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13 May 2009

The General Manager
Manly Council
PO Box 82
MANLY, NSW 1655

Attention: Records Department



Shop 13 (Mr Minit) - Stocklands Balgowlah
Complying Development Certificate No. 250220

Please find attached a copy of the Complying Development Certificate and Notice to Commence Building Work (Notification of commencement of building works), recently issued for this project.

Attached is a copy of the stamp-approved plans and other relevant documentation relied upon to issue this certificate, as required by the Legislation, together with the appropriate registration fee.

Should you have any queries regarding this matter please do not hesitate to contact the undersigned.

Yours sincerely

Bruno Scenna
Associate Director

CERTIFIER

\$30

R. 607435

15. 5. 09

Q:\DLR\Job Files\250220 - Mr Minit, Shop 13, 90-96 Bath Road, Kirrawee\250220 - CDC + Notice.Doc

Global property & construction consultants

Project Management | Cost Management | Building Surveying | Urban Planning | Specification Services | Infrastructure Verification Services |
Technical Due Diligence | Property Performance Reporting | Make Good Assessments | Certification Services | Sustainability Services

Davis Langdon Australia Pty Ltd - ABN 40008657289: Adelaide,
Brisbane, Cairns, Canberra, Darwin, Hobart, Melbourne, Perth,
Sunshine Coast, Sydney, Townsville.

Davis Langdon is a member firm of Davis Langdon & Seah International,
with offices in: Australia, Bahrain, Botswana, Brunei, China, Croatia, England,
Hong Kong, India, Indonesia, Ireland, Japan, Kazakhstan, Korea, Lebanon,
Malaysia, New Zealand, Pakistan, Philippines, Qatar, Russia, Scotland,
Singapore, South Africa, Spain, Thailand, UAE, USA, Vietnam, Wales.

Complying Development Certificate

Issued under the Environmental Planning & Assessment Act 1979, Division 3,
Sections 84, 85, 86 and 87 and
Environmental Planning & Assessment Regulation 2000 – Part 7, Division 2

Certificate No. 250220

1. Details of the applicant

Name Mr Minit Australia NSW
Address 90-96 Batyh Rd Kirrawee NSW 2232
Contact Tel: 02 9521 9100 Fax: _____ Email: _____

2. Certifying Authority

Name of Certifying Authority Charles Slack-Smith
Accreditation No BPB0378
Accreditation Body Building Professionals Board
Address Davis Langdon Australia Pty Ltd ABN 40 008 657 289
Level 5, 100 Pacific Highway, North Sydney NSW 2060
Contact Tel: (02) 9956 8822 Fax: (02) 9956 8848

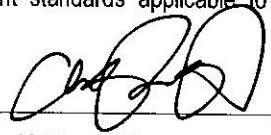
3. Certification

This certificate is issued: ☐ without any conditions
☒ subject to the conditions listed in **Attachment B**
☐ to erect a temporary building
☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application

Subject land Shop 13, Stockland Shopping Centre, 197 Condamine Street, BALGOWLAH NSW 2093
Description of development Retail Fitout
Class of Building 6 Retail
Plan Nos approved Project No. 0928, Plans Nos. S00C, S01C, S02C, S03C, S04C, S05C, S06C, S07C, S08C, S09C, S10C by Hydra Design dated 7 April 2009.
Specification / References See Attachment "A"
Certificate No 250220 Date of this certificate 13 May 2009

The decision was made under the following planning instrument Manly LEP 1998

I **Charles Slack-Smith** certify that the development is a complying development and (if carried out as specified in the Certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation.

Signature 

Date of this Certificate 13 May 2009

Date this certificate will expire 13 May 2014

4. Information attached to this decision

- ☒ A fire safety schedule
- ☒ Information relied upon in Certificate determination - **Attachment A**
- ☒ The conditions of the certificate as listed in **Attachment B**



(continued)

Complying Development CertificateCertificate No. 250220**5. Fire safety schedule**

To ensure compliance with the requirements of the Environmental Planning & Assessments Act Regulation, the owner of the buildings shall submit to Council/Certifier a certificate of compliance in respect to each essential service required to be installed within the building.

- a) That the service(s) have been inspected and tested by a person competent to carry out such an inspection test; and
 b) That the service was or was not (as at the date on which it was inspected and tested) found to have been designed, installed and to be capable of operating to the standard as specified.

Such a certificate is required to be submitted on completion and prior to occupation of the building.

Essential services are required to be installed and maintained to approved operating standards as set out in the schedule attached hereto.

The owner of the building is required to submit to Council at least once in each twelve (12) month period after a certificate has been issued, a further certificate with respect to each essential service installed in the building.

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Access panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 AS 1905.1 – 2005, AS 1905.2 – 2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automatic fail safe devices	BCA 2006 Part C3 and D2.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automatic fire detection and alarm system, including mimic panels and red strobe light	BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 and AS 2118.1 – 1999 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automatic sliding door operation at mall entries / exits	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carpark and 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 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carpark travel distances	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building occupant warning system	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Egress path marking on floor of back of house and storage areas and loading dock	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency lighting	BCA 2006 E.2, E4.4 and AS/NZS 2293.1 – 2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency lifts, including lift F1 and Building G lift	BCA 2006 E3.4 and AS 1735.2 – 1997 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency management plan and fire safety management in use plan	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency warning and intercommunication system	BCA 2006 E4.9 and AS 1670.4 – 2004, AS 4428.4 – 2004 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exit signs	BCA 2006 E4.5, E4.6, E4.8 and AS/NZS 2293.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire control centres and access to sprinkler valve and pump room	BCA 2006 E1.8 and Spec E1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire dampers	BCA 2006 C3.12, C3.15 and AS/NZS 1668.1 – 1998, AS 1668.2 – 1991, AS 1682.1 – 1990, AS 1682.2 – 1990 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>



(continued)

Complying Development Certificate

Certificate No. 250220

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Fire doors	BCA 2006 Spec C3.4 and AS 1905.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire hydrant systems	BCA 2006 E1.3 and AS 2419.1 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 and Spec C3.15 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire separation of tower B & D together with basement carpark and podium level from buildings C, E, F, G, H & L <ul style="list-style-type: none"> 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 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hose reel system	BCA 2006 E1.4 and AS 2441 – 2005 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lightweight construction	BCA 2006 C1.8 and Spec C1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Major stores (>1,000m ²) ventilation systems	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum travel distances in retail mall and major tenancies (>1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum travel distances for individual smaller tenancies (<1,000m ²)	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mechanical air handling system	BCA 2006 E2.2, AS/NZS 1668.1 – 1998 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Operation of louvres 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 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Portable fire extinguishers	BCA 2006 E1.6 and AS 2444 – 2004	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Population and exit widths	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Separation of escalators and lifts shops connecting carpark levels and retail levels	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>



(continued)

Complying Development Certificate

Certificate No. 250220

Fire Safety Measure	Standard of Performance	Existing Fire Safety Measures	Proposed Fire Safety Measures
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke control system	BCA 2006 E2.2, Spec E2.2b and AS 1668.1 as varied by Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke dampers	BCA 2006 E2.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke and heat detectors	BCA 2006 E2.2, Spec E2.2a and AS 1670.1 – 2004, AS 3786 – 1993 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke doors	BCA 2006 Spec C3.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke seals and doors	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke separation of retail tenancies smaller than 1,000m ²	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stair pressurisation including stair F1 and Building G Stair	BCA 2006 E2.3, AS 1668.1 – 2004 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Supply shut down in retail	Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA 2006 C2.6 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 and D1.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zone smoke control system	BCA E2.2 and Alternative Solution Report prepared by Defire Ref 20050098 Rev1.5 dated 19 June 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>



(continued)

Complying Development Certificate

Certificate No. 250220

Attachment A – Information Relied Upon in Certificate Determination

- Davis Langdon Application for Complying Development Certificate dated 30 March 2009;
- Owners Consent dated 28 April 2009;
- BCA Design Compliance Statement dated 30 March 2009;
- Schedule of Fire Safety Measures (Schedule 2) for 197-215 Condamine Street, Balgowlah;
- Long Service Levy Receipt No. 00068727 dated 6 May 2009
- Copy of Fire Safety review prepared by Defire Pty Ltd.



(continued)

Complying Development Certificate

Certificate No. 250220

Attachment B: Conditions of the Certificate

This certificate is subject to the following conditions identified in the following:

Manly LEP 1998:

The relevant Manly Council's conditions are attached herewith.



Notice to commence building work and appointment of a Principal Certifying Authority

Issued under the Environmental Planning & Assessment Act 1979, Section 81A

1. Details of the owner of the land (applicant/person entitled to act on consent):

Mr ☐ Mrs ☐ Ms ☐ Dr ☐ Other ☒ Stockland Trust Mangement

First Name: Will Family Name: Smith

Flat/Street No: Level 25, 133 Street Name: Castlereagh Street

Suburb or Town: SYDNEY State: NSW Postcode: 2000

Tel: 02 9035 2000 Fax: Email:

2. Description of the work proposed

Type of work proposed Building ☒

Description of the work Retail Fitout

3. Details of the land to be developed

Flat/Street No: Shop 13, Stockland Shopping Centre, 197 Street Name: Condamine Street

Suburb or Town: BALGOWLAH State: NSW Postcode: 2093

Lot No. -- Section -- DP/MPS No --

Date acknowledged: ____/____/____ (COUNCIL USE ONLY)

Council: Name:..... Signed:.....

4. Details of the development approvals granted

Complying Development Certificate No. 250220 Date the certificate was issued 13 May 2009

5. Appointment of Principal Certifying Authority (PCA):

Indicate the steps you have taken by placing a cross in the appropriate boxes ☒ I have met all the conditions in the development consent or the complying development certificate required to be satisfied before I can begin work.

☒ I have appointed a Principal Certifying Authority

Name of the PCA Charles Slack-Smith

Address of the PCA Davis Langdon ABN 40 008 657 289

Level 5, 100 Pacific Highway, North Sydney NSW 2060

Telephone No of the PCA 02 9956 8822

Accreditation body and number Building Professionals Board / BPB0378



(continued)

**Notice to Commence Building Work
and Appointment of a Principal Certifying Authority**

Certificate No. 250220

6. Residential building work

1. Are you going to build a house or other dwelling or alter or add to a dwelling?

No ☒

Yes ☐ Please complete Part 2 below

2. Are you an owner-builder?

Yes ☐

Owner-builder permit no: _____

No ☐

Will the work be carried out by someone who is licensed to do so?

No ☐

Yes ☐ Please complete the section below

Name of builder _____

Telephone No of builder _____

Contractor Licence No of builder _____

Have you attached to this notice evidence that the licensed person is insured to carry out this type of work?

Yes ☐

No ☐ Please complete the section below

Have you attached to this notice a declaration (signed by each owner of the land) that the reasonable market cost of the labour and materials to be used is less than \$3,000.

Yes ☐

No ☐

7. Date the work will commence

Date 15 May 2009

8. PCA's Signature

The Principal Certifying Authority must sign this notice.

1. I acknowledge that, in the case of residential building work, that I have seen evidence that a contract of insurance is in place pursuant to Part 6 of the Home Building Act 1989 and I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit.
2. I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.
3. I acknowledge that all conditions of the development consent that are required to be satisfied prior to the work commencing, have been satisfied including that all relevant fees, charges and contributions have been paid.

Signature of PCA

Name of PCA

Charles Slack-Smith

Date

13 May 2009

9. Applicant / Owner's Signature

The Applicant / Owner to sign Authority.

☒ Owner

☐ Applicant

Signature

See Owners Consent on Davis Langdon Application Form for Construction Certificate and Principal Certifying Authority

Date

28 April 2009

DAVIS LANGDON

APPLICATION FOR:



(please tick)

- ☒ COMPLYING DEVELOPMENT CERTIFICATE
☒ PRINCIPAL CERTIFYING AUTHORITY

Under Sections 81A(4), 85, 85A, 86 of the of the Environmental Planning and Assessment Act 1979, and Clause 126 Part 7, Div 1 of the Environmental Planning and Assessment Regulations, 2000

Application submitted with
Davis Langdon
Level 5, 100 Pacific Highway
North Sydney NSW 2060
Tel: (02) 9956 8822 Fax (02) 9956 8848

Office Use Only
CDC No. _____
Job No. _____

Address SUBJECT LAND
SHOP 13 197-215 CONDOMINE ST
BALGOWLAH NSW 2093

Lot No,DP,SP,vol/fol.etc _____

Name/ Company APPLICANT
MINIT AUSTRALIA
Address 96 BATH RD KIRRAWEE NSW
Post Code: 2232

Contact numbers Phone: 02-9521-9100 Mobile: 0421-071-029
Fax No. 02-9542-6208 Email: DAVE.SCHOFIELD@MINIT.COM.AU
Signature of Applicant [Signature] Date: 30-04-09
(Capacity)

CONSENT OF OWNER(S)

I / we as the owner/s of the above property engage and authorise Charles Slack-Smith, Brett Clabburn, Mike Gooley, Robert Briant, Andrew Caponas, Justin Jones-Gardiner, Paul Schenko of Davis Langdon to provide the Complying Development Certificate and to act as the Principal Certifying Authority for the subject building works, and/or carry out site inspections and lodge the Notice of Commencement / Appointment of the Principal Certifying Authority with the relevant Council.

Name(s)/ Company _____
Address _____
Contact numbers Phone: _____ Mobile: _____
Fax No. _____ Email: _____

Signature of _____

Registered owner(s) _____

Company stamp or seal
to be affixed if applicable
(If agent provide documentary evidence such
as Power of Attorney etc as evidence of commission)

Date: _____



DESCRIPTION OF PROPOSED DEVELOPMENT

NEW MISTER MINIT SHOP OFFERING SERVICES
OF SHOE REPAIR, KEY CUTTING, ENGRAVING &
WATCH SERVICE

Estimated cost of work \$ 100,000

Existing use of Site: RETAIL 6A
example Office/ Retail etc.

Gross floor Area of building m²: (Existing) 25m² (Proposed) 25m²

Site Area m²: 25m² Number of storeys (including underground storeys):

Please attach relevant Plans and Specifications from the attached list.

List of documents accompanying this application:

- o PLANS
- o DESIGN STATEMENT
- o OWNER'S CONSENT
- o LEVY PAPERWORK
- o LOCATION PLAN
- o FIRE SAFETY STATEMENT
- o
- o

PROJECT MANAGEMENT (Principal Contractor)

The overall co-ordination and control of this project will be carried out by:

<input checked="" type="checkbox"/>	Principal Contractor: HUNT JOINERY & BUILDING
	Name: GARY HUNT
	Contact No.: 02 4388-4448

CONSTRUCTION MATERIALS

Walls:		Roof:		Floor:	
Brick Veneer		Aluminium		Concrete	
Full Brick		Concrete		Timber	
Single Brick		Concrete tile		Other	
Concrete Block		Fibrous cement		Unknown	
Concrete/ masonry		Fibreglass			
Concrete		Masonry			
Steel		Shingle tiles			
Fibrous cement		Slate			
Hardiplank		Steel			
Timber/ weatherboard		Terracotta		FRAME	
Cladding-aluminium		Other		Timber	
Curtain glass		unknown		Steel	
Other				Other	
Unknown				unknown	

Schedule to Application for Certification &/or PCA



Schedule of existing/proposed or modified Fire Safety measures (for any existing building and the land on which it is situated)

Item No.	Proposed / Existing Measure	Is this measure installed in the building? Yes/ No	If yes, enter the current standard of performance (eg: BCA and Aust Stand)	Proposed alteration of existing measure (✓)
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.	Perimeter vehicle access for emergency vehicles			
21.	Portable fire extinguishers			
22.	Pressurising system			
23.	Safety curtains in proscenium openings			
24.	Smoke and Heat Vents			
25.	Smoke dampers			
26.	Smoke detectors and heat detectors			
27.	Smoke doors			
28.	Solid-Core doors			
29.	Stand-By Power Systems			
30.	Wall wetting sprinkler and drencher systems			
31.	Warning and operational signs			
32.	OTHERS – Specify			

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed:
(owner/agent)

Name :

Date :



Please provide three (3) copies of any of the following Plans or Specifications which may be relevant to your proposal.

- ☐ Three (3) copies of architectural drawings (existing layout, proposed floor plan and reflected ceiling plan).
- ☐ A list of existing and proposed fire safety measures.
- ☐ Architectural Design Statement or other means to verify of compliance with the BCA.
- ☐ Complete Long Service Levy form and attach cheque for prescribed fee (building works more than \$25,000 only).
- ☐ Copy of receipt for payment of Section 61 fees (City of Sydney Council) only if building works exceed \$200,000 (City of Sydney Council).

Stockland Retail

Level 25, 133 Castlereagh St
Sydney NSW 2000

T 02 90352000
F 02 89882000

www.stockland.com.au

GPO Box 998
Sydney NSW 2001



28th April 2009

Attn: Hamish Vesty
Project Manager
MINIT Australia Pty Ltd
MINIT New Zealand Ltd

90-96 Bath Road
Kirrawee NSW Australia 2232

Dear Hamish -

Re: Complying Development Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 13 – Mr Minit – Stockland Balgowlah

This consent is to be read in conjunction with the attached Stockland stamped design approved drawings dated 28th April 2009

We refer to the attached application.

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

Executed on behalf of Trust Company of
Australia Limited (ACN 004 027 749) in its
capacity as custodian by

WILL SMITH

for Stockland Trust Management Limited
(ACN 001 900 741) under Power of
Attorney Book 4362 No. 863 in the
presence of:

Signature of witness

Mara Munnine

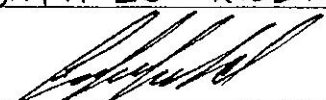
Name of witness

Retail Design Manager
Occupation of witness

Level 25, 133 Castlereagh Street
Sydney NSW 2000

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

DESIGN STATEMENT
COMPLIANCE WITH THE
BUILDING CODE OF AUSTRALIA

ADDRESS:	SHOP 13 197-215 CONDOMINE ST BALGOWLAH NSW	
PROJECT:	MISTER MINIT	
<p>1. Specification C1.10a of the Building Code of Australia ("BCA") requires floors, walls and ceilings to comply with Group numbers, CRF values and smoke developed indices requirements as nominated in that part of the BCA.</p> <p>2. Clause D2.21 of the BCA requires all door handles to ... <i>"be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1,200mm from the floor, except if it is fitted with a fail-safe device ..."</i></p> <p>Note: If fail safe devices are proposed then details of the method of operation are to be provided.</p> <p>3. Part B1 of the BCA requires all glazing to comply with Australian Standard 1288 – 2006 and AS 2047 – 1999.</p> <p>4. Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1 and AS 1428.4.</p> <p>5. Clause D1.6 of the BCA requires all exits and paths of travel to an exit including spacing of shop fittings to have a minimum unobstructed width of 1m.</p> <p>6. Clause J6.2(a)(A) of the BCA requires all artificial lighting not to exceed the maximum lamp power density of 25W/m² (excluding lighting in display cabinet, signage and emergency lighting).</p> <p>Accordingly, it is specified that for the proposed works at the above premises:</p> <ul style="list-style-type: none">• All floor, wall and ceiling materials and linings will have fire hazard properties complying with Specification C1.10a of the BCA as applicable;• All door handles and locks will comply with Clause D2.21 of the BCA;• All glazing will comply with AS 1288-2006 and 2047; and• Disabled access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1 and AS 1428.4;• All exits and paths of travel to an exit from any point on the floor will comply with CI D1.6 of the BCA.• Artificial lighting not to exceed the maximum lamp power density of 25W/m² Clause J6.2(a)(A) of the BCA as applicable.		
Applicant Details:		
Name:	DAVID SCHOFIELD	
Company:	MINIT AUSTRALIA	
Address:	96 BATH RD KIRRAWEE NSW 2232	
Signature:		Date: 30-04-09

SCHEDULE 2 FIRE SAFETY SCHEDULE

97-215 Condamine street, Balgowlah

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 + I - 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

LONG SERVICE
BUILDING & CONSTRUCTION

6 May 2009

MINIT AUSTRALIA P/L
PO BOX 3185
KIRRAWEE DC NSW 2232Building and Construction Industry
Long Service Payments Corporation
Level 1
19-21 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

Levy Receipt

Receipt No.

00068727

Received from: (Name of person or organisation paying for levy)

the amount of

MINIT AUSTRALIA P/L

\$350.00

Payment details:

Cheque 067620 \$350.00 MINIT AUSTRALIA P/L

being payment for Long Service Levy as detailed below

Levy Payment Form number	0303339
Council/Department/Authority	MANLY COUNCIL
C.D.C. Number	250220
Work address	SHOP 13 STOCKLAND BALGOWLAH 197-215 CONDRAMINE STREET BALGOWLAH NSW 2093
Estimated value of work	\$100,000.00
Levy payable (No exemption)	\$350.00
Total levy paid	\$350.00

Signed: (Signature of authorised person)

Date

- 6 MAY 2009

Consultant advice

Defire (NSW) Pty Limited

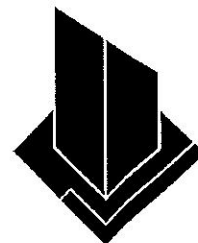
ABN. 30 099 090 089

Telephone 02 9211 4333

Facsimile 02 9211 4366

Suite 3, Level 4, 83-97 Kippax Street, Surry Hills, NSW 2010

PO BOX 2046, Strawberry Hills, NSW 2012



Defire

To Dave Schofield Minit Australia Pty Ltd dave.schofield@minit.com.au

From Johan Axelsson Job number SY090052

Date 12 May 2009 Pages 12

Subject Mister Minit fitout, shop 13 - the Village, Balgowlah

The information contained in this facsimile is intended for the individuals named above. If you have received this in error please contact us immediately.

Dear Dave

We have prepared this statement at your request following a review of the drawings listed in Table 1 provided via e-mail 7 May 2009. The review was undertaken to confirm that the proposed internal fitout of the Mister Minit tenancy – shop 13 – at the Village shopping centre, Balgowlah complies with the requirements of the Alternative solution report 20050098 R1.9 dated 30 April 2009 prepared by Defire for the base building.

Drawing title	Dwg no	Date	Drawn
Cover sheet	S00 C	07/04/09	Hydra design
Proposed floor layout	S01 C	07/04/09	Hydra design
Sectional layout	S02 C	07/04/09	Hydra design
Electrical layout	S03 C	07/04/09	Hydra design
Floor finishes layout	S04 C	07/04/09	Hydra design
RCP	S05 C	07/04/09	Hydra design
Elevation – A	S06 C	07/04/09	Hydra design
Section 01	S07 C	07/04/09	Hydra design
Section 02	S08 C	07/04/09	Hydra design
Section 03	S09 C	07/04/09	Hydra design
Section 04	S10 C	07/04/09	Hydra design

Table 1 Drawings

It is our professional opinion that the fitout design for shop 13 – ie Mister Minit – is consistent with the requirements of Alternative solution report 20050098 R1.9 dated 30 April 2009, subject to completion of the items identified in the attached table, in particular the confirmation of installation of complying sprinkler system, EWIS speakers and smoke separation.

Please contact Johan Axelsson of Defire on 02 9211 4333 if you have any questions regarding this information.

Regards

A handwritten signature in black ink, appearing to read 'Johan Axelsson', written in a cursive, flowing style.

Johan Axelsson
Fire safety engineer

Summary of requirements and actions

The table below summarises the specific retail tenancy requirements -- affecting the Mister Minit tenancy -- within the alternative solution report 20050098 R1.9 dated 30 April 2009 prepared by Defire and actions/responses required by tenant. Requirements for the rest of the building have been omitted from this statement.

No.	Description of fire safety measure	Comment	Action / Response
1	The design complies with the DTS provisions of the BCA unless specifically mentioned. This section does not provide a comprehensive list of fire safety measures required by the DTS provisions of the BCA. The fire safety measures listed within this section relate only to the alternative solutions. The fire safety measures must be read in conjunction with the DTS provisions of the BCA and the BCA report prepared by BCA Logic ¹ .	Note.	Certifying authority to review and confirm.
2	This report and the requirements listed in this section must be identified on the fire safety schedule for the building. They must be maintained and certified in accordance with the Environmental Planning and Assessment Regulations, 2000 and relevant Australian standards.	Not affected by fitout.	Systems to be certified on an annual basis.
3	A reassessment will be needed to verify consistency with this report, should a change in use, building alterations or additions, changes to the fire safety systems occur in the future.	Note.	Nil.
4	The fire resistance levels (FRLs) of structural load bearing elements must be designed in accordance with the requirements of specification C1.1 of the BCA for a building of type A construction.	Not affected by fitout.	Nil.
5	The design for the retail level utilises active fire safety systems to control fire and smoke spread within the building. The mall will form a single fire compartment. The following additional measures are required – <ul style="list-style-type: none"> • Pump rooms for the sprinkler and hydrant systems, central smoke control plant and equipment together with other essential services installations must be fire separated from the remainder of the building by construction achieving a fire rating of not less than 120 minutes. • Garbage, plant and equipment rooms and any other hazardous areas – such as diesel generator rooms, boiler rooms – must comply with the DTS provisions of the BCA and any specific requirements or standards associated with these areas. 	Not affected by fitout.	Nil.

¹ BCA Logic, Balgowlah Village, 197-215 Condamine Street, Balgowlah, Building Code of Australia Assessment Report. 05117-r6/sb, 22 March 2006.

No.	Description of fire safety measure	Comment	Action / Response
6	<p>The following maximum travel distances apply in the individual smaller tenancies(<1,000m²):</p> <ul style="list-style-type: none"> • 20m to a single exit into the mall, where travel in different directions to two exits is available from the mall. • 20m to a point of choice between alternative exits, in which case the maximum distance to one of those exits must not exceed 40m and the rear exit does not exit via the mall. It is noted that the main entry to the mall can be treated as an exit provided that travel in different directions to two exits is available from the mall. • 60m between alternative exits (when measured back through the point of choice). <p>These requirements are illustrated in Figure 1.</p>	Exit via the mall area. Travel distances comply with limitations prescribed within report.	Nil.
7	Back-of-house areas must comply with the relevant DTS requirements of clauses D1.4 and D1.5 of the BCA.	Travel distances comply.	Nil.
8	Aggregate exit width must be calculated based upon the requirements of clause D1.6 of the BCA.	Plans appear to be OK.	Nil.
9	<p>Population densities used in the retail portion of the building are based upon the figures recommended in the Project 6 report 'Fire Safety in Shopping Centres' 2 which are as follows:</p> <ul style="list-style-type: none"> • 6m²/person in retail areas • 10m²/person in mall areas • Food court areas or the like are to be treated as retail or counted based upon the number of seats. The most conservative of the two numbers to be used. 	Note.	Nil.
10	A minimum unobstructed exit width of 3m must be maintained throughout the malls areas past displays, kiosks and other obstructions as illustrated in the example given in Figure 3.	Not affected by fitout.	Nil.
11	The minimum unobstructed width of doors in an exit may be reduced by 250mm in accordance with clause D1.6 of the BCA.	Plans appear to be OK.	Nil.

² Fire Safety in Shopping Centres, Project 6, Fire Code Reform Centre (FCRC), Sydney 1998.

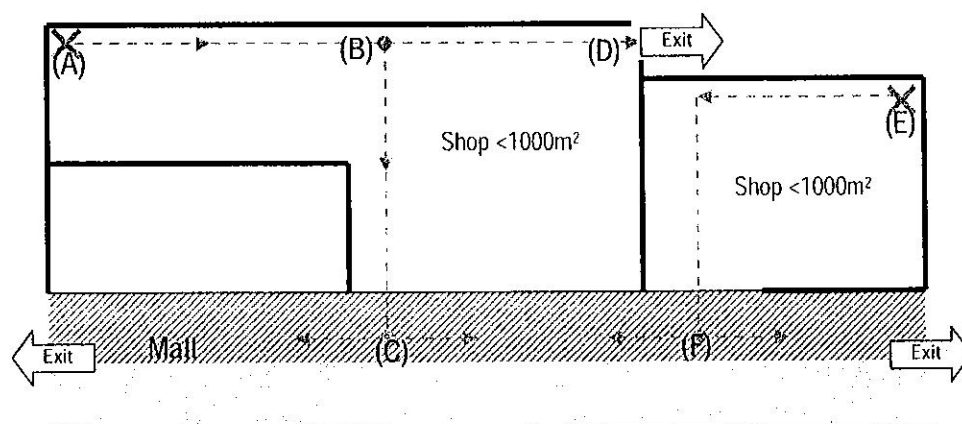
No.	Description of fire safety measure	Comment	Action / Response
12	<p>An AS1670.1-2004 smoke detection system spaced in accordance with clause 5(b) of specification E2.2a must be provided in mall areas and individual tenancies greater than 1,000m² with the following additional criteria:</p> <ul style="list-style-type: none"> Individual tenancies smaller than 1,000m² do not require smoke detection provided that they are separated from the rest of the building by full height bounding walls extending from slab to slab or to the underside of a solid smoke impervious ceiling in accordance with specification C2.5 of the BCA. If specialty shops are not divided into to groups of smoke zones not exceeding 1000m² in area smoke detection within the specialties must be provided. Refer to Figure 4. Note that if the walls are also required to be fire walls higher requirements apply. A minimum of two detectors must be located at ceiling level within the pavilion. The smoke detection system must be zoned to match the smoke zones identified in Figure 4. The smoke detection system must activate the EWIS. To avoid false alarms double detection dependence is recommended, ie two detectors must activate for the evacuation alarm to automatically activate. A delay of up to 3 minutes for investigation may be incorporated upon activation of the first smoke detector. Upon the activation of a second smoke detector the EWIS must be activated without any delay. Smoke exhaust fans and make-up air/supply must be immediately activated upon first detector. 	<p>No detection required within tenancy. Smoke zones less than 1000m² will be provided to omit requirement for smoke detection within individual tenancies.</p> <p>EWIS to be installed to comply with this requirement within the tenancy.</p> <p>Rear tenancy wall must be separated from Woolworths by a full height bounding wall extending from slab to slab or to the underside of a solid smoke impervious ceiling.</p>	Tenant to confirm that EWIS is provided in accordance with this item via dedicated speakers within tenancy or base building speakers.
13	Fire detection in small tenancies (<1,000m ²) and the carpark must be provided via the automatic sprinkler system.	Sprinkler heads are not shown on drawings. The sprinkler heads must be fast response heads with an activation temperature of 68°C and an RTI of no more than 50m ^{1/2} s ^{1/2} spacing to comply with current standard AS2118.1-1999.	Tenant to confirm sprinkler heads are fast response and located in accordance with AS2118.1-1999.
14	The smoke detection and sprinkler systems must be permanently connected with a direct data link or other approved monitoring system to a fire station or fire station dispatch centre in accordance with AS2118.1-1999.	Smoke detection not required within tenancy.	Tenant to confirm sprinklers within tenancy to be connected to the base building fire system.
15	The retail portion of the building must be provided with an EWIS complying with AS 1670.4 and AS 4428.4 and E4.9 of the BCA. The EWIS must be provided with a pre-recorded verbal message alerting occupants of the need to evacuate.	See item 12.	See item 12.
16	The evacuation alarm is to be phased in accordance with Table 2 to reduce the risk of false alarms that could decrease occupant's alertness to the evacuation message. Refer to Table 3 for EWIS operation.	Not affected by fitout.	Nil.

No.	Description of fire safety measure	Comment	Action / Response
17	<p>A sprinkler system in accordance with the requirements of specification E1.5 of the BCA and AS2118.1-1999 must be provided throughout the carpark, retail and towers B and D portions of the building. The sprinkler system must have the following additional characteristics –</p> <ul style="list-style-type: none"> • A grade 1 water supply for the entire system. • All sprinkler heads must be fast response with an RTI of 50 or less. • Concealed, re-cessed or flush-mounted sprinkler heads may be used within the mall area of retail level 1 and the adjoining specialty tenancies. Concealed, re-cessed or flush-mounted sprinkler heads are not to be used at any other locations as it may delay sprinkler activation and not achieve fast response activation. Semi-recessed sprinkler heads are considered acceptable provided they achieve a fast response rating. • Note that concealed, re-cessed or flush-mounted sprinkler heads are not to be used in Coles or the mini major. • Activation temperature of 68°C except where otherwise required by AS2118.1-1999 such as under glazed skylights and roof areas. • Activation of the sprinkler system must operate the smoke hazard management systems of that area and activate the evacuation alarm without any delay. The sprinkler system must also activate all make-up air provisions without any delay. • The sprinkler system is to be zoned to match the separate smoke zones identified in Figure 4. • The sprinkler system must be permanently connected with a direct data link or other approved monitoring system to a fire station in accordance with AS2118.1-1999. The monitoring must be directly to a fire brigade receiving centre. • Subsidiary valves are to be provided as required under AS2118.1-1999. In addition each floor must be provided with a monitored subsidiary valve. • The sprinkler system is to be interfaced with the smoke detection and alarm system and other smoke hazard management systems required for the development. • Sprinkler system to be designed to comply with all relevant requirements for a building above 25m. 	<p>Sprinkler heads are not shown on drawings. The sprinkler heads must be fast response heads with an activation temperature of 68°C and an RTI of no more than 50m^{1/2}s^{1/2} spacing to comply with current standard AS2118.1-1999.</p>	<p>Tenant to confirm sprinkler heads are fast response and located in accordance with AS2118.1-1999.</p>
18	<p>All air-handling systems capable of recycling air between fire compartments or smoke zones must be provided with fire/smoke dampers where the air-handling ducts penetrate any elements separating fire compartments or smoke zones served in accordance with clause E2.2 of the BCA. The system must be arranged such that the air-handling system is automatically shut down and the fire/smoke dampers close by smoke detectors complying with clause 4.10 of AS1668.1-1998.</p>	<p>Mechanical duct work not shown on drawing.</p>	<p>Tenant to confirm compliance with this item if affected by fitout.</p>

No.	Description of fire safety measure	Comment	Action / Response
19	The retail portions of the project will be divided into the following primary smoke zones: <ul style="list-style-type: none"> • Coles – ie major tenancy 1 • Mini major - ie major tenancy 2 • Mall – including small tenancies < 1000m² 	Not affected by fitout.	Nil.
20	The following minimum floor to ceiling heights must be maintained for the public areas of the smoke zones to create sufficient reservoir depths: <ul style="list-style-type: none"> • 3.6m in the mini major sales floor. • 3.9m in the Coles sales floor. • 3.9m in the mall to the suspended ceiling. 	Not affected by fitout.	Nil.
21	The following smoke hazard management measures must be provided: <ul style="list-style-type: none"> • Permanently fixed smoke baffles of non-combustible and non-shatterable construction between the mall and specialty shops to 3.6m above finished floor bounding the mall. • Suspended ceilings within the mall must have a ceiling height of not less than 3.9m. A slot with a minimum width of 600mm must be provided at each side of the mall. • A total of 60m³/s is to be provided via smoke exhaust points evenly distributed along the outer edge of the mall with a distance of 6-10m between exhaust points. The grills are to have a size to provide a maximum velocity of 5m/s over the grill. No part of the grills is to be located less than 3.9m above floor level. Refer to Figure 5. • Supply air fans serving the mall and the specialty shops in excess of 1000l/s are to be automatically shut off in case of smoke detection and sprinkler activation within these areas. 	It appears as if the opening to the mall is no higher than 3.6m and a solid baffle of no less than 0.3m is provided.	Tenant to confirm that smoke baffle of non-combustible and non-shatterable construction bounding the mall with a minimum baffle depth of 0.3m on the mall side with a maximum opening height of 3.6m above the floor is provided and that the baffle continues to the slab/roof above if affected by fitout.
22	Automatic sliding doors at the main entry to the mall must be provided for make-up air. The doors must automatically open upon smoke detection or sprinkler activation without any delay. A minimum effective area of 12m ² must be provided. Entries / exits to the carpark on the basement level must not be used as a means of providing make-up air as this will not provide the required fire separation to these areas.	Not affected by fitout.	Nil.
23	20m ³ /s supply air from Coles and 10m ³ /s supply air from the mini major must be provided in case of smoke detection or sprinkler activation within the mall smoke zone without any delay. The supply air must be provided via 100% outdoor air.	Not affected by fitout.	Nil.
24	Supply air provisions are not required to be designed for the smoke exhaust system in the mall and Coles to run simultaneously. The supply air requirement is therefore governed by the mall exhaust being 60m ³ /s.	Not affected by fitout.	Nil.

No.	Description of fire safety measure	Comment	Action / Response
25	The smoke exhaust system must be activated by the smoke detection system and the sprinkler system without any delay. Both the detection system and the sprinkler system must be zoned accordingly. The mall, Coles and the mini major are separate smoke zones. Only the smoke exhaust system in the smoke zone initially activated shall be activated. Should smoke detectors in both zones eventually be activated both smoke exhaust systems are not to be activated. Refer to Table 4.	Not affected by fitout.	Nil.
26	The sprinkler system within Coles and the mini major must be placed on a separate flow switches from the remainder of the retail level. Activation of a sprinkler head must activate the smoke exhaust system within that tenancy as per Table 4.	Not affected by fitout.	Nil.
27	Any manual call points must not activate the smoke control system.	Not affected by fitout.	Nil.
28	An emergency management plan complying with AS3745-2002 must be developed for the building. The plan should detail the exact location of all fire safety measures in and around the buildings. As a minimum, the plan is to include A4 size plans with stickers showing the exact location of fire hydrants, fire hose reels and extinguishers. Copies of the plan are to be located at the fire indicator panel, booster assembly and available to relevant staff. Once the emergency management plan is developed, it is to be implemented with exercises, periodic audits, and suitable procedures to maintain safety. This should include training under simulated fire emergency conditions for all relevant personnel.	Not affected by fitout.	Nil.
29	The fire safety management-in-use plan must be developed and incorporate the following requirements: <ul style="list-style-type: none"> The fire compartmentation, egress provisions, smoke hazard management and fire-fighting services for the building must be documented in a set of fire drawings for ease of maintenance and fitout in the future. Maintenance to the sprinkler system is to as far as practically possible be restricted to outside normal trading hours. In the event of future fitout and/or extended maintenance requiring the sprinkler system to be turned off for a long period (more than two days), the relevant area must be temporarily fire separated from the remainder of the building with construction achieving an FRL of not less than -/30/30 (e.g. a plasterboard wall). The sprinkler downtime must be minimised. For shorter periods when the sprinkler system is turned off and fire separation is not provided, detailed management procedures must be implemented to monitor potential fire risks in the relevant areas. 	If sprinkler system is turned off when the centre is operational during fitout detailed management procedures must be implemented or if turned off for more than 2 days fire separation must be provided.	Builder to assure that adequate separation of the shop during fitout is achieved.

No.	Description of fire safety measure	Comment	Action / Response
30	<p>A holistic commissioning scheme for the fire safety strategy must be developed in consultation with and undertaken under the supervision of an appropriately qualified fire safety engineer and the relevant stakeholders.</p> <p>This must include, but is not limited to, simulation of fire scenarios by initiation of fire safety systems through a point smoke source, eg approved cold smoke spray, which initiates a detection device and set the building into fire mode.</p>	Not affected by fitout.	Nil.



Maximum travel distances: AB = 20m, ABC = 40m, ABD = 40m and EF = 20m

Figure 1 Maximum travel distance to a point of choice for small tenancies

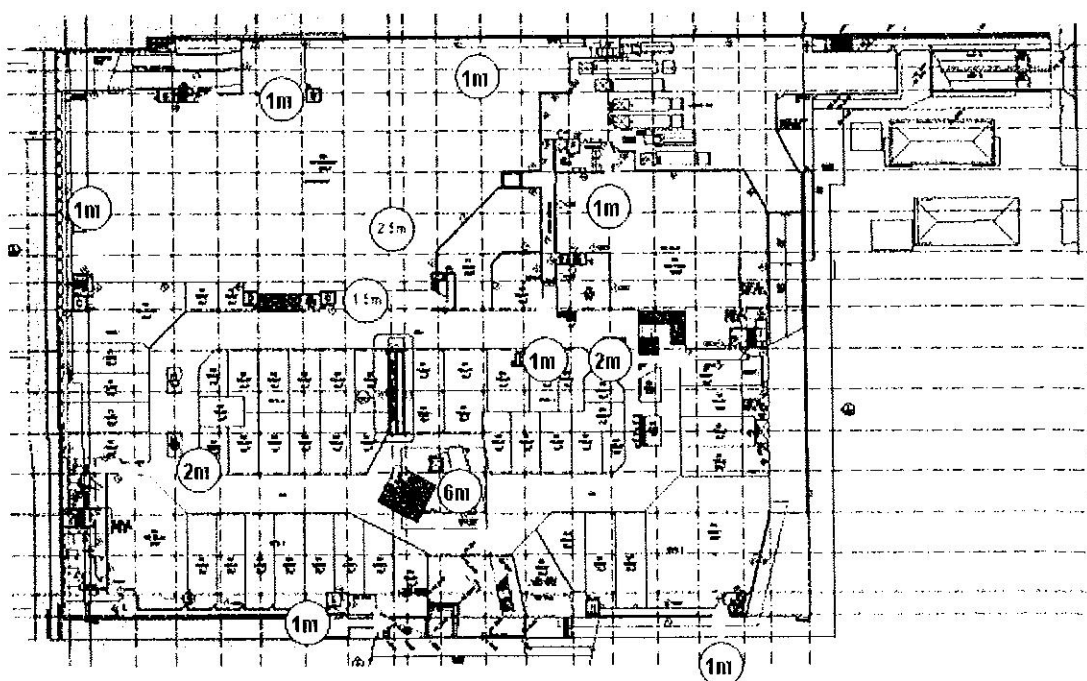


Figure 2 Required exits from mall and tenancies

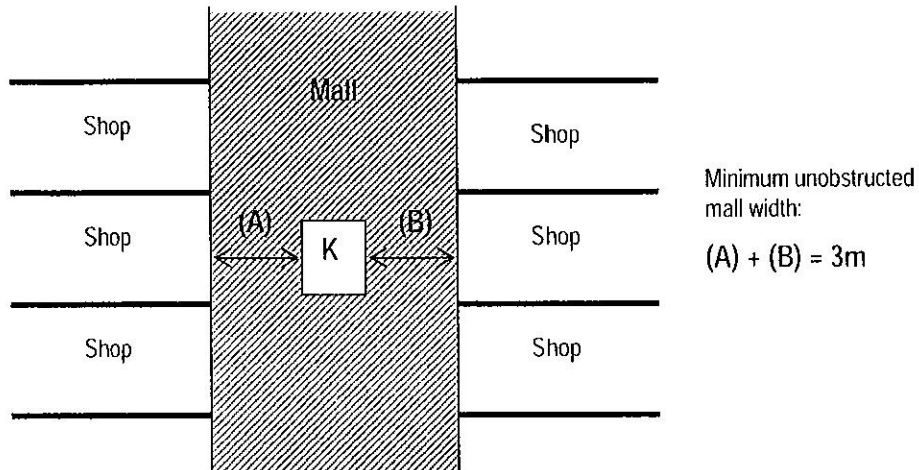


Figure 3 Minimum unobstructed exit width in malls

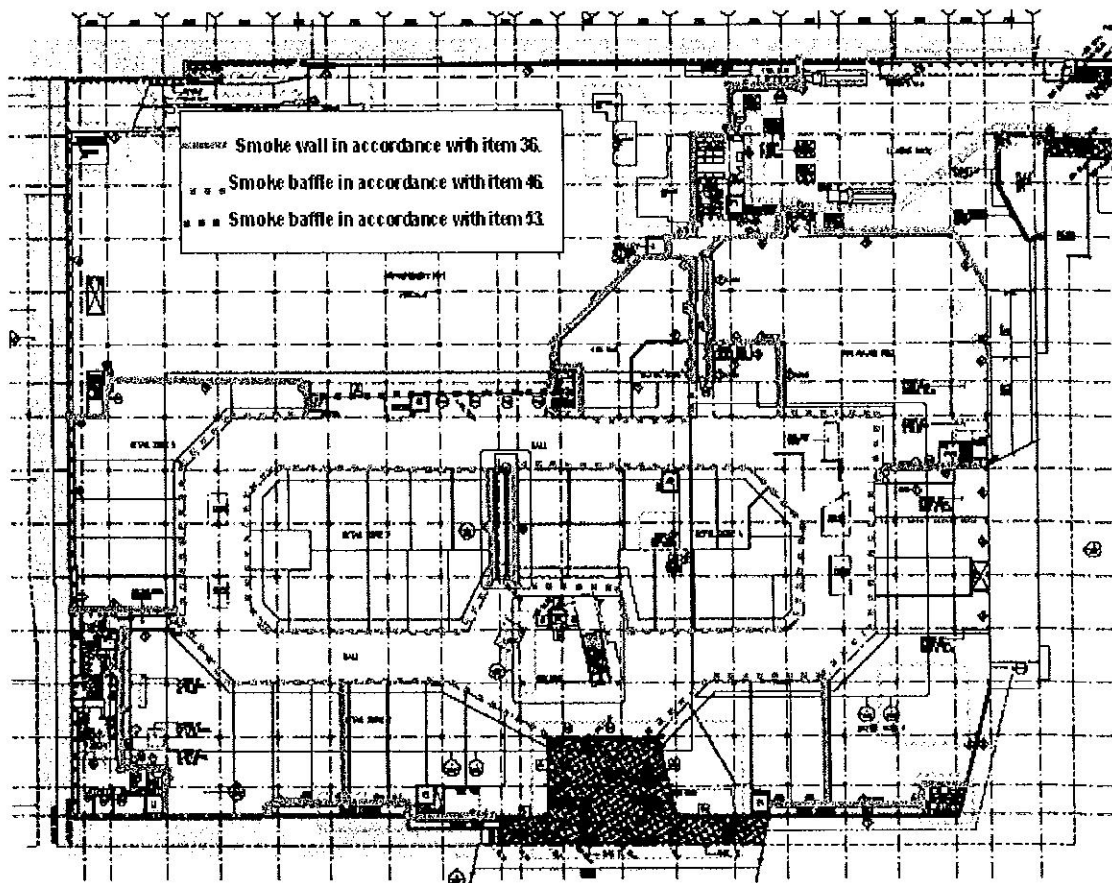


Figure 4 Locations of smoke zones

Detection	Alarm response
First smoke detector activated.	<ul style="list-style-type: none"> - Automatic activation of smoke exhaust system and make-up air and alarm to management staff. - Automatic alarm to NSWFB's. - If alarm has not been set to manual by staff within delay period (up to 3 minutes) automatic activation of evacuation alarm in the fire affected smoke zone and alert tone to adjoining zones with evacuation alarm cascading to the adjoining zones.
Second smoke detector activated.	<ul style="list-style-type: none"> - Direct automatic activation of the evacuation alarm in the fire affected smoke zone and alert tone in other zones with evacuation alarm cascading to the adjoining zones.
Sprinkler alarm valve activated.	<ul style="list-style-type: none"> - Automatic activation of smoke exhaust system and make-up air and alarm to management staff. - Direct automatic activation of the evacuation alarm in the fire affected smoke zone and alert tone in other zones with evacuation alarm cascading to adjoining zones. - Automatic alarm to NSWFB's.
Manual alarm.	<ul style="list-style-type: none"> - Activate alert tone in the fire affected smoke zone and alarm to management staff. - Call NSWFB's to report alarm.

Table 2 General detection and alarm matrix

Area of detection	EWIS activation
Retail - mall and specialty shops (sprinkler or second detector)	<ul style="list-style-type: none"> - 0 minutes - alarm in fire affected retail EWIS zone and alert tone in adjacent retail EWIS zones and alert in carpark and all towers - ≤3 minutes - alarm in adjacent retail EWIS zones and alarm in carpark - ≤10 minutes - alarm in all towers

Table 3 EWIS operation

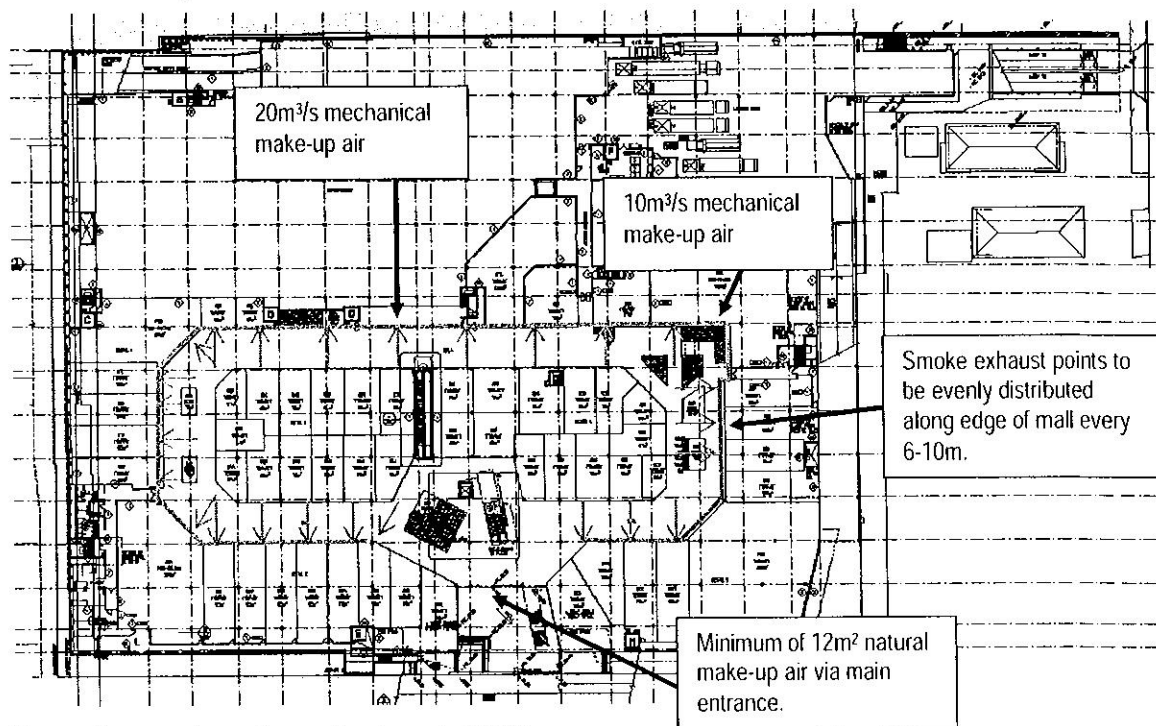
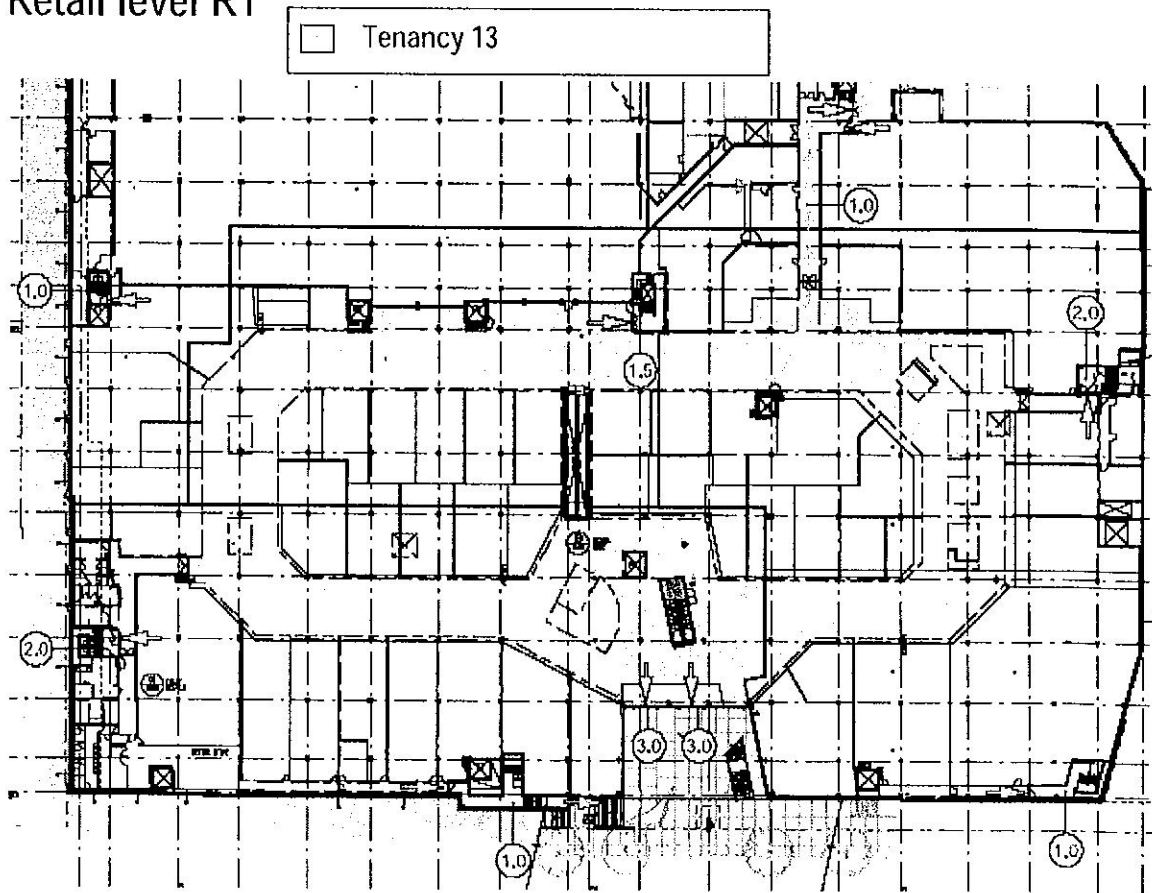


Figure 5 Locations of exhaust points

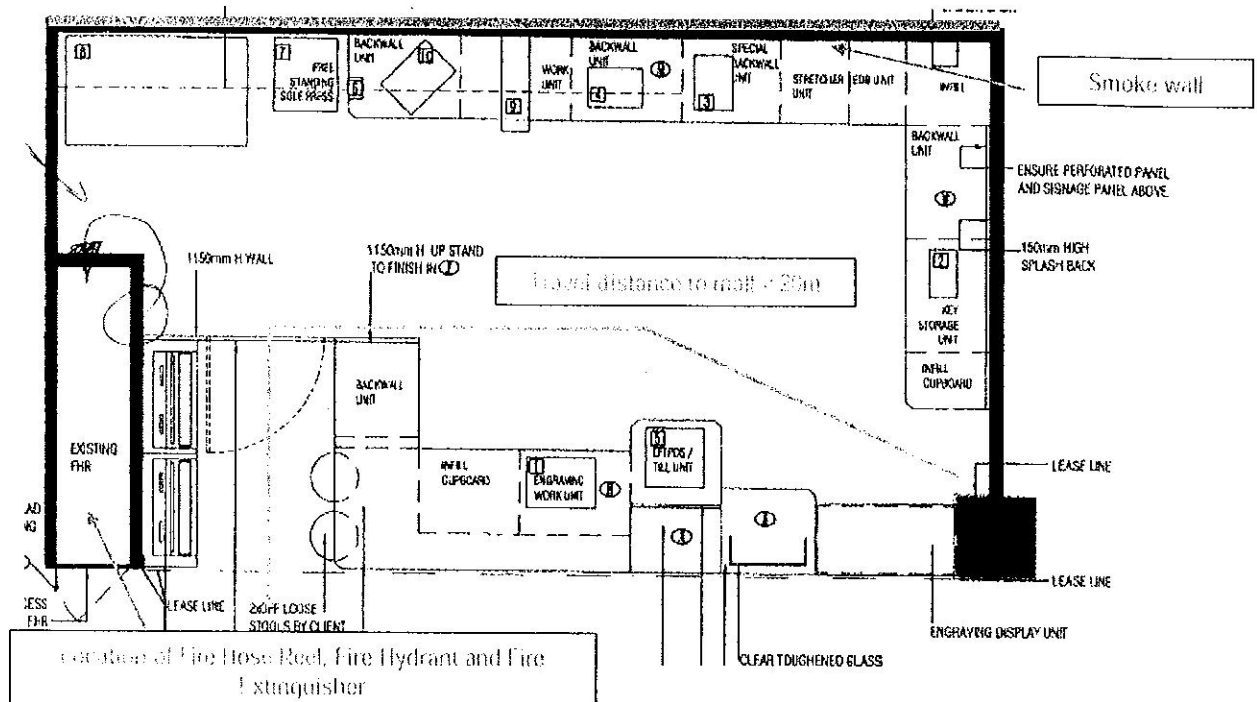
Detector /sprinkler activation in zone	Make-up mall	Make-up Coles	Make-up mini major	Exhaust mall	Exhaust Coles	Exhaust mini major
Mall	Open	Run	Run	Run	Off	Off
Coles	Open	Off	Run	Off	Run	Off
Mini major	Open	Run	Off	Off	Off	Run

Table 4 Matrix for exhaust and supply activation

Retail level R1



Tenancy layout





Whole title | Parent Act | Historical versions | Historical notes | Search title

Manly Local Environmental Plan 1988

Current version for 3 October 2008 to date (accessed 10 December 2008 at 14:10)

Schedule 10

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Schedule 10 Conditions of complying development certificates

(Clause 10A (4))

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

Category	Condition No	Condition	Type of complying development to which the condition applies (being a type identified by the following number in the Table to Schedule 9)
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.	1, 4, 6, 7, 8
	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.	1, 4, 6, 7, 8
	6	Any driveway within the property cannot exceed 5% slope at any point.	1, 4, 6, 7, 8
Building Construction	7	Any retaining walls must be constructed in accordance with a structural engineer's details. Certification of compliance with the structural detail during construction must be submitted to the Principal	1, 4, 6, 13

		Certifying Authority.	
	8	All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the Principal Certifying Authority.	1, 4, 6
	9	A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed additions.	1, 2, 4, 7
	10	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	1, 2, 4, 7, 8, 13
	11	All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.	1
	12	A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.	1, 4, 6, 10
	13	Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.	1, 4, 6, 10
	14	An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be maintained in a state of good repair and condition until completion of the building project.	1, 4, 6, 13
Building Materials	15	All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.	1, 2, 4, 7
Car Parking	16	An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.	4, 6
Drainage and Stormwater	17	Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.	1, 4, 6, 13
	18	The width of inter-allotment drainage	1, 4, 6

easements is no less than:

(a) 1.0m for pipes up to 150mm, or

(b) 2.5m for pipes larger than 150mm

The easements must be free of encroachments and contain only a single pipeline.

	19	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.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	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.	1, 3, 4, 6, 7, 8, 9, 13
Miscellaneous	25	Prior to the commencement of works on the land including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and	1, 4, 6

		7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	
	30	No sandwich boards or the like are to be placed on Council's footpath.	8
Termite Control	31	A durable termite protection notice must be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".	4
Traffic/Parking	32	Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control.	1, 4, 6, 13
	33	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.	1, 8
	34	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.	8

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