

CD 15/09

30 March 2009

The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

SHOP 29, 197-215 CONDOMINE STREET BALGOWLAH
COMPLYING DEVELOPMENT CERTIFICATE NO: 29625

Manly Council

REC 2 APR 2009

Distribution ☐

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City Plan Services has issued a Complying Development Certificate under part 85, 85A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Complying Development Certificate No. CDC 29625
- Copy of Application for Complying Development Certificate.
- Documentation used to determine the application for the Complying Development Certificate.
- Notice of Appointment of Principal Certifying Authority
- A cheque for Council's registration fee;

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

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

Yours faithfully



Chris Michaels
Director - Building

Encl

CERTIFIED

\$30

R. 601 086.

2-4-09

Shop 29, 197-215 Condamine Street Balgowlah
Complying Development Certificate No. 29625



COMPLYING DEVELOPMENT CERTIFICATE NO. 29625

Issued under Section 81A(5) and Part 4A Sections 109C of the Environmental Planning and Assessment Act 1979

APPLICANT

Name:

Morris Selvaticio Pty Ltd

Address:

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

Contact Details:

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

OWNER

Name:

Will Smith - Stockland Trust Management Ltd

Address:

Level 25, 133 Castlereagh Street Sydney 2000

Contact Details:

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

PROPOSAL

Address of Development:

Shop 29, 197-215 Condamine Street Balgowlah

Building Classification:

Class 6

Consent Authority/Local Government Area:

Manly Council

Type of Construction:

Type A

Scope of works covered by this Certificate:

Fitout for retail tenancy - florist

Environmental Planning Instrument:

Manly Local Environmental Plan 1988

Decision made under:

Exempt and Complying Development

Consent is to operate from:

30 March 2009

Consent will lapse on:

30 March 2014

Value of Construction Certificate (Incl GST):

\$110,000.00

Critical stage inspections:

See attached Notice

Plans and Specifications Approved:

Schedule 1

Conditions of Consent:

Schedule 2

Fire Safety Schedule:

Schedule 3

PROJECTS CO-ORDINATOR

Please contact **Luke Sheehy**
for any inquiries

CERTIFYING AUTHORITY

Chris Michaels for and on behalf of
City Plan Services Pty Ltd

ACCREDITATION BODY

BPB 0268

That I, Chris Michaels, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

DATED THIS **30th** day of **March** 2009

Chris Michaels

Director - Building

NB: Prior to the commencement of work S86 (1) and (2) of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by Morris Selvatico

Plan Title	Drawing No	Revision	Date
Layout Plan	A-01	F	09/03/09
Reflected Ceiling Plan	A-02	B	09/03/09
Services Plan	A-03	B	09/03/09
Fitout works plan	A-04	B	09/03/09
Shopfront Elevations	A-05	E	03/03/09
Trade Out Area	A-06	E	03/03/09

2. Other documents relied upon

Title	Prepared By	Reference	Date
Complying Development Certificate Application	Morris Selvatico	-	27/03/09
Owners Consent	Stockland Retail	-	18/02/08
Long Service Levy Receipt	Long Service Payments Corporation	00067747	27/03/09
Finishes Schedule	Morris Selvatico	B	03/03/09
Inspection Report - Pre Commencement Inspection	City Plan Services	29625	27/03/09

SCHEDULE 2 CONDITIONS OF CONSENT

General conditions applying to all complying development

Compliance

- 1 Notification of all affected persons is required, in accordance with council's Notification DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.

Before Commencement

- 2 Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, ie the PCA) must be submitted to Council 2 days prior of any work commencing.
- 3 Notify Council 2 days prior to that work commencing.

Additional conditions applying to specific types of complying development

Access	4	Where a construction of a vehicular footpath Crossing is required, the design and construction shall be in accordance with Council's Policy. The crossing must be completed prior to issue of the Occupation Certificate.
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.
	6	Any driveway within the property cannot exceed 5% slope at any point.
Building Construction	7	The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material, properly graded and drained and waterproofed. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles
	8	Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.
Drainage and Stormwater	9	Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.
Road Reserve Lighting	10	All materials on site or being delivered to the site must be contained wholly within the site.
Miscellaneous	11	No sandwich boards or the like are to be placed on Council's footpath.
Noise/Nuisance		

Traffic/Parking

- 12 All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.
- 13 Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am–11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.

SCHEDULE 3 FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Access panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
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	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
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 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 rooms	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
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
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
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004

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
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 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 dampers	BCA 2006 E2.2
Smoke doors	BCA 2006 Spec C3.4
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
Automatic activation and manual controls for retail systems	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 Management Plan and Fire Safety Management in use Plan	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	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
- Horizontal fire separations	
- Vertical fire separations	
- Lift doors	
- Smoke guard containment system	
- External wall separation and protection of openings	
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
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

SCHEDULE 1 MANDATORY CRITICAL STAGE INSPECTIONS

NO.	CRITICAL STAGE INSPECTION	INSPECTOR
1.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority

SCHEDULE 2 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

NO.	OTHER CRITICAL STAGE INSPECTIONS	INSPECTOR
	None have been specified in this instance	N/A

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION
Made under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

IDENTIFICATION OF BUILDING

Address 191 CONDOMINE STREET
Lot, DP/MPS etc SHOP 029
Suburb or town RAILGOWLAH Post Code 2043

DESCRIPTION OF DEVELOPMENT
Detailed Description:

FITOUT FOR RETAIL TENANT -
FLORIST

APPLICANT

Name LORENA SELVATICO Company MORRIS SELVATICO
Address STUDIO 10, LEVEL 6, 50 MOLT ST
Suburb or town SURRY HILLS Post Code 2010
Phone B/H (02) 9498-6334 Fax No (02) 9599 3590
Mobile 0414-295-444 Email LORENA@MORRISSELVATICO.COM

As the applicant, I/we hereby:

1. Submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.
2. Appoint Chris Michaels of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign [Signature] Date 27.03.09

CONSENT TO ALL OWNER(S)

Name ATTACHED Company _____
Address _____
Suburb or town _____ Post Code _____
Phone B/H _____ Fax No _____
Mobile _____ Email _____

As the owner of the above property, I/we consent to this application

Signature of Owner

Sign _____ Date _____

VALUE OF WORK

Estimated Cost of work:

\$ 100,000

GST:

\$ 10,000

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class 6

BUILDING WORKOwner-builder Permit No. _____
or

Name of Builder _____

Address _____

Telephone _____ Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land? 37m²

(If vacant state vacant)

Location STP 29 Use VACANT

Does the site contain a dual occupancy? NO

What is the gross floor area of the proposed addition or new building (m²)

What are the proposed uses of all parts of the building(s)/land?

Location Use

Number of pre-existing dwellings

Number of dwellings to be demolished NA

How many dwellings are proposed?

How many storeys will the building consist of?

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracott a shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		

Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Schedule 2 – Existing Essential Fire Safety Measures

Part 1 of 2

Item No.	Existing Measure	Is this measure installed in the Building? Yes / No	If yes, enter the current standard of performance (eg: ORD 70 Clause 19.2 or BCA Clause E1.5 & AS 2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all existing Fire Safety Measures implemented in the whole building.

Signed (Owner/ Agent) Name Date

Schedule 3 – Proposed Essential Fire Safety Measures
Part 2 of 2

Item No.	Proposed New Measure	Is this measure installed in the Building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fail safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)		
5	Automatic fire suppression system (others – specify)		
6	Emergency lighting		
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms		
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers		
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

This is an accurate statement of all proposed Fire Safety Measures to be installed/ modified in the whole building.

Signed (Owner/ Agent) Name Date

Notes for completing Complying Development Certificate Application

Note 1 In the case of Crown land within the meaning of the *Crown Lands Act 1988* the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council from time to time.

Note 2 A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/foi etc.

Note 3 A plan of the land must indicate:

- Location, boundary dimensions, site area and north point of the land;
- Existing vegetation and trees on the land;
- Location and uses of existing buildings on the land;
- Existing levels of the land in relation to buildings and roads; and
- Location and uses of buildings on sites adjoining the land.

Note 4 Plans or drawings describing the proposed development must indicate (where relevant):

- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
- Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
- Elevations and sections showing proposed external finishes and heights;
- Proposed finished levels of the land in relation to buildings and roads;
- Building perspectives, where necessary to illustrate the proposed building;
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
- Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity); and
- Proposed methods of draining the land.

Note 5 The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

In the case of an Application for a Complying Development Certificate for **building work**:

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

The plan 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:

- show a plan of each floor section;
- show a plan of each elevation of the building;
- 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; and
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and
 - state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
 - 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.
 - If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.

- Except in the case of a class 1a or class 10 building:
 - 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; and

- 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.

Change of Building Use

In the case of an application for a Complying Development Certificate for a **change of building use** (except for an application that, if granted, would authorise the building concerned being used as a class 1a or class 10 building):

- 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 in connection with the proposed change of building use; and
- 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 those measures concerned.

Note 6

Other information must indicate (where relevant):

- In the case of shops, offices, commercial or industrial development:
 - Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- In the case of demolition:
 - Details of age and condition of buildings or works to be demolished.
- In the case of advertisements:
 - Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- In the case of development relating to an existing use:
 - Details of the existing use.
- In the case of a development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- in the case of work by a licensee under that Act:
 - a statement detailing the licensee's name and contractor licence number; and
 - documentary evidence that the licensee has complied with the applicable requirements of that Act; or
 - in the case of work done by any other person:
 - a statement detailing the person's name and owner-builder permit number; or
 - 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.
- * 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.

Note 8

Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 1979* a complying development 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.

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 90351000
F 02 89662000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



18/02/08

Attn: Flowers for Everyone

C/O: Morris Selvatico

Re: Development Application and Construction Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 29 Flowers for Everyone

This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 18/2/09.

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 4429 No. 43 in the presence of:

A handwritten signature in black ink, appearing to read "Joel Neveu-Collins".

.....
Signature of witness

Joel Neveu-Collins

.....
Name of witness

Retail Design Manager

.....
Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

A handwritten signature in black ink, appearing to read "Will Smith".

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



27 March 2009

MORRIS SELVATICO
STUDIO 10-LVL 6
50 HOLT STREET
SURRY HILLS NSW 2010

Building and Construction Industry
Long Service Payments Corporation
Level 1
15-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast, MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

As per your request for a copy of your receipt no. 00067747 dated 26 March 2009,
the following information is provided:

Received from: (Name of person or organisation paying for levy)	the amount of
MORRIS SELVATICO	\$384.00
Payment details:	
Direct Deposit	\$384.00

being payment for Long Service Levy as detailed below

Levy Payment Form number	0302556
Council/Department/Authority	MANLY COUNCIL
C.D.C. Number	29625
Work address	SHOP 29 191 CONDOMINE STREET BALGOWLAH NSW 2093
Estimated value of work	\$110,000.00
Levy payable (No exemption)	\$385.00
Total levy paid	\$384.00

Signed: 

Date 27/3/09

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 129B of the Environmental Planning & Assessment Regulation 2000.

CDC No.	: CPC 29625	
Accredited Certifier	: Chris Michaels, BPB0268	
Site Address	: Shop 29, 197-215 Condamine Street, Balgowlah	
Requested by	: Morris Selvatico Pty Ltd	
Contact No.	: (02) 9698 6304	Contact email:
Inspection Type	: Pre-commencement Inspection	
Date Requested	: 27 th March 2009	Time Requested:

RESULT OF INSPECTION

• Satisfactory



• Unsatisfactory



RECORD OF INSPECTION

The results of the inspection revealed the following,

- i. The base building is currently under construction, therefore the installation of any emergency lighting, exit signage and sprinkler system should be given consideration to ensure compliance is achieved.
- ii. The plans/specifications provided adequately depict the existing site conditions.
- iii. There are no features of the site or any aspects of any building on the site that would result in the proposed development:
 - Not being Complying Development
 - Not Comply with the Building Code of Australia.

Signature

: 

Inspected by

: Chris Michaels

Accreditation No.

: BPB0268

Date

: 27th March 2009

GENERAL NOTES:

All composite woods to be E1 or E0 emission
All paints & laminates to have low V.O.C
All timber is not to be sourced from old growth forests
Ceiling heat load not to exceed 25W/Sqm
All fluoro lamps for lighting to have electronic ballasts
All water fixtures & fittings to meet 'WELS' rating standards

***Should any of the following specifications not comply with the above please contact MorrisSelvatico prior to substitution**

FLOORING					Di Lorenzo Tiles Contact: Diana Di Lorenzo Ph: 0439 909 817	Available
F1	Flooring generally	Glazed porcelain ceramic tile Colour – grigio (slight variation) Format – 60X60 Code – Landmark DP3L14047	Tile to be stacked Off white grout Grout joint width – 3mm W pendulum & R10 slip rating			
PAINTING						
PF1	Wall behind counter	Porter's French Wash Colour: stone with fresco	Apply as per supplier recommendations	Porter's Paints Ph: 02 9698-5322		N/A
PF2	Lasercut screen	Porter's Liquid Iron & Instant Rust	Apply as per supplier recommendations	As above		N/A
PF3	Side wall behind door closure	Porter's French Wash Colour: wasabi with pickle	Apply as per supplier recommendations	As above		N/A
PT1	Signage	2 pack polyurethane – high gloss Colour: frisky Code: P20.F3	Refer to signage details	Dulux Colour Specifier		N/A
PT2	Signage	2 pack polyurethane – high gloss Colour: grilled Code: P07.B9	Refer to signage details	Dulux Colour Specifier		N/A
JOINERY/WALLS						
W1	Cool room exterior	150X600 vitrified ceramic tile Code: TTAT1-74	Tile to be laid vertically in brick bond pattern Brown grout (confirm with designer) Grout joint width – 3mm	Tile Tecnics Contact: Candice Ph: 0419 244 608		In stock
TV1	Joinery to shelving & counter	Timber veneer Colour: Sirocco Finish: 10% gloss	Contractor to ensure veneer is applied to moisture resistant MR MDF board	E veneer Contact: Richard Misso Ph: 1300 133 481		TBA

FINISHES SCHEDULE

PROJECT: FLOWERS FOR EVERYONE – BALGOWLAH

REVISION: B

DATE: 03.03.09

CODE LOCATION

FINISH SPECIFICATION

COMMENTS

SUPPLIER DETAILS

CONTROL
LEAD TIME

JOINERY continued					
TL1	Display tables	Navlam Laminated veneer Colour: Bunya Finish: Sandblasted	Contractor to ensure veneer is applied to moisture resistant MR MDF board	New Age Veneer Contact: Craig Duffield Ph: 0418 977 803	TBA
LM1	Joinery internals	Internal carcass Black melamine		Contractor	N/A
SS1	Service counter	20mm thick Caesarstone slab Colour: 4350 Mink		Caesarstone Contact: Suzy Tight Ph: 0438 218 895	TBA
AC1	Trade-out area table tops	6mm thick clear acrylic sheet all edges to be polished	Cut to table sizes Refer to detail drawing for table sizes	Contractor	N/A
SKT1 revB	Skirting	200mmH gloss enamel skirting to match PF3 paint colour	Skirting to RHS intertenancy wall behind glass doors	Contractor	
LS1 revB	Lasercut screen	Design: Jardin 16mm thick MDF 1625WX3400H screen in 2 pieces finish: raw MDF (ensure E1/E0 grade MR MDF is used)	Contractor to confirm dimensions prior to ordering Refer to detail drg for panel break location	Yellow Goat Design Contact: Tennille Shaw Ph: 07 5532 8659	6 weeks
SIGNAGE					
S1 revB	Cool room wall	20mm thick lasercut 2 pack logo conceal fixed to W1 tiled wall at 2300mm to underside of 'FOR EVERYONE' 'flowers' – PT1 2 pack finish with PT2 2 pack to circle of flower 'for everyone' – PT2 2 pack finish	'FOR EVERYONE' x-height = 93mm logo scaled accordingly Refer to detail drawing A-20	AK signs Contact: Kai Chen Ph: 02 9550 1988	NA
S2	Rear wall behind display shelving	Graphic to be stencilled on wall and finished in PF3	Refer to detail drawing A-19	As above	NA
S3	RHS wall	Graphic to be stencilled on wall and finished in PF1	Refer to detail drawing A-20	As above	NA
S4 revB	Rear wall above display shelving	20mm thick lasercut logo with polyurethane paint finish conceal fixed to PF1 tiled wall at 2630mm to underside of 'FOR EVERYONE' 'flowers' – PT1 2 pack finish with PT2 2 pack to circle of flower 'for everyone' – PT2 2 pack finish refer to artwork for further details	'FOR EVERYONE' x-height = 62mm logo scaled accordingly Refer to detail drawing A-19	As above	NA

To be read in conjunction with drawings A-01 to A-20
NO SUBSTITUTIONS TO BE MADE WITHOUT PF'OR APPROVAL

FINISHES SCHEDULE

PROJECT: FLOWERS FOR EVERYONE – BALGOWLAH

REVISION: B

DATE: 03.03.09

CODE	LOCATION	FINISH SPECIFICATION	COMMENTS	SUPPLIER DETAILS	CONTROL LEAD TIME
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SIGNAGE continued					
S5 revB	Rear wall	Lasercut 10mm thick PT2 2 pack logo conceal fixed to PF1 wall at varying heights	'WE DELIVER' x-height = 78mmH 'EVENTS' x-height = 65mmH 'WEDDINGS' x-height = 78mmH 'CORPORATE' x-height = 65mmH Refer to detail drawing A-19	As above	NA
LIGHTING					
M	General lighting	1x20W minitrm 20W GX10 M/H f&p c/w electronic gear 3000K Code: MTOW20WGX10 Finish: powdercoat white	Refer to RCP for fitting location Quantity: 20 off	Pro-Light Contact: Leonard Ghookasian Ph: 0449 982 729	TBA
W	Wall wash lighting	1X35W elongation wall washer c/w CDMT g8.5 f&p c/w electronic gear Code: ATOM wallwash Finish: powdercoat white	Refer to RCP for fitting location Quantity: 7 off	As above	TBA
C	Cool room	2x26W CFL recessed downlight c/w electronic gear f&p Code: TW3226WH Finish: powdercoat white	Refer to RCP for fitting location Quantity: 2 off	As above	TBA
FITTINGS					
SNK revB	Service counter	Reece – Afa CUBELINE single bowl 414 undermount sink Size: 454X414X183mmD	Client to confirm	Reece bathroom life Contact: Jessica Wood Ph: 02 9698 5433	TBA
TW1 revB	Sink mixer	Reece Code: Teknobili BILLY sink mixer with pull-out spray	Client to confirm	As above	TBA
H1	Drawer pull	Zinc alloy drawer pull 33mm Dia Finish: brushed bronze Code: 121.63.138		Hafele Ph: 02 8788 2200	TBA
CA1	Castors	Heavy duty castors 80mm Dia wheel – swivel castor with brake Code: 670.03.203		As above	TBA
	Shopfront closure	HAWA Shopfront 400/G Stacking glass door system	Details TBA	Hafele Ph: 02 8788 2200	TBA

To be read in conjunction with drawings A-01 to A-20
NO SUBSTITUTIONS TO BE MADE WITHOUT PRIOR APPROVAL