external loud speakers at the Sushi Roll Restaurant and will not allow live bands or live music at the Sushi Roll Restaurant.
- 

- 2 -

7. Sushi Roll will ensure that it complies with its development consent requirements relating to the maximum number of internal customers and external customers that can be in the Sushi Roll Restaurant at any one time.
8. Sushi Roll will manage the day to day operations of the Sushi Roll Restaurant in a manner that is respectful of the amenity needs of nearby residents.

A. A complaints sign/contact will be installed on or near the entrance to the tenancy in order to simplify the complaints process and minimise stress to nearby residents. The sign will be clearly visible from the exterior and will direct contact (phone number) to the restaurant manager, and will be kept up to date at all times.

B. Sushi Roll will request that its customers do not shout or yell as they leave the Restaurant, and further, will provide signage at the exit reminding customers to leave the restaurant with respect to the nearby residential areas.

Removal of tables and chairs from the external licensed area of the Plaza for Special Events

9. Sushi Roll will, when notified of Special Events on the Plaza, remove all Sushi Roll seating and umbrellas from its licensed seating area prior to Special Events, including all loose furniture and communal tables.
10. Sushi Roll will manage and will be responsible for all Sushi Roll furniture in the Plaza licensed seating areas for Tenancy 66.

A. Each night, at the earliest convenience upon closing for business, Sushi Roll will remove all loose furniture from the Plaza licensed seating areas for Tenancy 66. Loose furniture includes all chairs, and small tables. It will do so with a minimum amount of noise and as close to the end of operating hours as possible.

B. Each night, except for special events as directed by Council, Sushi Roll will leave in its Plaza licensed seating area for Tenancy 66, 5 large communal tables, constructed of powder-coated steel and marble-look resin composite. This furniture – whilst not permanently fixed to the plaza floor, is of heavy duty construction and weighs approx 250-275kg making it impractical to move on a daily basis, and re-locatable only by 5-6 adults. Additionally, the 2 largest tables will be fixed in place by the umbrellas which pass through the table top and are anchored to the plaza floor. Leaving these tables in the plaza reduces the noise impacts associated with moving a large piece of furniture and minimises damage to the plaza floor. Sushi Roll acknowledges and accepts the risk of damage to the tables by the public.

Management of odours

11. Sushi Roll will ensure rubbish from the Sushi Roll Restaurant is removed from the Tenancy on a daily basis, and in addition, on an as-needs basis.
12. Sushi Roll will ensure that spills from the disposal of Sushi Roll rubbish are mopped up promptly.
13. Sushi Roll will regularly clean the outdoor seating areas for the Sushi Roll Restaurant to ensure that food residue and odours from the Sushi Roll Restaurant do not become a nuisance.

Sushi Roll's Service of Alcohol

14. Sushi Roll will only serve alcohol with the relevant licenses and will adhere to all NSW Laws regarding responsible service of alcohol.

Sushi Roll's Waste Management

15. Sushi Roll will utilise the waste disposal zones provided by Stockland Balgowlah for its retail tenants.



16. Sushi Roll will ensure that its employees not use the bin receptacles provided for customers of the Shopping Centre to dispose of Sushi Roll rubbish.
17. Sushi Roll will ensure that rubbish is removed from the Sushi Roll Restaurant on a daily basis, and in addition, on an as-needs basis.

Table and chair control in external licensed seating areas

18. Sushi Roll will ensure that its outdoor furniture in the Plaza remains within the licensed areas for Tenancy 66 (as shown by installed markers) at all times.

Amendments to this Plan of Management, Review, & Continuation upon Transfer of Ownership

19. A. This Plan of Management can only be amended by agreement in writing of both Sushi Roll and Council.
- B. Review of this Plan of Management shall occur every 24 months in consultation with Council
- C. In the event of Transfer of Ownership of the Sushi Roll tenancy or business, the buyer will be made aware of this agreement prior to taking ownership and shall be bound by the points within. Any changes to the agreement shall be negotiated with council only at the next appropriate review time.

Non-Compliance

20. Sushi Roll acknowledges that non-compliance with this agreement will be considered non-compliance with the conditions of the Development Consent.

Sushi Roll Contact Details and address for Council notifications

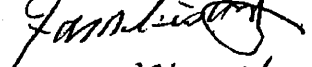
21. Any information request, correspondence or notification from Council to Sushi Roll in respect of the Sushi Roll Restaurant and Tenancy 66 should be directed to:

.....KISUNGY NAM
Sushi Roll
Phone:.....9283 1881
email:.....ksnam@sushiroll.com.au

Postal address:

Sushi Roll
Tenancy 66
Stockland Balgowlah Shopping Plaza
197-215 Condamine Street
Balgowlah, NSW 2085

Signed by an authorised officer of Sushi Roll

Signature: 
Date: 11 March 2010
Name: KISUNGY NAM
Position: Managing Director

PLANNING
BUILDING
HERITAGE
URBAN DESIGN

CITY PLAN SERVICES

FINAL OCCUPATION CERTIFICATE NO. FOC 101263

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

OWNER

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

RELEVANT CONSENTS

Consent Authority/Local Government Area: Manly Council
Development Consent No: DA307/09 & S96(1A) Modification
Date of Development Consent: 12/11/09 & 28/01/10
Construction Certificate No: CC 2101263
Date of Construction Certificate: 04/02/10

PROPOSAL

Address of Development: Shop 61, 197-215 Condamine Street,
Balgowlah NSW
Building Classification: Class 2 & 6
Type of Construction: Type A
Scope of building works covered by this Notice: Convert shop 61 in Building D into toilets
to service the restaurants and cafes within
"The Village Balgowlah" shopping centre
Attachments: Schedule 1
Fire Safety Schedule: Schedule 2
Exclusions: Nil

PRINCIPAL CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0027

That I, Brendan Bennett, as the certifying authority, for and on behalf of City Plan Services Pty Ltd certify that:

- I have been appointed as the Principal Certifying Authority under s109E;*
- A current Development Consent or Complying Development Certificate 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 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;*
- Where required, a report from the Commissioner of Fire Brigades has been considered.*

DETERMINATION

Approval dated this 12th day of March 2010



Brendan Bennett
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied.

N:\CPCertification\Certification Templates\OC Final.doc

LEVEL 1, 364 KENT STREET, SYDNEY NSW 2000 TEL 82703500 FAX 82703501 WWW.CITYPLAN.COM.AU

CITY PLAN SERVICES PTY LTD ABN 30 075 223 353
CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

CITY PLAN URBAN DESIGN PTY LTD ABN 41 107317 206
CITY PLAN HERITAGE PTY LTD ABN 46 103 185 413

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Notification Confirmation

Your Notification for this Food Business has been recorded by NAFSIS.

Please PRINT or keep your own record of the following details:

[Print](#)

Business Notification Reference Number : 54125
Date of Notification : 11 Feb 2010
Proprietor / Company Name : Balgowlah Sushi Roll Pty. Ltd.
World Square, 644 George St
Trading Name : Sushi Roll
Office Address : Shop 10.19
World Square, 644 George St

To keep a record of this notification, either press Print or highlight the text area with your mouse, press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel.

Please note your Online access code (for viewing / changing details online): kvk212

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security.

[Enter additional premises](#)[Enter additional food types](#)[Change premise details](#)[Exit to home page](#)[View / Edit notification details](#)[New business notification](#)

Timothy Abovian

From: Jody White [Jody.White@manly.nsw.gov.au]
Sent: Monday, 15 March 2010 10:36 AM
To: Timothy Abovian
Subject: FW: 87.197-215.66 Condamine - DA 306/2009 - Stockland Balgowlah - Sushi Roll - Final Health Inspection JW 150310

Hi Tim,

As discussed, please see below.

Many thanks,

Jody White
Senior Environmental Health Officer
 Land Use and Sustainability
 Manly Council

✉ Manly Council PO Box 82 Manly NSW 1655 DX 9205 Manly
 ☎ +61 2 9976 1594 📠 +61 2 9976 1400
 📧 jody.white@manly.nsw.gov.au 🌐 www.manly.nsw.gov.au

🌲 Please consider the environment before printing this email

From: Jody White
Sent: Monday, 15 March 2010 10:30 AM
To: 'Steven Pejic'
Cc: Marija Zonta
Subject: 87.197-215.66 Condamine - DA 306/2009 - Stockland Balgowlah - Sushi Roll - Final Health Inspection JW 150310


Hi Steven,

* I refer to Council's Final Health Inspections carried out Thursday 11th March 2010 and Monday 15th March 2010. I wish to advise, all health requirements required subject to compliance prior to Occupation Certificate have been satisfied, therefore Council has no objection to the premises opening subject to the issue of Occupation Certificate.

Kind regards,

Jody White
Senior Environmental Health Officer
 Land Use and Sustainability
 Manly Council

✉ Manly Council PO Box 82 Manly NSW 1655 DX 9205 Manly
 ☎ +61 2 9976 1594 📠 +61 2 9976 1400

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