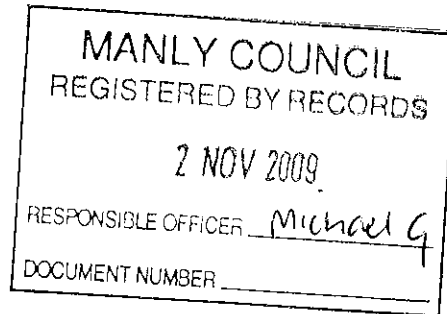




Job No: 2009/841

Monday, 26 October 2009

Manly Council
PO Box 82
Manly NSW 1655



Attention: General Manager

RE: Notice of Commencement
TAB – Shop 69, 192-215 Condamine Street, Balgowlah (Stockland Balgowlah)
DA: 211/09
CC: 09/841/01
Description of work: Fitout to Shop 69 including shopfront signage as TAB

Please find enclosed a Notice of Commencement form in accordance with either Section 81(A) 2(a)(ii) and 2(c), or Section 86 (1) of the Environmental Planning and Assessment Act 1979, as applicable.

Please note that the following inspections are required under Clause 162A of the Environmental Planning and Assessment Regulation. These inspections are required to be carried out by an accredited certifier and we are unable to accept inspection records from engineers who do not hold the appropriate accreditation. SWP requires 48 hours notice of these inspections and work cannot continue to its subsequent stage until these inspections are carried out.

Class 5, 6, 7, 8 or 9 Inspections	Action by
1. After the building work has been completed and prior to any occupation certificate being issued in relation to the building	SWP

Should you have any queries, please contact myself on (02) 9283 6555.

Regards,


Michael Hatzinikolis
Steve Watson and Partners Pty Ltd



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 8506
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 676

NOTICE OF COMMENCEMENT

Notice of Commencement of building or subdivision work and appointment of Principal Certifying Authority under Environmental Planning and Assessment Act 1979 Sections 81A (2) (b) (ii) and (c), 86 (1)

PART 1 Development Details

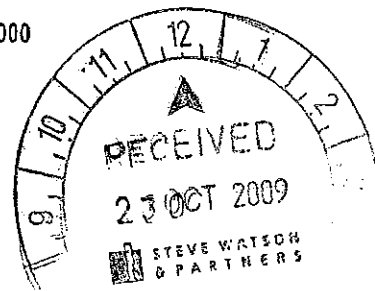
Applicant Details	Applicant's name: <u>Hutch Byrkerk</u> Address: <u>L 18 400 George St</u> Suburb: <u>Sydney</u> State: <u>NSW</u> Post Code: <u>2000</u> Phone: <u>(02) 9220 8597</u> Fax: <u>(02) 9223 4307</u> Mobile: <u>0423 116 647</u> E-mail: <u>hutch.byrkerk@apjill.com</u>
Details of the Land to be Developed	Address: <u>Shop 69, 197-215 Condamine St</u> Suburb: <u>Balgowlah</u> State: <u>NSW</u> Post Code: _____ Lot no: <u>101</u> DP No./Section: <u>DP592062</u>
Description of Work	Type of work: <u>Building Work</u> Description: <u>Shop fitout & establishment of use as a TAB fitout & signage within the Balgowlah Shopping Centre</u>

PART 2 Details of Development Approval

Development Consent or CDC	Development Consent/Complying Development No: <u>211/09</u> Date of Determination: <u>08/09/09</u>
Construction Certificate	Construction Certificate No: <u>09/841/01</u> Date of Determination: <u>26/10/09</u>

PART 3 Appointment of Principal Certifying Authority

Details of Principal Certifying Authority <small>Please note in the absence of any prior agreement we reserve the right to nominate the most appropriate member of our staff as the PCA.</small>	Certifying Authority: <u>Anthony Gubicic</u> for Steve Watson & Partners Pty Ltd Accreditation Body: <u>BPB</u> Accreditation Number: _____ Contact number: <u>(02) 9283 6555</u> Address: <u>Level 5, 432 Kent Street, Sydney NSW 2000</u>
---	--



PART 4 Date of Commencement and compliance with conditions

Compliance with Development Consent/Complying Development	Have all conditions required to be satisfied prior to the commencement of work been satisfied? <input checked="" type="radio"/> - yes <input type="radio"/> - no <i>(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)</i>
Home Building Act 1989 Requirements	<p>Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.</p> <p>1. Are you an owner-builder? <input type="radio"/> - yes, Owner-builder permit number? _____ or</p> <p>2. Will the work be carried out by some one licensed to do so? <input type="radio"/> - yes Name of the builder: _____ Telephone Number: _____ Contractor License no. _____</p> <p>Attach one of the following documents to this notice: (a) Evidence that the licensed person is insured to carry out this type of work; or (b) a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$12000?</p>
Principal Contractors Details <i>Required for all projects</i>	Name: <u>Bestline Constructions</u> Address: <u>Unit 6, 48 Elizabeth St Campbell</u> Contact Number: <u>0419 838 007</u>
Date Work is to Commence	Date: <u>28 / 10 / 09</u>

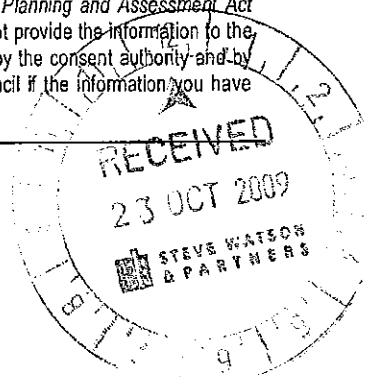
N/A

PART 5 Signatures

Principal Certifiers Declaration	<p>The Principal certifying authority must sign the notice</p> <p>I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development.</p> <p>I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act.</p> <p>Signature: <u>[Signature]</u> Name: <u>Anthony Gubicic</u> Date: <u>26 / 10 / 09</u></p>
Applicants Declaration	<p>The applicant, or the applicant's agent must sign the notice</p> <p>Signature: <u>x [Signature]</u> Date: <u>21 / 10 / 09</u> Name if you are not the applicant: _____ In what capacity are you signing if not the applicant: _____</p>

PART 6 Privacy Policy

The information you provide in this notice is required under the *Environmental Planning and Assessment Act 1979* if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.





Job No: 2009/841

Monday, 26 October 2009

Manly Council
PO Box 82
Manly NSW 1655

Attention: General Manager

**RE: Construction Certificate No. 09/841/01
TAB – Shop 69, 192-215 Condamine Street, Balgowlah (Stockland
Balgowlah)**

Please find attached a copy of Construction Certificate 09/841/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 109C(1)(b) and 81A(2) of the Environmental Planning and Assessment Act 1979.

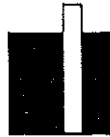
Please find attached a cheque in the amount of \$30.00 payable for the registration of the Construction Certificate.

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

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Regards,

Michael Hatzinikolis
Steve Watson & Partners



STEVE WATSON & PARTNERS

BUILDING REGULATIONS CONSULTANTS AND CERTIFIED
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000
TEL +61 2 9283 6556 | FAX +61 2 9283 8500
sydney@swpartners.com.au
www.swpartners.com.au
ABN 48 102 366 576

CONSTRUCTION CERTIFICATE

Construction Certificate No. 09/841/01

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

Applicant	Name: Hutch Bykerk Address: Level 18, 400 George Street Suburb: Sydney State: NSW Postcode: 2000
Location of the Property	Address: TAB – Shop 69, 192-215 Condamine Street (Stockland Balgowlah) Suburb: Balgowlah State: NSW Postcode: 2097 Real Property Description: Lot 101 DP 592062
Building description	Fitout to Shop 69 including shopfront signage as TAB
Building Code of Australia Classification	Class 6
Date of Receipt	Date Received: 23rd October 2009
Determination	Approved Date of Determination: 26th October 2009
Development Consent	Development Consent Number: 211/09 Council: Manly Council Date of Determination: 14th September 2009

Anthony Ljubicic

Accreditation Body: **BPB**

Accreditation no: **BPB0233**

Date of Endorsement: **Monday, 26 October 2009**

Design documentation approved for Construction Certificate 09/841/01 for TAB – Shop 69, 192-215 Condamine Street, Balgowlah (Stockland Balgowlah)

Drawing No.	Drawing Title	Revision	Date	Drawn by
282311 CC-03	Proposed Floor Plan	C	13.10.09	Designinc Sydney Pty Ltd
282311 CC-07	Proposed Shopfront Elevation	B	12.10.09	Designinc Sydney Pty Ltd

Documentation relied upon to issue Construction Certificate 09/841/01 for TAB – Shop 69, 192-215 Condamine Street, Balgowlah (Stockland Balgowlah)

Item No	Description	Date
1.	Mandatory inspection record (Prior to the issue of the Construction Certificate)	26.10.09
2.	Application for Construction Certificate	23.10.09
3.	Existing and proposed fire safety schedule	-
4.	Evidence of Long Service Levy Payment	21.10.09
5.	Trust Fund Deposit – Re DA condition DA016	23.10.09

Inspection Record CI129C / 143C



Project Address: TAB - Shop 69, 192-215 Condamine Street, Balgowlah
 Inspection record #: 09/841/C
 Inspector: Anthony Ljubicic
 Accreditation #: BPB 0233
 DA ref: 211/09
 Date: 26.10.09
 Type: PRE-CONSTRUCTION CERTIFICATE


Checklist

Regulatory requirements	Notes
Date of Development Consent #	14.09.09
Fire Safety Measures on AFSS/FSS confirmed correct?	Yes
Have works associated with proposed CC/CDC commenced?	No
Do the plans and specifications accompanying the application for the construction certificate adequately and accurately depict the condition of the existing building the subject of the inspection?	Yes
Details of any features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate: (i) not being complying development, or (ii) not complying with the Building Code of Australia	None identified

Issues identified

#	Issue	Comment/requirement	Action by
1.			
2.			

Signed


 Inspector

26.10.09
 Date

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

FIRE SAFETY SCHEDULE



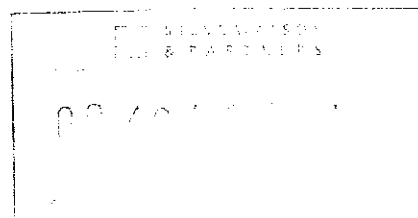
STEVE WATSON
& PARTNERS

TAB – Shop 69, 192-215 Condamine Street, Balgowlah (Stockland Balgowlah)

CC No. 09/841/01

Existing Fire Safety Schedule

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fail safe devices	BCA 2006 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1870.1-2004, AS3706-1993 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency lighting	BCA 2006 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 Rev1.5 dated 19.06.07
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1970.4-2004, AS4420.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Exit signs	BCA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire doors	BCA 2006 Spec. C3.4 & AS1905.1-2005 &



	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Hose reel system	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m ²) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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 19.06.07
Maximum travel distances in retail mall & major tenancies (>1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.5 & AS2444-2004
Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1688.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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 Rev1.5 dated 19.06.07
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1688.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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 Rev1.5 dated 19.06.07
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

Proposed Fire Safety Schedule

Item No.	Proposed Measure	Standard of performance.
1.	Automatic fire suppression systems (<i>Sprinklers</i>)	BCA2008 Specification E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
2.	Emergency Lighting	BCA2008 Clause E4.2, E4.4 and AS 2293.1 – 2005
3.	Exit Signs	BCA2008 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005



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 8506
sydney@stwatsonpartners.com.au
www.stwatsonpartners.com.au
ABN 48 102 366 576

APPLICATION FOR CONSTRUCTION CERTIFICATE

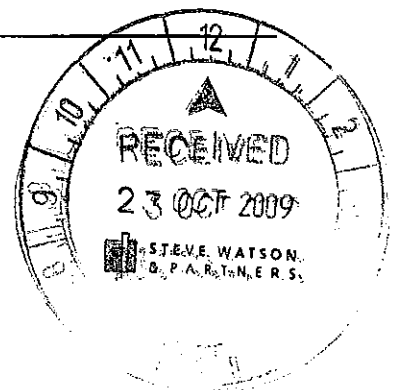
PART 1 Application and Site Details

Applicant <i>It is important that we are able to contact you if we need more information.</i> <i>Please give us as much detail as possible.</i> <i>Note that a Building Contractor cannot be the applicant for a Construction Certificate or an Occupation Certificate</i>	Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other <input type="checkbox"/>
	Surname (or Company): <u>Bykerk</u>
	Given names (or ABN): <u>Hutch</u>
	Address: <u>L 18 400 George St Sydney</u> State: <u>NSW</u> Post Code: <u>2000</u>
Phone: <u>(02) 9220 8597</u> Fax: <u>(02) 9223 4307</u>	
Mobile: <u>0423 116 647</u> E-mail: <u>hutch.bykerk@apjill.com</u>	
<i>Please ensure you sign the declaration in Part 3 of this application</i>	

Location of the Property <i>We need this to correctly identify the land.</i>	Owner of land / property <u>Stacklands Pty Ltd</u>
	Address: <u>Shop 69, 192-215 Condemine St</u> <u>Balgowlah</u> Post Code: <u>2097</u>
	Real Property Description: <u>101 / DP 592 062</u>
	(eg. Lot/DP/Section, etc)
<i>The real property description is mandatory, these details are shown on your rate notices, property deeds etc</i>	

PART 2 Work Description

Description of Work <i>Please describe briefly everything that you want approved.</i>	Building Work
	<u>Shop fitout & establishment of use as a TAB fitout & signage within the Balgowlah Shopping Centre (Totem)</u>
Estimated Cost of Work (inclusive of GST)	\$ <u>330,000</u>



Development Consent	Development Consent No: <u>211/09</u> Date of Determination: <u>08/09/09</u>
Building Code of Australia Classification	BCA Classification: <u>Retail (5)</u>
Principal Contractor's Details <i>Required for all projects</i>	Name: <u>Bestline Construction</u> Address: <u>Unit 6/48 Elizabeth St Compie</u> Contact Number: <u>0419 888 007</u>

PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST IN PART 5 MUST BE PROVIDED.

THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED.

Declaration <i>If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.</i>	<p>I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.</p> <p>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'.</p> <p>Signature: <u><i>[Signature]</i></u> Date: <u>21/10/09</u></p>
--	--



PART 4 Schedule to Application for a Construction Certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of new building (m²)
- Gross site area (m²)

N/A

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

N/A

Yes No

Yes No

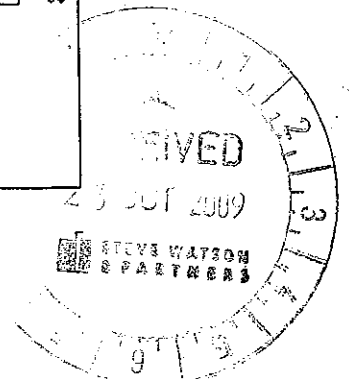
Yes No

Materials – residential buildings

N/A

Please indicate the materials to be used in the construction of the new building(s):

Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	<input type="checkbox"/> 11	Tiles	<input type="checkbox"/> 10	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40
Brick (veneer)	<input type="checkbox"/> 12	Concrete or slate	<input type="checkbox"/> 20	Timber	<input type="checkbox"/> 40	Steel	<input type="checkbox"/> 60
Concrete or stone	<input type="checkbox"/> 20	Fibre cement	<input type="checkbox"/> 30	Other	<input type="checkbox"/> 80	Aluminium	<input type="checkbox"/> 70
Fibre cement	<input type="checkbox"/> 30	Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90	Other	<input type="checkbox"/> 80
Timber	<input type="checkbox"/> 40	Aluminium	<input type="checkbox"/> 70			Not specified	<input type="checkbox"/> 90
Curtain glass	<input type="checkbox"/> 50	Other	<input type="checkbox"/> 80				
Steel	<input type="checkbox"/> 60	Not specified	<input type="checkbox"/> 90				
Aluminium	<input type="checkbox"/> 70						
Other	<input type="checkbox"/> 80						
Not specified	<input type="checkbox"/> 90						



PART 5 Checklist

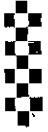
Where relevant, have you provided/completed the following:	Yes	Not Relevant
• 4 copies of plans, elevations and sections	<input type="checkbox"/>	<input type="checkbox"/>
• 4 copies of specifications	<input type="checkbox"/>	<input type="checkbox"/>
• List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule)	<input type="checkbox"/>	<input type="checkbox"/>
• Evidence of Home Building Act requirements satisfied	<input type="checkbox"/>	<input type="checkbox"/>
• Evidence that Long Service Levy has been paid	<input type="checkbox"/>	<input type="checkbox"/>
• Schedule to application for a construction certificate is completed	<input type="checkbox"/>	-
• Applicants signature	<input type="checkbox"/>	-

PART 6 Notes for Completing Application for a Construction Certificate

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

1. The ABS schedule is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.
2. Copies of compliance certificates relied upon.
3. Four (4) copies of all plans and specifications must be submitted with your application. Plans for the building must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:
 - a) Show a plan of each floor section.
 - b) Show a plan of each elevation.
 - c) Show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground.
 - d) Indicate the height, design, construction and provisions for fire safety and fire resistance.
4. Where proposed building work involves any alteration or addition to, or rebuilding of, an existing building the plan is to be coloured or otherwise marked to distinguish the proposed work to be approved.
5. Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or marked up to adequately distinguish the modifications.
6. The specification is:
 - a) To describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply.
 - b) State whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used.
7. Where the application involves an alternative solution to meet the Performance Requirements of the BCA, the application must also be accompanied by:
 - a) Details of the Performance Requirements that the alternative solution is intended to meet, and
 Details of the assessment methods used to establish compliance with those Performance Requirements.
8. Evidence of any accredited component, process or design sought to be relied upon.
9. Except in the case of any application for, or in the respect of, a class 1a or class 10 building:
 - a) A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated.
 - b) If the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.
 The list must describe the extent, capability and basis of design of each of the measures concerned.
10. The Development Consent conditions together with stamped approved DA drawings are to be provided for our assessment of the development and record purposes.
11. Under section 109F(1)(b) of the *Environmental Planning and Assessment Act 1979* a Construction Certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.
12. In the case of an application for a Construction Certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following:
 - a) In the case of work performed by a licensee under that Act:
 - i) A statement detailing the licensee's name and contract licence number, and
 - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
 - b) in the case of work done by any other person:
 - i) a statement detailing the persons name and owner-builder permit number, or
 - ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of that Act. *(If the building work is less than \$12,000 provide a statement that states the proposed work is less than \$12,000)*

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



21. Oct. 2009 14:09

RANDWICK CITY COUNCIL

No. 4790 P. 2



Jones Lang LaSalle (NSW) Pty Limited
Project and Development Services
A.B.N 37 002 851 925
400 George Street Sydney NSW 2000
Locked Bag 2500 QVB Post Office NSW 1230
tel +61 2 9220 8500 fax +61 2 9220 8652

21st October 2009

Attention: Susie Dalamagas
Randwick Council

Susie,

Please see the attached documents:


- Building and Construction – Long Service Levy for Shop 69, 197-215 Condamine St – Balgowlah . The CC No. for this application is 2009/841. This property is in Manly Council.
- Credit Card Payment Authorisation form for \$1,192. This amount is payment of \$1,155 for the long service levy payable to Randwick Council for them to pay the amount on behalf of Jones Lang La Salle to the Building Industry Long Service Levy Payments Corporation. It also includes an additional \$25 as payment for the Randwick council payment by fax service charge to be retained by Randwick council, and then an additional 1% on this total.

When processing these forms could you please issue a receipt for these either by email or fax whichever is easiest. Via email at rowan.russell@ap.jll.com or via fax on 9223 4307.

Thanks for your assistance in this matter, if you need to talk to me about this payment you can contact me on 9220 8643, or on the mobile 0438 214 143.

Kind Regards,

Rowan Russell



STEVE WATSON & PARTNERS

1500 RIVER TERN, BIRMINGHAM - ALABAMA 35218

IP JOB NUMBER: 1009/241

1 Construction and Occupation Certificates

SPEA Act

with Consent and any SSE modifications

to provide the nominated deliverables at each stage

SSE #1 dated

SSE #2 dated

SSE #3 dated

SSE #4 dated

DA # DA211/09

Note that the conditions cannot be set aside except by a formal SSE application to Council

DA #	Item	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior to OC	Is dependent approval required if (see note)?
DA1	DA Stamped approved drawings	DA stamped approved drawings to be submitted to SWP				
ANS01	Plastic Bags					
ANS02	Food and beverage packaging					
ANS03	Truck Movements					
ANS04	Loading and unloading lane 34					
ANS05	Film graphics	Film graphics over the glazed areas is to contain one sporting image per window and is to not contain any words or business identification. Complete CC drawings to be submitted to SWP				
DA221	Hours of operation					
DA016	Section 97	Evidence the Trust Fund Deposit of \$5000 has been paid to Council to be submitted to SWP				
DA018	Builder details					
DA021	Telnet facilities				Application for Occupation Certificate to be submitted to SWP	
DA023	Occupation Certificate					
DA024	Bulkline Signage		Signage to be erected			
DA037	Architectural Drawings					
DA119	Fire Safety Schedule	A copy of the Annual Fire Safety Statement for the building to be submitted to SWP				
DA120	Fire Resistance level					
DA121	Compliance with BCA					
DA269	Construction Certificate	Application for CC to be submitted to SWP				
DA270	Appointment of the PCA	Notice to commencement to be submitted to SWP				
DA271	Occupation Certificate				SWP to issue occupation certificate	
DA291	Hours of operation					
DA289	Construction hours					
DA274	Section 94	Evidence the Section 94 payment has been made to Council				
DA323	DA expiry date					

Satisfaction of DA Conditions

Checked by PT sign and dated _____

Verified by AC sign and dated _____

Prior to CC

Prior to OC

SWP USE ONLY

Keep notes for items in progress
Identify what was received from whom in each box to DDM but requirement at each stage
Put a flag in the M/R columns if an inspection is needed
Otherwise columns can stay blank until items are received

Notes	Status CC	Status AOC	Check MR Complete?	Status during	Status OC	Check MR OC?
	Submitted					
Note						
Note						
Note						
	Completed					
Note						
	Completed - receipt attached					
Note						
Note					Outstanding	
Note						
	Complete					
Note						
Note	Submitted					
	Submitted					
					Outstanding	
Note						
Note						
	Note applicable					
Note						

DA # 16

COMMONWEALTH BANK
EFTPOS
MANLY COUNCIL
MANLY NSW

TERMINAL: 12736300
REFERENCE: 001011

CUSTOMER COPY
CARD NUMBER KEYS
CARD IMPRINT TAKEN

CARD NO: 376028-008<m>
EXPIRY DATE: 01/11
CREDIT PURCHASE \$5050.00
TOTAL AUD \$5050.00

23 OCT 2009 12:42
AMERICAN EXPRESS

DETAILS	Amount
Builders Deposits -	5000.00
010.2009.00000211.001	
69/197 Condamine	
Merchant Fees on Cre	50.00
(GST 4.54)	
Merchant Fees on Cre	50.00
(GST 4.54)	
Invoice/Receipt Total:	5100.00
Total Non-Taxable:	5000.00
Total Taxable:	90.92
Total Payable:	9.08
	5100.00
	5100.00
	0.00

NCIL 2009/2010 Application Fees Calculator

D/A No.:
Date Paid:
Rec. No.:

The Development entered into any of the boxes below is the same for each fee type

For a dwelling-house with an estimated construction cost (X) Yes False

Application Fee [Development] - \$ 200,000.00 \$ 0.00

Advertising NSW [value > \$50,000] \$ 200,000.00 \$ FALSE

Application Fee \$ - \$ 0.00

Application Fee \$ - \$ 0.00

Application Fee that Requires Advertising \$ - \$ -

Application Fee for Development \$ - \$ -

Application Fee [Development] - \$ - \$ 0.00

[Enter No & Type of Inspections] - First Inspection - \$ - \$ 0.00

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ 200,000.00 \$ 5,000.00

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ 0.00

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ 0.00

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ 0.00

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ -

Application Fee [Development] - \$ - \$ -

TOTAL FEES \$ 5,000.00

47
118
41
Fee Code

Complying Development Application

[Enter Total Value of Development Above] - \$ - \$ 0.00

S82 Review

Fee for application under S82(1) or (2) - \$ -

Fee for application under S82(3) as per Scale: \$ - \$ 0.00

[Enter Total Value of Development Above] - \$ - \$ -

Additional Administration Fee for Integrated Development

Other Fees

[Description:]
\$
\$

21.Oct. 2009 14:09

RANDWICK CITY COUNCIL

No. 479v

OFFICIAL RECEIPT

RANDWICK CITY COUNCIL
ABN: 77 382 644 121

Diana Jones
Lv) 18, 400 George St
Sydney NSW 2000

COMMONWEALTH BANK
EFTPOS
RANDWICK CITY
COUNCIL NSW 4
TERMINAL: 92216304

IN PAYMENT FOR

CUSTOMER COPY

CARD NUMBER KEYED
CARD IMPRINT TAKEN
CARD NO.: 376028928891008
EXPIRY DATE: 01/11
CREDIT 025722
PURCHASE 1191.80
TOTAL AUD1191.80

LSL- Shop 89/197-215 1,155.00
Ref: 584

21 OCT. 2009 15:02
AMERICAN EXPRESS

Admin Fee 25.00
Ref: 650
GST Amount 2.25

APPROVED 08

Credit Card Service 11.80
Ref: 665

THANK YOU

Payment
Credit Card -1,191.80

Receipt No: 2355078

Receipt Date: 21-OCT-2009

Receipt Amount: 1,191.80
Amount Tendered: 1,191.80
Change:

Total GST included: 2.25

This is a TAX INVOICE if GST is shown
Cheques accepted subject to clearance

General Manager
Per.....

DA289

Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays. Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

DA274

Payment of contributions in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, may be required for this development. If required the amount will be in accordance with Councils Section 94 Policy applicable at the time of payment prior to the issue of the Construction Certificate.

DA323

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building works is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

The reason for the imposition of the conditions is to ensure that the development generally conforms with section 79C of the Environmental Planning and Assessment Act, 1979, Building Code of Australia and Council Development Control Plan and Policies.

In accordance with Clause 284 of the Environmental Planning and Assessment Regulation 2000, non compliance with the above conditions may result in Council issuing a Penalty Notice of \$600.

Notes:

1. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court (their address being Level 4, 225 Macquarie Street, Sydney NSW 2000) within 12 months after the date on which you receive this notice.
2. If you are dissatisfied with this decision, Section 82A of the Environmental Planning and Assessment Act gives you the right of review by Council within twelve months of the date of determination.
3. Details in regard to Notice of Commencement of Building/Subdivision Work and appointment of the Principal Certifying Authority are to be submitted to Council following issue of the Construction Certificate and two (2) working days prior to commencement of building works.

It is necessary for payment of a Long Service Levy for works costing \$25,000 or more at a rate of 0.35% of the cost and insurance pursuant to the Building and Construction Industry Long Service Payments Act 1986 prior to issue of a Construction Certificate.

There is a Planning Agreement with the Totem Development & \$10 S. 94 contribution required.
 [Signature]
 23/x/09.