

Our Ref: J090069

1 April 2009

Manly Council  
DX 9205  
MANLY

**Attention: Customer Service**

Dear Sir/Madam,

**Subject: Construction Certificate J090069  
Development Consent Permit 41/09  
Kiosk K04, Stockland Balgowlah  
197-215 Condamine Street, Balgowlah**

**VIC LILLI  
&PARTNERS**

Manly Council	
REC 8	JUL 2009
Distribution	<input type="checkbox"/>
1) Scanned	
.....	
2) Document No	
.....	
3) Part Scanned	<input type="checkbox"/>

Reference is made to the application for a Construction Certificate in respect of the above property. In that regard we confirm that a Construction Certificate No J090069 was issued on 1 April 2009 pursuant to Development Consent 41/09.

Please find enclosed a copy of the Construction Certificate issued including all documentation assessed in the determination of the application.

Also please find enclosed a cheque for \$30.00 being the registration fee for the above.

Should you require any further information please contact the undersigned.

Yours faithfully,

Mark Brentnall  
for **Vic Lilli & Partners**

**Cc:** Natures Best Sydney Pty Ltd  
Warehouse 2, Sydney Markets  
HOMEBUSH WEST NSW 2022

**Encl.**

CERTIFICATE

\$30

R. 621979.

8-7-2009

**VIC LILLI & PARTNER - Accredited Building Certificates**

T 02 9715 2555

E info@viclilli.com.au

LOCKED Bag 3013 Burwood NSW 1805. DX 8505

F 02 9715 2333

W www.viclilli.com.au

Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

A division of Management Pty Ltd ABN 60 119 432 094

**NOTICE TO COMMENCE  
BUILDING WORKS AND  
APPOINTMENT OF PRINCIPAL  
CERTIFYING AUTHORITY (PCA)**



Issued under the Environmental Planning and Assessment Act 1979  
Section 81A (2) (b) (i) (ii) and Section 81A (2) (c)

This form is to be used to:

- Notify Council that it is intended to commence building works on site
- Notify Council that a Principal Certifying Authority (PCA) has been appointed
- Notify the Consent Authority (where not the Council) that a PCA has been appointed
- Supply to Council a copy of the Home Owners Warranty Insurance Certificate issued for residential building works under the Home Building Act 1989
- Advise Council of the name and contact details for the nominated builder.

**Description of property to which this application relates**

Address KIOSK K04, STOCKLAND BALGOWLAH  
B7-215 CONDAMINE ST, BALGOWLAH, NSW.

Title details Lot No./s — DP —

**Property owner**

Name \* REFER TO CONSENT LETTER ATTACHED.

Address \_\_\_\_\_

Contact Numbers Phone \_\_\_\_\_ Fax \_\_\_\_\_  
E-mail \_\_\_\_\_ Mobile \_\_\_\_\_

**Description of Development**

RETAIL KIOSK - FRUIT JUICE / SALADS / YOGHURT DISPLAY  
FOR TAKE-AWAY CONSUMPTION. ALSO INCLUDED IS A BACK  
OF HOUSE FOOD PREPARATION ROOM WITH COOLROOM + FREEZER.

**Consent Details (where applicable)**

Development Consent No. 41/2009 Date of Determination 23.03.2009  
Consent Authority MANLY COUNCIL.

**Construction Certificate or Complying Development Certificate Details**

Construction Certificate No. JC2009 Date of Issue 1/4/09  
Certifying Authority  Valerio Lilli Mark Brentnall

Accreditation Number Paul Ladogna  
BPB 0229



# NOTICE TO COMMENCE BUILDING WORKS AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

## Appointment of Principal Certifying Authority

Name of Accredited Certifier Appointed  Valerio Lilli Mark Brentnall  
Paul Ladogna

Accreditation Body Building Professionals Board

Accreditation number BPB 0229

## Compliance with Conditions of Development Consent

Pursuant to Clause 146 of Environmental Planning & Assessment Regulation 2000 all conditions Development Consent that must be satisfied prior to the commencement of works must have been satisfied prior to the provision of appropriate notice to Council.

Have all relevant Development Consent conditions been satisfied?

YES  
NO

## Builders Details

Builders Name Barbato Contractors Pty Ltd

Address 197 Hopetown Avenue

VACLUSE

Contact Numbers Phone 9388 8758 Fax 9388 8758

E-mail carlo265@gmail.com Mobile 0411 881 172

Licence No N/A.

Owners Builder's Permit No N/A.

- Has a Home Owners Warranty Insurance Certificate been provided?
- Yes
  - No- Exempt under Clause 57BC of the Home Building Regulation 1997
  - No – Works less than \$12,000
  - No – Works carried out by Owner Builder
  - No – non-residential works

Date the Work will Commence \_\_\_\_\_



# NOTICE TO COMMENCE BUILDING WORKS AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

## Signatures:

### Owner's Consent to the appointment of Principal Certifying Authority

I hereby consent to the appointment of the Principal Certifying Authority as detailed above.

I confirm that the works as approved under the subject Development Consent have not been commenced.

*\* REFER TO OWNERS CONSENT LETTER ATTACHED*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Name

If signed on behalf of a Body Corporate or company, the common seal must be stamped on this section where appropriate.

### Acceptance and statement by the Principal Certifying Authority

I hereby accept the appointment as the Principal Certifying Authority.  
I acknowledge that I have seen evidence that the builder is licensed and insured as appropriate to the works.

*[Handwritten Signature]*

\_\_\_\_\_  
Principal Certifying Authority's Signature

*14/09*  
\_\_\_\_\_  
Date

### 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.

**Stockland Retail**

Level 25, 133 Castlereagh St  
Sydney NSW 2000

T 02 90352000  
F 02 89882000

www.stockland.com.au

GPO Box 998  
Sydney NSW 2001



6 January 2009

BMG on Norton  
Shop B1 Norton Plaza, Norton Street  
Leichardt NSW 2040

**Re: Development Application and Construction Certificate for fitout works for the below premises**

**Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW**

**Premises: Kiosk 4 Norton St – Stockland Balgowlah**

*This consent is to be read in conjunction with the attached Stockland design approved drawings.*

We refer to the attached application.

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

**Executed on behalf of Trust Company of Australia Limited (ACN 004 027 749) in its capacity as custodian by**  
**WILL SMITH**  
for **Stockland Trust Management Limited (ACN 001 900 741) under Power of Attorney Book 4362 No. 863 in the presence of:**

.....  
Signature of witness

**Joel neveu-Collins**  
.....

Name of witness

**Retail design Manager**  
.....

Occupation of witness

Level 25, 133 Castlereagh Street  
Sydney NSW 2000

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

Our Ref: J090069

1 April 2009



Natures Best Sydney Pty Ltd  
Warehouse 2, Sydney Markets  
**HOME BUSH WEST NSW 2022**

**Attention: Claudio Guerrero**

Dear Claudio

---

**Subject: Construction Certificate J090069  
Development Consent Permit 41/09  
Kiosk K04, Stockland Balgowlah  
197-215 Condamine Street, Balgowlah**

We refer to our engagement in respect of the above and enclose the Construction Certificate for such works.

**Mandatory inspection of works**

The Environmental Planning and Assessment Act 1979 require that the inspections detailed below, known as Critical Stage Inspections, be carried out by the Principal Certifying Authority (PCA).

The provision of certificates in lieu of mandatory inspections (ie Engineer's or waterproofing certificates) is not acceptable at any time.

It is necessary for the following inspections to be carried out in relation to the proposed works.

**Class 5-9 buildings or parts of buildings**

- At the commencement of the building work, being the time when ANY physical activity is commenced in connection with the erection of the building works, and
- Prior to covering any stormwater drainage connections, and
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building.

VIC LILLI & PARTNER - Accredited Building Certificates

T 02 9715 2555

E [info@viclilli.com.au](mailto:info@viclilli.com.au)

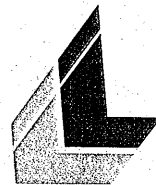
LOCKED Bag 3013 Burwood NSW 1805. DX 8505

F 02 9715 2333

W [www.viclilli.com.au](http://www.viclilli.com.au)

Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

A division of Management Pty Ltd ABN 60 119 432 094



VIC LILLI  
&PARTNERS

**Builder to Arrange Critical Stage Inspections**

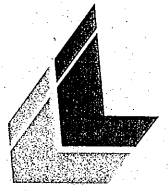
The Principal Contractor for the building site is responsible for ensuring that the Principal Certifying Authority is given notice of at least **at least 48 hours** if a Critical Stage Inspection is required.

Should you require any further information please contact the undersigned.

Yours faithfully,

Mark Brentnall  
for **Vic Lilli & Partners**

**Encl.**



VIC LILLI  
& PARTNERS

CONSTRUCTION CERTIFICATE No. J090069

FOR

NATURES BEST SYDNEY PTY LTD

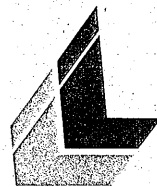
PREMISES

Kiosk K04, Stockland Balgowlah  
197-215 Condamine Street, Balgowlah

Date: 1 April 2009

Ref: J090069





**CONSTRUCTION CERTIFICATE**

Issued under the Environmental Planning and Assessment Act 1979  
Section 109C(1), 81A(2) AND 81a(4)

**Property to which this certificate relates**

Address Kiosk K04, Stockland Balgowlah,  
197-215 Condamine Street, Balgowlah

**Applicant**

Name Natures Best Sydney Pty Ltd  
Address Warehouse 2, Sydney Markets  
HOMEBUSH WEST NSW 2022

**Description of Development**

This certificate is limited to the fitout of a new retail kiosk as approved pursuant to  
Development Consent 41/09 issued by Manly Council on 23 March 2009.

**Consent details**

Development Consent No 41/09  
Date of determination 23 March 2009  
Consent authority Manly Council

**Building classification** 6

**Certification**

I certify that work completed in accordance with the documentation contained in  
the annexures (with such modifications verified by me as may be shown on the  
documentation) will comply with the requirements of the Environmental Planning &  
Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental  
Planning & Assessment Act 1979.

Certificate Number J090069

Date of endorsement 1 April 2009

Signature  
Accredited Certifier  
Accredited Body  
Registration No

Valerio Lilli  
Building Professionals Board  
BPB0229

**FIRE SAFETY MEASURES THAT FORM PART OF THIS CERTIFICATE**

Issued in accordance with 168 (1) (c) of the Environmental Planning and Assessment Regulation 2000

**Existing Fire Safety Schedule**

<b>Measure</b>	<b>Installation Standard</b>
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 & AS1670.1-2004, AS 3786-1993 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 & AS 2118.1-1999 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/NZS 2293.1-2005
Emergency lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS 1735.2-1997 & 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 & AS 1670.4-2004, AS4428.4-2004 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/NZS 2293.1-2005 & 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/NZS 1668.1-1998, 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, AS 1905.1-2005 & Alternative Solution Report prepared by Defire Ref.20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3, AS 2419.1-2005 & Alternative Solution Report prepared by Defire Ref.20050098 Rev1.5 dated 19.06.07
Fire seals (protecting openings in fire	BCA 2006, C3.12, C3.15 & Spec C3.15 &

**CONSTRUCTION CERTIFICATE No J090069**

VIC LILL

	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, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref.20050098 Rev1.5 dated 19.06.07
Supply air shutdown 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	BCA 2006 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 signage (eg stairway notices)	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**

<b>Measure</b>	<b>Installation Standard</b>
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS 3786-1993 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 & AS 2118.1-1999 as varied by 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
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS 2293.1-2005
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS 1670.4-2004, AS4428.4-2004 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/NZS 2293.1-2005 & 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
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref.20050098 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.6, AS 2444-2004
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref.20050098 Rev1.5 dated 19.06.07



ANNEXURE 1

Plans and Specification that form part of Construction  
Certificate



ANNEXURE 2

Supporting Documentation

# CONSTRUCTION CERTIFICATE APPLICATION FORM



In accordance with Clause 139, Part 8, Division 2 of the  
Environmental Planning and Assessment Regulation 2000

## Builder Details

Builders Name Barbato Contractors Pty Ltd  
Address 197 Hopetown Avenue  
VACLUSE  
Contact numbers Phone 9388 8758 Fax 9388 8758  
E-mail carlo265@gmail.com Mobile 0411 881 172

As owner(s) of the land to which the application relates, I/we consent to the making of this application. I/we also give consent for officers/certifiers of Vic Lilli & Partners to enter the land to carry out inspections relating to this application. We confirm that building works have not commenced upon the subject site.

*\* REFER TO OWNERS CONSENT LETTER ATTACHED.*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Name

If signed on behalf of a Body Corporate or company, the common seal must be stamped on this section where appropriate.

## SIGNED BY THE APPLICANT

I apply for approval to carry out the development or works described in this application. I declare that all information I have provided is true and correct.

*Claudio Guerrero*  
Applicant's Signature

27/3/09  
Date

CLAUDIO GUERRERA  
Applicant's Name

ABN #:43662868065  
Manly Council  
PO Box 82  
MANLY NSW 1655  
Ph 9976 1500 Fax 9976 1400  
Email: records@manly.nsw.gov.au  
Website: www.manly.nsw.gov.au

Date 30/03/2009 11:17  
Receipt 00600531:0001 Terminal 2:392  
C Guerrero  
S Scandura  
L Sellaro  
R Sellaroharehouse 2  
Sydney Markets

Details Amount

Builders Deposits - 10000.00  
010.2009.00000041.001  
197 Condamine St

Total Value: 10000.00  
Tendered  
Cheque 10000.00  
Change 0.00

Thank you for Prompt Payment

ABN #:43662868065  
Manly Council  
PO Box 82  
MANLY NSW 1655  
Ph 9976 1500 Fax 9976 1400  
Email: records@manly.nsw.gov.au  
Website: www.manly.nsw.gov.au

Date 30/03/2009 11:18  
Receipt 00600534:0001 Terminal 2:392  
C Guerrero  
S./ Scandura  
L. Sellaro  
R. Sellaro

Details Amount

Long Service Levy 333.00  
008000.9200.8079  
Kiosk 4, 197 Con

Total Value: 333.00  
Tendered  
Cheque 333.00  
Change 0.00

Thank you for Prompt Payment