

Job No: 2009/039

Friday, 5 February 2010

Manly Council  
PO Box 82,  
Manly NSW 1655

MANLY COUNCIL	
REGISTERED BY RECORDS	
09 FEB 2010	
RESPONSIBLE OFFICER	_____
DOCUMENT NUMBER	_____

Attention: General Manager

**RE: Construction Certificate No. 2009/039**  
**Sushi Roll – Shop 066, Stockland Balgowlah**

Please find attached a copy of Construction Certificate 09/039/01 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,



Tim Abovian  
Assistant Building Regulations Consultant  
Steve Watson & Partners

CERTIFIER

\$30

R. 668849

9.2.10



# 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

## CONSTRUCTION CERTIFICATE

### Construction Certificate No. 09/039/01

Steve Watson and Partners 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.

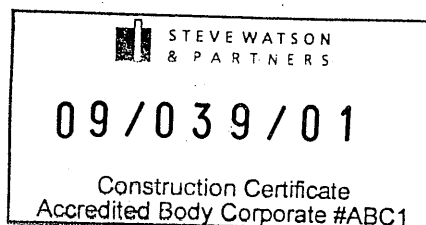
Applicant	Name: <b>Sushi Roll C/- Giant Design Consultants</b> Address: <b>5 Nicholson Street</b> Suburb: <b>Crows Nest</b> State: <b>NSW</b> Postcode: <b>2065</b>
Location of the Property	Address: <b>Shop 066, 215 Condamine Street</b> Suburb: <b>Balgowlah</b> State: <b>NSW</b> Postcode: <b>2093</b> Real Property Description: <b>Lot 101/DP 1102617</b>
Building description	<b>Establishment of use as a Sushi Restaurant, associated fitout and outdoor dining area</b>
Building Code of Australia Classification	<b>Class 6</b>
Date of Receipt	Date Received: <b>18<sup>th</sup> December 2009</b>
Determination	Approved Date of Determination: <b>5<sup>th</sup> February 2010</b>
Development Consent	Development Consent Number: <b>DA345/09</b> Council: <b>Manly Council</b> Date of Determination: <b>28<sup>th</sup> January 2010</b>

Steve Watson (BPB0432) on behalf of

**Steve Watson and Partners**

Accreditation Body: **BPB**

Accreditation no: **ABC 1**



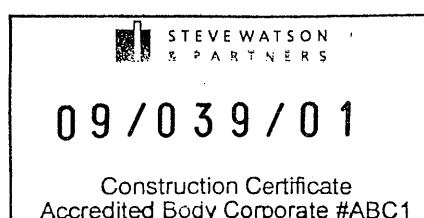
Date of Endorsement: **Friday, 5 February 2010**

Design documentation approved for Construction Certificate 09/039/01 for Sushi Roll – Shop 066, Stockland Balgowlah.

Drawing No.	Drawing Title	Revision	Date	Drawn by
01.01	Layout Plan	D	25.11.09	Giant Design Consultants
01.02	Reflected Ceiling Plan	D	25.11.09	Giant Design Consultants
01.05	Furniture Plan	D	25.11.09	Giant Design Consultants

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

Item No	Description	Date
1.	Mandatory inspection record (Prior to the issue of the Construction Certificate)	05.02.10
2.	Application for Construction Certificate	18.12.09
3.	Existing and proposed fire safety schedule	-
4.	Design certificates as contained in SWP certification package	-
5.	Evidence of Long Service Levy Payment	10.12.09
6.	Documentation required to satisfy relevant DA conditions as per attached DA checklist	-



# Inspection Record

## CI129C / 143C



STEVE WATSON  
& PARTNERS

Project Address Shop 066, 215  
Condamine Street,  
Balgowlah

Inspection record # 09/039/C

Accredited Certifier Steve Watson (BPB0432)  
for Steve Watson and  
Partners

Body Corporate Accreditation # ABC 1

DA ref DA345/09

Date of inspection 5<sup>th</sup> February 2010

Type PRE- CONSTRUCTION CERTIFICATE

### Checklist

Regulatory requirements	Notes
Date of Application for CC # 09/039/01	18.12.09
Fire Safety Measures on AFSS/FSS confirmed correct?	Yes
Measures to be affected by the proposed development: 1. Exit signs 2. Emergency lighting 3. Sprinklers 4. EWIS	
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

Signed

Inspector

5<sup>th</sup> February 2010

Date

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## APPLICATION FOR CONSTRUCTION CERTIFICATE

### PART 1 Application and Site Details

#### Applicant

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

Please give us as much detail as possible.

Note that a Building Contractor cannot be the applicant for a Construction Certificate or an Occupation Certificate

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other ☐

Surname (or Company): SUSHI ROLL c/o  
A GIANT DESIGN CONSULTANTS

Given names (or ABN): 59 631 652 729

Address: 5 NICHOLSON ST, CROWS NEST NSW

State: NSW Post Code: 2065

Phone: (02) 9906 6940

Fax: (02) 9906 6191

Mobile: \_\_\_\_\_

E-mail: irene@giantdesign.com

Please ensure you sign the declaration in Part 3 of this application

#### Location of the Property

We need this to correctly identify the land.

Owner of land / property STOCKLAND

Address: 215 CONDOMINE ST, BALGOWLAH NSW (SHOP 066)

Post Code: 2093

Real Property Description: A TENANCY LOCATED ON PLAZA LEVEL (BUILDING E)  
(eg. Lot/DP/Section, etc) OF STOCKLAND BALGOWLAH

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

### PART 2 Work Description

#### Description of Work

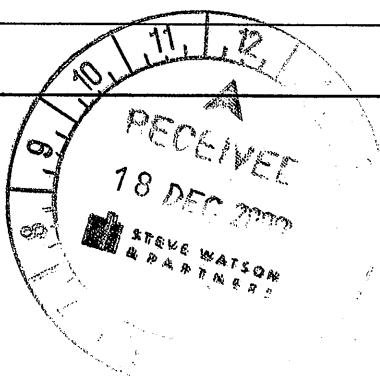
Please describe briefly everything that you want approved.

#### Building Work

SUSHI RESTAURANT IN SHOP 066, STOCKLAND BALGOWLAH. NEW FITOUT INCLUDES  
POS COUNTER, INTERIOR & EXTERIOR DINING AREA, SUSHI CONVEYOR BELT AND BAR,  
SUSHI PREPARATION AREA, WALK-IN COOLROOM, OFFICE, CHANGE ROOM, SHOPFRONTS,  
AND SIGNAGES ON SHOPFRONTS.

#### Estimated Cost of Work (inclusive of GST)

\$ 300,000



<b>Development Consent</b>	Development Consent No: <u>DA345/09</u> Date of Determination: <u>08 / 01 / 10</u>
<b>Building Code of Australia Classification</b>	BCA Classification: <u>CLASS 6</u>
<b>Principal Contractor's Details</b>  <i>Required for all projects</i>	Name: <u>VIRTUAL INTERIORS PTY LIMITED</u> Address: <u>UNIT 2 / 11 SAGGARTFIELD RD, ST ANDREWS 2566</u> Contact Number: <u>02 9820 7000</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.

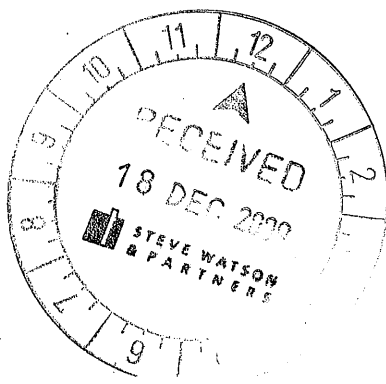
#### Declaration

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

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.

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  Date: 10 / 12 / 2009



## 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 (m<sup>2</sup>)
- Gross site area (m<sup>2</sup>)

### 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)

Yes ☐ No ☐

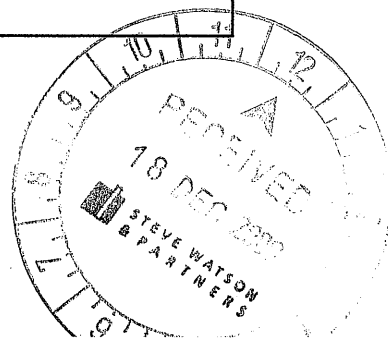
Yes ☐ No ☐

Yes ☐ No ☐

### Materials – residential buildings

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 checked="" type="checkbox"/>	<input type="checkbox"/>
• 4 copies of specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• List of any existing and proposed fire safety measures (Refer to the Fire Safety Schedule)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Evidence of Home Building Act requirements satisfied	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Evidence that Long Service Levy has been paid	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schedule to application for a construction certificate is completed	<input checked="" type="checkbox"/>	
• Applicants signature	<input checked="" type="checkbox"/>	

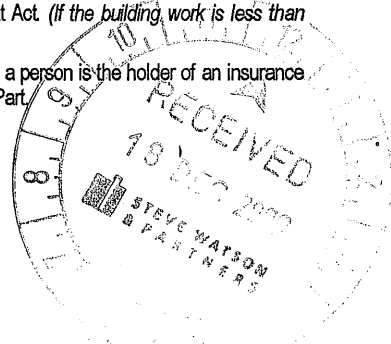
## PART 6 Notes for Completing Application for a Construction Certificate

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





# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

Shop 066, 215 Condamine Street, Balgowlah

CC No. 09/039/01

## Existing Fire Safety Schedule

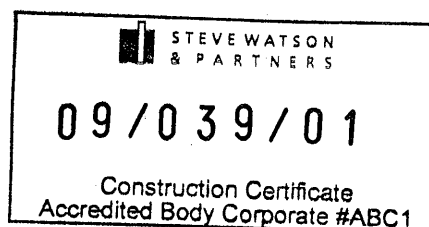
FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic 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 & AS1670.1-2004, AS3786-1993 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 & AS1670.4-2004, 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/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 m2) 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 m2)	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
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 E1.6 & 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 & AS1668.1 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, AS1668.1-2004 & 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

Unit No.	Measure	Standard of Performance
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 (note:
2.	Emergency Lighting	BCA2009 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
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 (note:
4.	Exit Signs	BCA2009 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07 (note:



# CONSTRUCTION AND FITOUT OF FOOD PREMISES - Design. CERTIFICATE

Project Name	SUSHI ROLL BALGOWLAH
Address	STOCKLANDS BALGOWLAH, 215 CONDOMINE ST, 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 drawings, specifications and the nominated Standards of Performance.

Measure and/or system	Standards of Performance
Construction and fitout of food premises	AS 4674 -2004 Design and Fitout of Food Premises and Food Safety Standard 3.2.3 Food Premises and Equipment

- 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: BACHELOR OF INTERIOR DESIGN, UNIVERSITY OF  
TECHNOLOGY SYDNEY


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

Name of Certifier: IRENE HARYONO

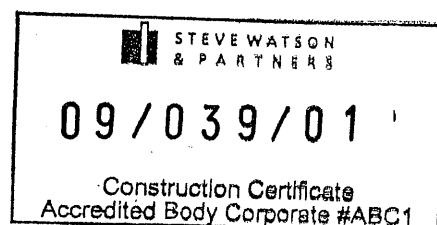
Company: GIANT DESIGN CONSULTANTS

Address: 5 NICHOLSON ST, CROWS NEST NSW 2065

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

  
Signature

10/12/2009  
Date





See reverse of form for instructions

# LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

## PART A - DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)  
or Company/Organisation name **B A L G O W L A H S U S H I R O L L**

Given names (if person)  
POSTAL ADDRESS  
No. and street or PO Box **C / O G I A N T D E S I G N C O N S U L T A N T S**

**5 N I C H O L S O N S T**

Town/suburb **C R O W S N E S T**

State **N S W** Postcode **2 0 6 5** Bus. hours phone **0 2 9 9 0 6 6 9 4 0**

## PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK

Number and street **S H O P O 6 6 / 2 1 5 C O N D A M I N E S T**

**S T O C K L A N D S B A L G O W L A H**

Town/suburb **B A L G O W L A H**

State **N S W** Postcode **2 0 9 3**

Estimated start date **D 1 6 M 0 1 Y 2 0 0 9** Estimated finish date **D 0 4 M 0 3 Y 2 0 1 0**

## PART C - DETAILS OF WORK - To be completed by consenting/certifying authority with whom plans lodged for approval

Local Council Area **M A N L Y C O U N C I L**

<sup>1</sup> DA/CC/CDC No. **0 9 / 0 3 9 / 0 1**

Estimated value  
of work (see note on back) \$ **3 0 0, 0 0 0. 0 0** Levy  
payable \$ **1, 0 5 0. 0 0**

<sup>1</sup> If you have provided a CC above, please provide DA number here **3 4 5 / 0 9**

Name of Officer/Private Certifier Tim Abovian Business hours phone **0 2 9 2 8 3 6 5 5 5**

## PART D - DETAILS - To be completed by Dept/Authority where applicable - see reverse

Department/Authority

Contract/DA No (circle which)

Levy payable \$ **3 0 0, 0 0 0. 0 0**

Contact person (Print)

Contact person (Signature)

Contract amount \$

Phone number

Date **D 1 6 M 0 1 Y 2 0 0 9**

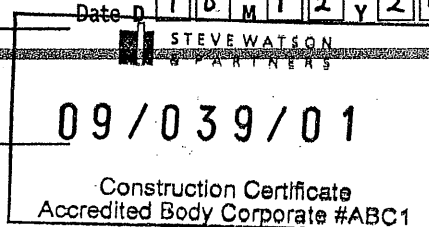
## PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer if company/organisation

Any false or misleading information provided on this form may result in prosecution under Section 58A.  
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name **IRENE HARYONO** Signature [Signature] Date **D 1 6 M 0 1 Y 2 0 0 9**

## PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

Exemption Approval Certificate No.



Construction Certificate  
Accredited Body Corporate #ABC1

DA #	Issue	Deliverables prior to CC	Deliverables prior to commencement of works	Deliverables during construction	Deliverables prior OC	Independent approval required if so who?
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	Traffic Facilities to be provided					
DA023	Occupation of the premises		Site sign to be erected on site			
DA024	Site Sign					
DA048	Damage to adjoining properties		Security fence to be erected on site			
DA058	Security Fence					
DA357	Architectural Drawings					
DA119	Fire Safety Schedule					
DA120	BCA compliance					
DA121	BCA compliance					
DA233	Waste collection					
	Waste Management Plan prepared in accordance with council's DCP to be submitted to SWP					
DA234	Waste Management Plan					
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					
DA323	Expiry of Approval					

## Satisfaction of DA Conditions

Prior to CC Prior to OC

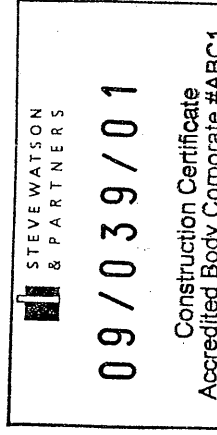
Checked by *TA* sign and dated

05.02.10

Verified by *TA* sign and dated

05.02.10

Notes	Status early works CC	Status CC	Status NOC	Check MIR Commence?	Status during	Status OC	Check MIR OC?
Note							
		Receipt dated 05.02.10					
Note							
Note							
Note							
Note			Complete				
Note							
Note			Complete				
Note							
Note							
Note							
Note							
		Submitted					
Evan from Manly council (planned) has confirmed that the waste management facilities (bins etc) to be used are part of the common area of the shopping centre. This condition is thus satisfied. Confirmation received 3.55pm, 03.02.10							
Note							
Note							
Note							
Note							
Note							
Note							
Note							
Note							



**Timothy Abovian**

---

**From:** Glen Hugo [Glen.Hugo@manly.nsw.gov.au]  
**Sent:** Thursday, 4 February 2010 9:40 AM  
**To:** Timothy Abovian  
**Subject:** FW: Stockland Balgowlah Plaza Outdoor Seating markers  
**Attachments:** image001.jpg

Hi Tim,

As discussed.

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](mailto:Glen.Hugo@manly.nsw.gov.au) | [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)

*Please consider the environment before printing*

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**From:** Glen Hugo  
**Sent:** Wednesday, 3 February 2010 2:51 PM  
**To:** 'Kelly Miller'  
**Cc:** David Stray  
**Subject:** RE: Stockland Balgowlah Plaza Outdoor Seating markers

Thanks Kelly,

The markers are designed for this purpose and are similar to the tactile surface indicators used to indicate changes in levels in public access areas. I have no objection to their installation in this context.

Glen Hugo  
Development Assessment Officer - Environmental Services  
Manly Council

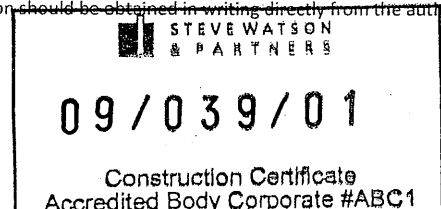
1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1579 |  
Switch 9976 1500 | Fax 9976 1400 | [Glen.Hugo@manly.nsw.gov.au](mailto:Glen.Hugo@manly.nsw.gov.au) | [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)

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**From:** Kelly Miller [mailto:kelly.miller@stockland.com.au]  
**Sent:** Monday, 1 February 2010 2:20 PM  
**To:** Glen Hugo  
**Cc:** Tim Beattie  
**Subject:** Stockland Balgowlah Plaza Outdoor Seating markers

Dear Glen

Please be advised that as per your request 2 December 2009 at our meeting for outdoor seating areas to be marked permanently in a uniform manner, Stockland has as at close of business today completed the installation of markers for all designated restaurant seating areas. The tactile used is uniform for all seating areas and a picture is attached for your records. All certifiers for the retailers have been provided with the information for inclusion in the CC and OC documentation of the individual tenancies.

I believe that no further steps will be necessary by the retailers given Stockland has completed this task ahead of any site works by the restaurant tenancies.

Yours faithfully



Manly Council

DA#016

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 05/02/2010 09:42

Receipt 00668245:0001 Terminal 1:390

Balgowlah Sushiroll Pty Ltd

Details

Amount

Builders Deposits -

7500.00

010.2009.00000345.001

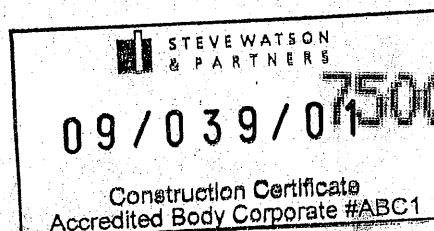
Shop 66 197-215

Total Value:

Tendered

Cheque

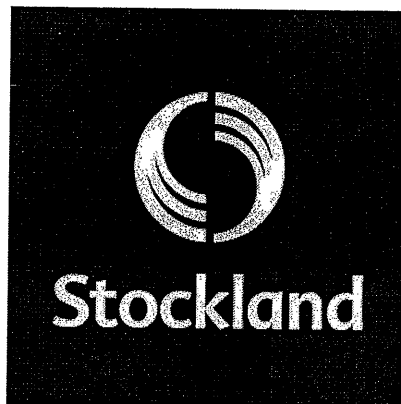
Change



7500.00

7500.00

0.00



4 November 2009

Dear Sir/Madam

**Standard Requirements for Development Application  
Tenancy : Shop 066: Sushi Roll Restaurant  
197-215 Condamine Street, Balgowlah**

**1 Introduction**

The following documents will provide the information necessary for Council to assess and determine your DA including:

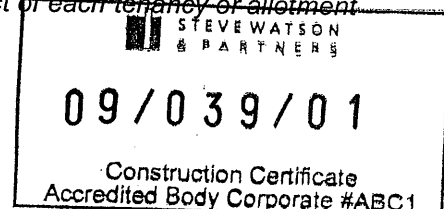
- A description of the property and surrounding locality;
- Planning controls applying to the site;
- A description of the proposed use and works;
- An assessment of the DA in accordance with the provisions of Section 79C(1) of the Environmental Planning & Assessment Act (EP & A Act); and
- Conclusion and recommendations.

**2 Background**

Manly Council issued a deferred commencement consent for DA 101/06 on 19 December 2006 for construction, excavation of buildings comprising of a supermarket, specialist shops, dwellings, parking and landscaping relating to Stockland's 'The Village' development at Balgowlah. Following compliance with the deferred commencement conditions of the deferred commencement consent, an operative consent was issued by Council on 31 May 2007.

Condition ANS36 of the Development Consent states as follows:

*"This consent does not grant consent to individual spaces within the development. Separate development consent will be required in respect of each tenancy or allotment before any use commercial/retail can commence."*



Stockland Balgowlah Shopping Centre is now complete. The DA is submitted for a plaza tenancy known as Shop 066 to enable Sushi Roll to undertake the necessary approvals processes and open for trade at the Centre as soon as possible.

### **3 Subject Site and Locality**

#### **3.1 The Site**

The subject site is known as 197-215 Condamine Street. A survey plan of the subject site is attached at **Appendix A**.

The Village stands within a street block bounded by Condamine Street, Sydney Road, Woodlands Street and Griffiths Street. The site occupies the majority of the street block and has frontage to Condamine Street, Lane 34 and a small frontage to Griffiths Street.

The approved Village retail and residential development is currently under construction and will generally contain:

- 301 residential car parking spaces;
- 683 retail car parking spaces;
- 1 supermarket and speciality shops in the main retail level;
- A public plaza with further retail shops around its perimeter; and
- 261 residential apartments.

The approved Village development provides access to the retail car parking spaces from both Condamine Street and Sydney Road. Access to the loading facilities on the main retail level is via a dedicated loading ramp off Condamine Street.

Pedestrian access to the main retail level from the retail car parking spaces is provided by way of a lift and travelator.

#### **3.2 The Locality**

The site is located within the Balgowlah Retail/Commercial area. The character of the surrounding area is described as follows:

- Condamine Street to the west is predominantly retail (existing and future) and comprises a mix of 1 and 2 shops and residential development at its northern end.
- Griffith Street to the north is mostly 3 storey residential flat buildings on its southern side and predominantly detached single storey dwelling houses on the northern side.
- Woodlands Street to the west is residential on the eastern side of the street. Manly Council has recently approved a DA for 26 townhouses.
- Lane 34 to the south forms the southern edge of The Village. The retail shops fronting Sydney Road are serviced from Lane 34.

#### 4 The Proposal

The DA involves the fit-out of the tenancy indicated on **Drawing no. 01.01** for its use as a Sushi Restaurant operator.

The fitout involves new shopfront, sushi train, bar and open sushi preparation area, interior and courtyard dining areas (within lease line), POS counter, BOH & preparation area, walk-in coolroom, dry store room and office.

Operational details :

##### Hours of operation

Monday – Wednesday 11 a.m – 9 p.m  
Thursday- Friday 11 a.m – 11 p.m  
Saturday 10 a.m – 11 p.m  
Sunday 10 a.m – 9 p.m

##### Employees

9 full-time employees  
And additional 6 part-time or casual employees to help during busy hours such as weekends and public holidays.

##### Deliveries

Meat, fish  
Vegetable & fruits

Between 9 – 11 a.m\* and 3 – 4 p.m\*  
Between 9 – 11 a.m\* and 3 – 4 p.m\*  
\* To avoid inconveniencing customers during lunch and dinner hours.

a. No deliveries to or waste collections from the development will be conducted outside of the hours 6.00am or later than 10.00pm between Monday and Friday or before 7.00am or later than 10.00pm Saturday, or before 10.00am or later than 10.00pm Sunday and Public Holidays.

b. Deliveries to loading and unloading areas other than to the loading dock at retail level off Condamine Street will not occur prior to 7.00am Mondays to Fridays and will otherwise comply with the above time limits.

c. No delivery trucks will arrive before 6.00am and park in Condamine Street.

Signage is proposed as part of this DA and is attached in Drawing no. 02.01 and 02.02

##### Operations

Sushi Roll restaurant will feature interior and courtyard dining areas to cater for customers preferences. Customers will customarily be greeted by Sushi Roll employee and directed to their preferred table (sushi bar or table) or any vacant table. Sushi train with open preparation bench was designed to provide customers with authentic experience of sushi preparation, performed by experienced sushi chefs. Customers who prefer to take out will be directed

to sushi bar to select for their own choice of sushi or be given take-away menu where the employee will assist them to prepare.

The business will adhere to the following Land & Environment Court approved conditions:

ANS01

Plastic bags

'Plastic bags' may be used within the shopping centre, provided that Stockland and its retailers operate in accordance with the plan of Management dated April 2009 and tendered within Stockland and or v Manly Council [2009] NSWLEC 1145 on 9 April 2009 being Exhibit "R": (as may be amended in accordance with Part 9 of the Plan of Management) which sets out how Stockland and its retailers intend to reduce plastic bag usage by increasing usage of alternatives to plastic bags, training staff, educating customers and encouraging recycling of plastic bags.

For the purpose of this condition a **plastic bag** means:

- a. A carry bag, the body of which comprises (in whole or in part) polyethylene with a thickness of less than 35 microns; and
- b. That includes.

But does not include:

- a. a biodegradable bag certified to Australian Standard AS 7436; or packaging in which goods are sealed prior to sale.

ANS02

Food and beverage packaging

By June 2010 all takeaway food and beverage packaging used at the premises shall be recyclable packaging or biodegradable packaging. Other forms of packaging can be used until that date.

For the purposes of this condition;

**Recyclable packaging** is packaging for which collection or drop off facilities are available to a reasonable proportion of purchases, potential purchases or users of the product in the area which the product in the area which the product is sold (Standards Australia, 1999).

**Biodegradable packaging** is packaging which is able to be broken down by micro-organisms in the presence of oxygen (aerobic) to carbon dioxide, water biomass and mineral salts or any other elements that are present (mineralisation). Alternatively, the breakdown of organic substances by micro-organisms without the presence of oxygen (anaerobic) to carbon dioxide, methane, water and biomass (Standards Australia, 2006).

**Takeaway Food and beverage packaging** is packaging used for food and beverages prepared and/or packed on the premises and excludes:

- a) Packaging that constitutes, or forms an integral part of, the packaging in which goods are sealed prior to sale; and
- b) Barrier packaging which is essential for health and/or food safety (for example cling wrap, bags for barbecued chicken, or packaging to meet food safety requirements).

## **5 Environmental Assessment**

The following section of this SEE addresses the relevant Heads of Consideration under Section 79C(1) of the EP & A Act 1979 as amended.

### **5.1 Section 79C(1)(a)(i) – Environmental Planning Instruments**

The subject site is zoned Business under Manly Local Environmental Plan (LEP) 1988. The proposed liquor shop is defined as a 'shop' and is permissible within the Business Zone.

### **5.2 Section 79C(1)(a)(ii) – Draft Environmental Planning Instruments**

There are no Draft Environmental Planning Instruments of relevance to the proposal.

### **5.3 Section 79C(1)(a)(iii) – Development Controls Plans**

#### **5.3.1 Manly DCP for the Business Zone**

Manly DCP for the Business Zone applies to the site and the proposed use.

The objective of the Business Zone is to provide for and encourage the development and expansion of business activities which will contribute to the economic growth and employment opportunities within the Manly Council area. The Business DCP provides further guidance on the development of land within the Business Zone and focuses on built form controls (height, setbacks, townscape). The proposal involves the fit-out and use of the subject site, only certain provisions within this DCP apply.

The DCP contains car parking provisions for various land uses. Development Consent 101/06 approved 683 retail car parking spaces within the Village development. This car parking provision is based on the total retail area of the approved Village development including the main retail level (inclusive of the subject tenancy) and the retail shops at the plaza level. The retail car park is common to all retail premises. The proposed use is consistent with the nature of uses that would be anticipated within the "supermarket and shopping centre" land use category in the table to Attachment 1 of the DCP. The approved car parking provision will adequately cater for proposed food operators in conjunction with the other retail tenancies.

#### **5.3.2 Manly DCP for Waste Minimisation and Management**

Section C3 of the DCP states that Waste Management Plan forms are to be completed and submitted with the application for a construction certificate except for development either within the Manly CBD, comprising more than 40 dwellings or properties which do not have reasonable access to Council's usual garbage and recycling collection point. A waste management plan for Stockland Balgowlah has been completed which we are obliged to operate under as a tenant at Stockland Balgowlah.

The provision of waste facilities has already been considered and incorporated into the design of the approved development. Tenancies will have access to the garbage facilities on the main

retail level located within the loading dock area and the garbage facilities on Lane 34 for plaza tenancies. The exclusive speciality loading dock has been designed to accommodate the specific servicing vehicles used for the tenancies of the Centre.

Food waste will be transported and disposed to garbage area at the end of each business day. All recyclable waste such as drink cans; packaging boxes and plastics will be disposed accordingly to the centre's recycling bins.

#### **5.4 Section 79C(1)(a)(iv) – The Regulations**

The matters prescribed by the EP & A Regulations 2000 are not relevant to the subject DA.

#### **5.5 Section 79C(1)(b) – Environmental Impacts**

The development is considered to have a negligible effect on the environment, as the new tenancy is located within Stockland Balgowlah shopping mall (Shop 066, Building E). The new fitout incorporates energy efficient materials and lighting.

Central heating and cooling system is provided by the centre where the system can be controlled centrally as well as by tenant. Materials specified are durable, easy to maintain, and where possible renewable, thus minimising environmental effect.

Lightings used within the store are designed to provide good illumination for performing tasks, provide comfort and create ambience. Total wattage of lightings used falls within the standard of 25W per m2 of space- complies with Building Code of Australia part J6.

The design of the restaurant complies with the relevant Australian Standard 4676-2004. All joineries are designed to be pest-proof. Vinyl floor finish with 100mm coving up wall and concrete plinth is to fall to floor waste for easy maintenance and slip prevention. 100mm high concrete plinths are used in Back of House areas such as underbench storage cabinets, counter and fridges to prevent the harbour of pests. Mobile bench are to have 150mm stainless steel legs to allow easy floor cleaning.

Solid wall is finished with stainless steel and tiles on kitchen side for easy maintenance and cleaning. Stainless steel material is also used for preparation counter top and backsplash, all joints are to be sealed to prevent dirt trap.

Double sinks with spray hose and hot water will be located in washing area for cleaning equipments used in the kitchen. Hand basins are installed with paper towel and soap dispenser in proximity to maintain healthy food handling by sanitising hands. Hand basin will be separated from sink by 50mm set down in bench top to avoid contamination. AAA water rating taps are used in the premise.

Hours of operation is:

Monday- Wednesday (11 a.m – 9 p.m), Thursday- Friday (11 a.m – 11 p.m), Saturday (10 a.m – 11 p.m), and Sunday (10 a.m – 9 p.m). Although shop 066 (Building E) is located within "The Village" complex, Building E is located very close to Condamine St, (a good way from the residential area of "The Village". The late trading hours will not impact on the residents who live in the complex.



Sushi Roll will:

- a. notify the NSW Food Authority through the Notification and Food Safety Information System (NAFSIS) of all appropriate trading details.
- b. **Coolrooms-** Ensure the cool room and freezer rooms are fitted with a safety device in accordance with the provisions of G1.2 of the Building Code of Australia
- c. **Ventilation-** Mechanical ventilation or natural ventilation will be provided in accordance with the Building Code of Australia. Extraction ventilation systems will be provided to remove cooking fumes, odours heat and steam in accordance with AS 1668 if and where relevant.
- d. **Grease Arrestor-** Stockland Balgowlah has a grease arrestor room as part of the development which Sushi Roll will directly.

## 5.6 Section 79C(1)(c) – Suitability of the Site

The site is zoned Business under Manly LEP 1988 and food retailers should indicated that they are permissible within the Business Zone.

When completed, The Village will have 683 retail car parking spaces which will cater for the proposed shopping centre including other food tenancies.

The building has been designed with a dedicated loading dock with 5 separate bays serving the main retail level. The supermarket tenancy will have two exclusive loading docks. A service corridor leading from the rear of the proposed subject tenancy provides direct access to the supermarket and loading docks and waste storage and disposal facilities. The plan on **Appendix A** show that the back of house operations are contained in the dock area, in LANE 34 (the southern edge of The Village) ensuring customers and pedestrian activity does not conflict with loading or movement of goods to the tenancy.

The location of the tenancy ensures that the deliveries will not interfere with the customers to the shopping centre.

## 5.7 Section 79C(1)(d) - Submissions

The DA may be notified in accordance with Manly DCP for notification 1999. Any submissions received by Council will be considered by Council in its assessment of the DA.

## 5.8 Section 79C(1)(e) – Public Interest

Sushi Roll will be located in Building E Shop 066, where one side of the shopfront will face Condamine St. The contrast colour of the timber and logo, as well as the contemporary design will attract passer-by and potential customers. Moreover, Sushi Roll has been designed to feature casual interior dining area, which opens to a relaxing exterior seating for people who enjoy eating outdoor. This creates a dynamic and welcoming space for everyone.

## 6 Conclusion

All application that are to be considered need to be permissible in the Business Zone under Manly LEP 1988 and should not be considered to have any adverse environmental impacts.

Having regard to Section 79C of the EP & A Act, all proposals considered are to be acceptable to make it the approvals process for council easier.

.....