

12 June 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

SHOP 29, 197-215 CONDRAMINE STREET BALGOWLAH
COMPLYING DEVELOPMENT CERTIFICATE NO: 29625
FINAL OCCUPATION CERTIFICATE NO: 29625

City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Final Occupation Certificate No. OC 29625
- Documentation used to determine the occupation certificate
- A cheque for Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Luke Sheehy on 8270-3500.

Yours faithfully

Brendan Bennett
Managing Director

Encl

73RM

Manly Council

REC 19 JUN 2009

Distribution ☐

1) Scanned

2) Document No

95066

M. Giddey

Byment-
Add Cert

CERTIFIER

\$30

R. 619348

19-6-09 d

PLANNING
BUILDING
HERITAGE
LANDSCAPE
URBAN DESIGN

CITY PLAN OF AUSTRALIA

Shop 29, 197-215 Condamine Street, Balgowlah
Final Occupation Certificate No. 29625

FINAL OCCUPATION CERTIFICATE NO. FOC 29625

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:

Morris Selvaticio Pty Ltd

Address of applicant:

**Studio 10, Level 6, 50 Holt Street Surry Hills
NSW 2010**

Contact Details:

Phone: (02) 9698 6304 Fax: (02) 8399 3590

OWNER

Name:

Stockland Trust Management Ltd

Address:

Level 25, 133 Castlereagh Street Sydney 2000

Contact Details:

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

RELEVANT CONSENTS

Consent Authority/Local Government Area:

Manly Council

Complying Development Certificate No:

CDC 29625

Date of Complying Development Certificate:

30/03/09

PROPOSAL

Address of Development:

**Shop 29, 197-215 Condamine Street Balgowlah
Class 6**

Building Classification:

Type A

Type of Construction:

Scope of building works covered by this Notice:

Fitout for retail tenancy - florist

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.*

DATED THIS 12th day of June 2009

**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.

SCHEDULE 1

1. Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application	Morris Selvatico	-	12/06/09
Final Inspection Report	City Plan Services	29625	12/06/09
Final Fire Safety Certificate	Downsouth Constructions	-	12/06/09
- automatic fire suppression system			
- ewis			
- fire seals			
- smoke baffles between retail mall & specialty shops			
Installation Certificate	Baratech Air Conditioning	-	04/06/09
- mechanical services			
Installation Certificate	Boone & Willard Plumbing	-	25/05/09
- hydraulic services			
Tenancy Handover Schedule	-	-	-
Installation Certificate	Heyday Group Pty Ltd	-	04/06/09
- ewis			
Installation Certificate	Tyco Fire & Security	-	28/05/09
- fire sprinklers			
- fire hydrant &			
- fire extinguishers			
Final Fire Safety Certificate	Abigroup Contractors Pty Ltd	-	12/06/09
- fire seals			
Installation Certificate	Jason Palmer Electrical	-	12/06/09
- interior lighting			
Certificate of Compliance	Downsouth Constructions	-	12/06/09
- cool-room			

SCHEDULE 2 FIRE SAFETY SCHEDULE

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

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE	
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; Building L community club & Building G Gym BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8	-
Fire dampers	BCA 2006 C3.12, C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15; AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire doors	BCA 2006 Spec C3.4; Building L community club & Building G Gym BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire hydrant systems	BCA 2006 E1.3; Building L community club & Building G Gym BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L community club & Building G Gym BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-

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

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE	
Portable fire extinguishers	BCA 2006 E1.6; Building L - community club & Building G Gym BCA 2008 E1.6 & AS2444-2004	-
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke dampers	BCA 2006 E2.2	-
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke doors	BCA 2006 Spec C3.4	-
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09	-

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors -
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.8 dated 08.04.09 -

OCCUPATION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979* Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

- ☐ Interim Certificate
☐ Final Certificate
☐ Change of Building Use of an Existing Building
☒ Occupation/Use of a New Building

IDENTIFICATION OF BUILDING

Address Shop 29, 197-215 Condamine st
 Lot, DP/MPS etc _____

Suburb or town Balgowlah Post Code 2093

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Retail Fitout for Florist

RELEVANT CONSENTS

Development Consent:

DA No. _____ Date _____

Construction Certificate:

CC No. CC 24625 Date 30 January 2009

APPLICANT

Name of person having benefit of the development consent:

Name Lorena Selvatico Company Morris Selvatico

Address 1/407 Bourke st

Suburb or town Surry Hills Post Code 2010

Phone B/H 9380 2380 Fax No. 8065 4018

Mobile 0419 293 494 Email lorena@morriselvatico.com

As the applicant, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the Principal Certifying Authority.
2. Certify that the works have been completed in accordance with the relevant Development Consent.
3. Attach a Fire Safety Certificate, where relevant, for the subject building work in accordance with the Fire Safety Schedule.

Signature of applicant:

Sign L Selvatico Date 12.06.09

INSPECTION REPORT

This inspection report is a record of a certified stage inspection or any other inspection carried out, because it was required by the Principal Certifying Authority, in accordance with Clause 162B of the Environmental Planning & Assessment Regulation 2000, and a copy shall be retained by the Principal Certifying Authority for a period of not less than 15 years from the date of the inspection.

CDC No.	:	29625
PCA	:	Brendan Bennett, BPB0027
Site Address	:	Shop 29, 197-215 Condamine Street, Balgowlah
Inspection Type	:	Final
Date Inspected	:	12.06.09
		Time Requested:

RESULT OF INSPECTION

Works have been completed in accordance with the CC approved plans and are satisfactory. ,

Signature :



Inspected by	:	Brendan Bennett
Accreditation No.	:	BPB0027
Date	:	12.06.09

Final/Interim Fire Safety Certificate
issued under the
*Environmental Planning and Assessment
Regulation 2000*
Clause 170 and 173

Certificate

Type of Certificate

(See Note 1)

☐ Interim

☒ Final

Certificate

Name Owner/Agent

I ROGER KOBECK

Address

Of DOWNSOUTH CONST. P/L

Certify that

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

(See Note 2 Assessment Requirements)

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

(See Note 3 relevant fire safety Schedule)

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

Identification of Building

Shop 29, 197-215,

Condamine Street, BALGOWLAH NSW 2093

Particulars of Building

Fitout of Retail Tenancy - Florist

Date of Assessment

11-6-09

Owner's Details

Name

FLOWERS FOR EVERYONE Shop #29

Address

No. 195-215 Street CONDAMINE ST.
Suburb or town BALGOWLAH Post Code 2093

**Essential Fire Safety
Measures (See Note 3)**

Measure	Standard of Performance
Automatic fire suppression system	BCA2006 E1.5, Spec E1.5, AS2118.1-1999 & as varied by Alternative Solution Report 20050098 Rev1.8 prepared by Defire dated 08/04/09
Emergency warning and intercommunication system	BCA 2006 E4.9, AS1670.4-2004, AS4428.4-2004 & as varied by Alternative Solution Report 20050098 Rev1.8 prepared by Defire dated 08/04/09
Fire Seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15
Smoke baffles between retail mall and specialty shops	Alternative Solution Report 20050098 Rev1.8 prepared by Defire dated 08/04/09

Date of Certificate

12-6-09

Signature

Robert Koberick

Owner/Agent

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

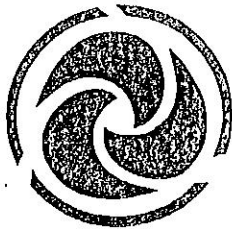
Full Name of Certifier: ROBERT KOBERICK

Qualifications and Experience: 25 yrs IN TRADE

Address of Certifier: 1/13 STENNETH RD. INGLEBURN 2565

Phone numbers: Bus: 9618-2811 Fax: 9618-2855 Mob: 0417439919

NOTES



baratech
air conditioning



Quality
Endorsed
Company

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

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

I Matthew Eaton of Baratech Pty Ltd

9 Sefton Rd Thornleigh NSW 2120

hereby certify:-

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

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

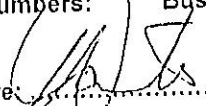
Alternative solution report prepared by:
Defire Ref 20050098 Revision 1.8 dated 08.04.2009
- f) Defire alternative solution report version R1.8
- g) Exclusions: YES/NO NO

Full Name of Certifier: MATTHEW EATON

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

Address of Certifier: 9 Sefton Rd THORNLEIGH NSW 2120

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

Signature:  Per M. Eaton

Date 4/06/2009

INSTALLATION CERTIFICATION / RETAIL TENANCIES

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

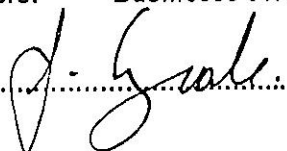
- a) The relevant clauses of the Building Code of Australia,
.....
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)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

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

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

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

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

Signature:..... Date.....25/05/09...

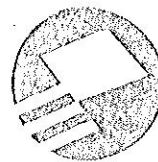
The Village, Balgowlah

Tenancy Handover Schedule

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

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

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



Heyday Group Pty Ltd
ABN 82 121 276 168

ACC Technologies
Heyday Communications
Heyday Electrics
Heyday Fire Technologies

9 Waterloo Road
North Ryde NSW 2113

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

INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

That the ... ewis system... installed in the building project (SHOP 29) complies with:-

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

Full Name of Certifier: Andrew Mitchell

Qualifications and experience:..... Electrician

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

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

Signature: Date..... 4th June 2009



INSTALLATION CERTIFICATION

PROJECT: THE VILLAGE, BALGOWLAH

ADDRESS: 197-215 CONDAMINE ST, BALGOWLAH 2093

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

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

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

hereby certify:-

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

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

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

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

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

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

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

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

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

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

Signature:

Date: 28/5/09

**Final/Interim Fire Safety
Certificate**
issued under the
*Environmental Planning and
Assessment Regulation 2000*
Clause 170 and 173

Certificate

Type of Certificate
(See Note 1)

☐ Interim

☒ Final

Certificate
Name Owner/Agent
Address

I Stephen Surjan

Of Abigroup Contractors Pty Ltd

Certify that

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

(See Note 2 Assessment
Requirements)

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

(See Note 3 relevant fire
safety Schedule)

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

Identification of Building

197 – 215 Condamine Street
Balgowlah NSW 2093

Particulars of Building

Description of Part: All retail tenancies

Date of Assessment

12/06/2009

Owner's Details
Name

Stockland Trust Management Ltd

Address

Level 25, 133 Castlereagh Street, Sydney

**Essential Fire Safety
Measures (See Note 3)**

Measure	Standard of Performance
FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15

Date of Certificate

dated this 12th day of JUNE 2009

Signature

Owner/Agent

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Full Name: STEPHEN SURJAN

Qualifications and Experience: CIVIL ENGINEER

Address: 92A PACIFIC HIGHWAY CORDON NSW 2072

Phone numbers: Bus: (02) 9499 0999 Fax: (02) 9499 8822 Mob: 0124 148693

INSTALLTION CERTIFICATION - FLOWERS FOR EVERYONE SHOP#29
ADDRESS: 195-215 CONNAMORE ST. BALGOULAH 2013
PROPOSAL:

Pursuant to the provisions of A2.2 of the Building Code of Australia.

I, JASON PALMER of JASON PALMER ELECTRICAL
(Name) (Firm)
186 REVERSLIDE DR. ARENS, NSW. 2570
(Address)

Qualifications and experience:
LICENSED ELECTRICIAN FOR 2 YRS.
LIC # 207831C

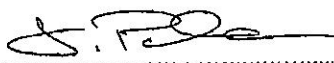
Phone numbers:
Bus. 96182811 Fax. 9618-2853 Mob. 0400 877 828

hereby certify:-

That the following services have been installed to:-

SERVICES	STANDARD OF PERFORMANCE
INTERIOR LIGHTING	54.4, J6.2, J6.3, J6.4 AS/NZS 1680.0-1998

- a) The service plans submitted to the Accredited Certifier for approval (Schedule A),

Signature: 

Date: 12-6-09



DOWN SOUTH CONSTRUCTIONS

Unit 1/13 Stennett Road
Ingleburn, NSW 2565
Phone 02 9618 2811 Fax 02 9618 2855
Roger Mobile 0417 439 919
Email downsth@bigpond.net.au
ABN 67093380922

June 12, 2009

To Whom It May Concern:

On behalf of Flowers for Everyone, I Roger Kobeck license # 2008485, confirm that the cool-room to Flowers for Everyone shop # 029 at The Village Balgowlah, has been installed in accordance with **BCA G1.2 & NSW G1.101.**

Many Thanks,

Roger Kobeck