



Job No: 2008/982

Tuesday, 23 December 2008

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

**RE: Complying Development Certificate No. 08/982/01**  
**EB Games Shop 41, Stockland Balgowlah, 197-215 Condamine**  
**Street, Balgowlah**

Please find attached a copy of Complying Development Certificate 08/982/01 and required attachments issued by Steve Watson & Partners for the above mentioned development in accordance with Section 85, 85A of the Environmental Planning and Assessment Act 1979.

Please also find attached a cheque for \$30 for the registration of the Complying Development Certificate.

Can you please forward SWP a receipt for the acknowledgment of the lodgement cheque.

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Regards,

Luke Denny  
Steve Watson & Partners

MLH7

Manly Council

REC 9 JAN 2009

Distribution ☐

1) Scanned ☐

DA 193/08

77.223

Debbie

CERTIFIER

\$30

R. 581518

9-1-09



STEVE WATSON  
& PARTNERS

# COMPLYING DEVELOPMENT CERTIFICATE

NAR: 1101856

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 IFAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

Issued under the Environmental Planning and Assessment Act 1979 Section 85, 85A

## Complying Development Certificate No. 08/982/01

I, Steve Watson, certify that the proposed development is complying development and that if carried out in accordance with the approved plans and specifications will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the *Environmental Planning and Assessment Act 1979*.

### Applicant

Name: **Electronics Boutique**  
Address: **C/- Design Design, PO BOX 3769**  
Suburb: **Loganholme** State: **QLD** Postcode: **4129**

### Location of the Property

Address: **Shop 41, 197-215 Condamine Street**  
Suburb: **Balgowlah** State: **NSW** Postcode: **2093**  
Real Property Description: **Lot 7001 DP1124091**

### Proposed Complying Development

Type: **Carrying out of work**  
Description: **Internal fitout works.**  
Proposed Use: **Retail**  
Building Code of Australia Classification: **Class 6**

### Date of Receipt

Date Received: **11<sup>th</sup> December 2008**

### Determination

Approved  
Date of Determination: **23<sup>rd</sup> December 2008**

### Date of Lapse

**23<sup>rd</sup> December 2013**

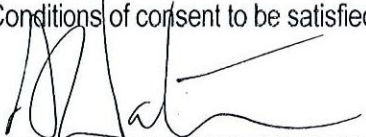
### Environmental Planning Instrument Decision Made Under

**Manly Local Environment Plan 1988**  
**Schedule 9 Complying Development**

*Prior to commencement of work s 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied*

### Attachments

1. Plans and specifications endorsed by this certificate
2. Fire safety schedule
3. Conditions of consent to be satisfied by applicant

  
**Steve Watson**

Accreditation Body: **BPB**

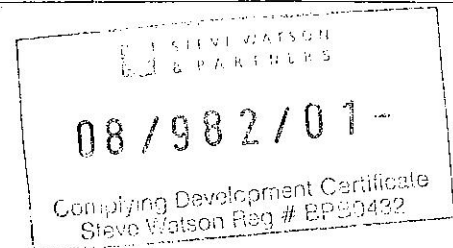
Accreditation no: **BPB0432**

Date of Endorsement: **Tuesday 23<sup>rd</sup> December 2008**



**Design documentation approved for Complying Development Certificate 08/982/01 for Shop 41, 197-215 Condamine Street, Balgowlah**

Drawing No.	Drawing Title	Revision	Date	Drawn by
8155/01	Floor Plan	-	12.11.08	Design Design
8155/02	RCP & Electrical	-	12.11.08	Design Design
8155/10	Shopfront Elevation	-	12.11.08	Design Design
8155/12	Right Elevation	-	12.11.08	Design Design
8155/13	Left Elevation	-	12.11.08	Design Design



# APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE



STEVE WATSON  
& PARTNERS

BUILDING REGULATIONS DEPARTMENT  
RECEIVED

LEVEL 5, 402 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9285 6555 FAX +61 2 9285 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 46 102 366 575

## PART 1 Application and Site Details

### Applicant

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

Please give us as much detail as possible.

Mr ☐ Mrs ☒ Miss ☐ Ms ☐ Other

Surname (or Company): ELECTRONICS BOUTIQUE

Given names (or ABN): \_\_\_\_\_

Address: CL- Design Design PO BOX 3769 Loganholme Q 4129  
State: \_\_\_\_\_ Post Code: \_\_\_\_\_

Phone: (07) 3808 3122 Fax: (07) 3808 3922

Mobile: \_\_\_\_\_ E-mail: shasey@designdesign.biz

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

### Owner's Consent

Every owner of the land must sign this form.

If the owner is a company, an authorised director must sign the form.

Where the works are being carried out in a strata titled building the consent of the Body Corporate must be provided.

Surname (or Company): SEE ATTACHED

Given names (or ABN): \_\_\_\_\_

Address: \_\_\_\_\_  
State: \_\_\_\_\_ Post Code: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_

Mobile: \_\_\_\_\_ E-mail: \_\_\_\_\_

As owner of the land to which this application relates, I consent to this application. I also consent for SWP staff to enter the land to carry out inspections relating to this application.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. Power of attorney, executor, trustee, company director, etc)

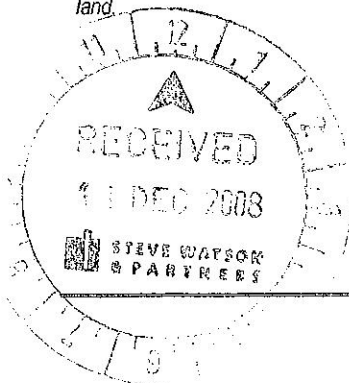
### Location of the Property

We need this to correctly identify the land.

Address: Shop 41 Stockland Balgowlah Cnr Sydney Rd & Condamine St Balgowlah State: NSW Post Code: 2093

Real Property Description: LOT 7001 DP1124091  
(eg. Lot/DP, etc) \_\_\_\_\_

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





## PART 2 Work description

<b>Proposed Complying Development</b>	Use of land/building	<input type="checkbox"/>
	Erection of a building	<input type="checkbox"/>
	Subdivision of land/building	<input type="checkbox"/>
	Carrying out of work	<input checked="" type="checkbox"/>
	Demolition	<input type="checkbox"/>
	Other	<input type="checkbox"/>
	description(eg dwelling house): <u>Fit out of retail tenancy</u>	
	proposed use: <u>retail</u>	
<b>Estimated cost of work</b> (inclusive of GST)	\$ <u>100 000.00</u>	
<b>Principal Contractors Details</b> <small>Required for all projects</small>	Name: <u>TAA AAA SHOP FITTING</u>	
	Address: <u>47 MATHESON ST, VIRGINIA</u>	
	Contact Number: <u>(07) 3065 8181</u>	

## PART 3 Declaration

ALL THE DETAILS SOUGHT IN THE CHECKLIST MUST BE PROVIDED.

THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTA STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED.

### Declaration

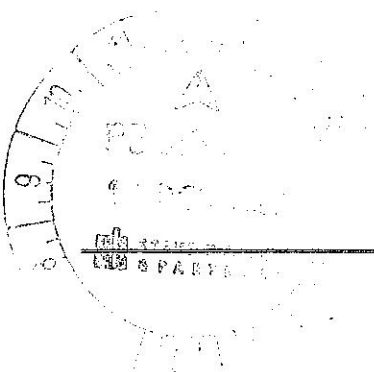
*If the applicant is a company or strata title body corporate, a director or authorised delegate must sign this declaration.*

I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.

I also understand that if the information is incomplete the application may be delayed or rejected or more information be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.

Signature: 

Date: 13 / 11 / 08





Job No: 2008/982

Tuesday, 23 December 2008

Manly Council  
PO Box 82,  
Manly NSW 1655

Attention: General Manager

**RE: Notice of Commencement**  
**Shop 41, Stockland Balgowlah, 197-215 Condamine Street,**  
**Balgowlah**  
**CDC: 08/982/01**  
**Description of work: Internal fitout works for use by EB Games**

Please find enclosed a Notice of Commencement form in accordance with either Section 81(A) 2(a)(ii) and 2(c), or Section 86 (1) of the Environmental Planning and Assessment Act 1979, as applicable.

Please note that the following inspections are required under Clause 162A of the Environmental Planning and Assessment Regulation. These inspections are required to be carried out by an accredited certifier and we are unable to accept inspection records from engineers who do not hold the appropriate accreditation. SWP requires 48 hours notice of these inspections and work cannot continue to its subsequent stage until these inspections are carried out.

Class 6 Inspections	Action by
1. At the Commencement of the building work (The commencement inspection may be deferred to the next staged inspection in accordance with Section 162A(7) of the Environmental Planning and Assessment Regs)	Deferred by SWP
2. After the building work has been completed and prior to any occupation certificate being issued in relation to the building	SWP

Should you have any queries, please contact myself on (02) 9283 6555.

Regards,

Luke Denny  
Steve Watson and Partners Pty Ltd

**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



13 November 2008

Attn: Sky Lu

Design Design

Dear Sky

**Re: Complying Development Certificate for fitout works for the below premises**

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

**Premises: Shop 41 – EB Games – Stockland Balgowlah**

***This consent is to be read in conjunction with the attached Stockland stamped DA design approved drawings dated 13 November 2008.***

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  
Claudia Lam  
for Stockland Trust Management Limited  
(ACN 001 900 741) under Power of  
Attorney Book 4429 No. 43 in the presence  
of:**

Signature of witness

Ihara Mannise .....  
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 "Claudia Lam", written over a horizontal dotted line.

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





## PART 4 Date of Commencement and compliance with conditions

### Compliance with Development Consent/Complying Development

Have all conditions required to be satisfied prior to the commencement of work been satisfied?

☒ - yes

☐ - no

(conditions may include payment of security, s 94 contributions, endorsement of building work plans by water supply authority)

### Home Building Act 1989 Requirements

Note: Only fill in this section if you are constructing a house, other dwelling or undertaking alterations or additions to a dwelling.

1. Are you an owner-builder?

☐ - yes, Owner-builder permit number? \_\_\_\_\_

or

2. Will the work be carried out by some one licensed to do so?

☐ - yes

Name of the builder: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Contractor License no. \_\_\_\_\_

Attach one of the following documents to this notice:

(a) Evidence that the licensed person is insured to carry out this type of work; or

(b) 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 \$12000?

### Principal Contractors Details

Required for all projects

Name: AAA SHOPFITTING

Address: 47 MATHESON ST, VIRGINIA

Contact Number: 071 3865 8181

### Date Work is to Commence

Date: 29 JAN / 2009

## PART 5 Signatures

### Principal Certifiers Declaration

The Principal certifying authority must sign the notice

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal certifying authority for this development.

I acknowledge that I have seen evidence that the builder is licensed and insured, or that I have seen evidence that the building works are to be undertaken by a person with an owner-builder permit where required by the Home Building Act

Signature: \_\_\_\_\_

Name: STEVE WATSON

Date: 23 / 12 / 08

### Applicants Declaration

The applicant, or the applicant's agent must sign the notice

Signature: \_\_\_\_\_

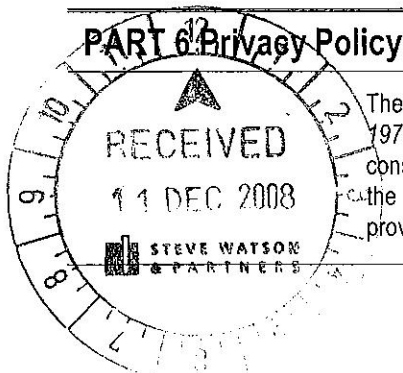
Date: 10 / 12 / 08

Name if you are not the applicant: AGENT SHELSEY BIRCH OF DESIGN DESIGN

In what capacity are you signing if not the applicant: AGENT

## PART 6 Privacy Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.





STEVE WATSON  
& PARTNERS

**RECORD OF DECISION TO DEFER INSPECTION UNDER CLAUSE 162A (7) OF  
THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000**

Inspection Record Number	N/A
Project Name	EB Games Stockland Balgowlah
Project Address	Shop 41, Stockland Balgowlah, 197-215 Condamine Street, Balgowlah
Complying Development Certificate reference #	08/982/01
Development Consent Reference #	NA
Type of Record	Decision to defer Commencement Inspection
Date of Decision	23 <sup>rd</sup> December 2008
Comments	The commencement inspection has been deferred until the next critical stage inspection in accordance with Section 162A(7) of the Environmental Planning and Assessment Regs.

Steve Watson BPB 0432

BUILDING REGULATIONS CONSULTANTS AND CERTIFICATES  
FIRE SAFETY ENGINEERS

LEVEL 5, 432 KENT STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 | FAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

# FIRE SAFETY SCHEDULE



STEVE WATSON  
& PARTNERS

EB Games , Shop 41, Stockland Balgowlah, 197-215  
Condamine Street, Balgowlah

CDC No. 08/982/01

## Existing Fire Safety Schedule

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13 & AS1905.1-2005, AS1905.2-2005
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fail safe devices	BCA 2006 Part C3 & D2.21
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5 & AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Building occupant warning system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress door for after hours staff	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency lighting	BCA 2006 E4.2, E4.4 & AS/NZS2293.1-2005
Emergency Lifts, including lift F1 and Building G Lift	BCA 2006 E3.4 & AS1735.2-1997 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Emergency warning and intercommunication system	BCA 2006 E4.9 & AS1670.4-2004, AS4428.4-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Exit signs	BCA 2006 E4.5, E4.6, E4.8 & AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Control Centres and access to sprinkle valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire doors	BCA 2006 Spec C3.4 & AS1905.1-2005 &

	19.06.07
Smoke dampers	BCA 2006 E2.2
Smoke detectors and heat detectors	BCA 2006 E2.2, Spec E2.2a & AS1670.1-2004, AS3786-1993 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke exhaust system for retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Vertical separation of openings in external walls Towers A, C, E, F, G & H	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7
Warning and operational signs	EPA Regulation (reg 183), BCA 2006 E3.3 (lifts), D2.23 Signs on exit doors
Zone smoke control system	BCA E2.2 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07

### Proposed Fire Safety Schedule

Unit No.	Measure	Standard of Performance
1.	Automatic fire suppression systems ( <i>Sprinklers</i> )	BCA2008 Specification E1.5 and AS 2118.1 – 1999
2.	Emergency Lighting	BCA2008 Clause E4.2, E4.4 and AS/NZS 2293.1 – 1998



	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire hydrant systems	BCA 2006 E1.3 & AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L - Horizontal fire separations - Vertical fire separations - Lift doors - Smoke guard containment system - External wall separation and protection of openings	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Gates within security fence in carpark	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Hose reel system	BCA 2006 E1.4 & AS2441-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Lightweight construction	BCA 2006 C1.8 & Spec C1.8
Major stores (>1,000 m2) ventilation systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Make up air for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distance to single exit or point of choice	BCA 2006 Section D as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances in retail mall & major tenancies (>1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Maximum travel distances for individual smaller tenancies (<1,000 m2)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Mechanical air handling system	BCA 2006 E2.2, AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Operation of louvers and doors within the rooflight/pavilion over the escalators to the plaza level and provision of an exit door within this area	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Portable fire extinguishers	BCA 2006 E1.6 & AS2444-2004
Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Power supply for retail smoke exhaust	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Separation of escalators & lifts shops connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated 19.06.07
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.5 dated



STEVE WATSON  
& PARTNERS

LEVEL 5, 432 KENI STREET, SYDNEY NSW 2000  
TEL +61 2 9283 6555 | FAX +61 2 9283 8500  
sydney@swpartners.com.au  
www.swpartners.com.au  
ABN 48 102 366 576

## FAX

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	Addressee	Company	Fax Number
To	General Manager	Manly Council	(02) 9976 1400

From	<b>Luke Denny</b>		
Subject	<b>NOTICE OF COMMENCEMENT – EB Games Shop 41, 197-215 Condamine Street, Balgowlah</b>		
Date	23 December 2008	Job No: 2008/982	Number of pages: 3

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Dear Sir or Madam:

Please find attached a copy of the Notice of Commencement for the above mentioned project. A copy of the Complying Development Certificate no. 08/982/01 along with all the required attachments will be posted out to council today.

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Kind regards,

Luke Denny  
Building Regulations Consultant  
Steve Watson & Partners Pty Ltd

SPRINGWOOD QLD

Date 10/12/08

FORM

Pay LONG SERVICE BUILDING AND CONSTRUCTION

Or Bearer

The sum of Three hundred and fifty dollars

\$ 350.-

16 CAPITALS

DESIGN DESIGN PTY LTD  
ACN104889456

000380 064 1701 1029 2733

Town/suburb

LOGANHOLME

State

QLD

Postcode

4129

Bus. hours phone

07 38083122

PART B ADDRESS OF BUILDING/CONSTRUCTION WORK

Number and street

SHOP 41 STOCKLAND BALGOWLAH

197-215 CONDOMINE ST

Town/suburb

STREET BALGOWLAH

State

NSW

Postcode

2093

Estimated start date

29 M 01 Y 2009

Estimated finish date

29 M 02 Y 2009

PART C DETAILS OF WORK - to be completed by consenting/certifying authority with which plans lodged for approval

Local Council Area

MANLY

DA/CC/CD No.

08/982/01

Estimated value of work (see note on back)

\$ 100,000.00

Levy payable \$

350.00

If you have provided a CC above, please provide DA number here

Signature of Officer/Private Certifier

Mike Dwyer

Date

23 M 12 Y 2008

Name of Officer/Private Certifier

Mike Dwyer

Business hours phone

4283 6885

PART D DETAILS - to be completed by certifying authority where applicable (see note 6)

Department/Authority

Contract/DA No (circle which)

Contract amount \$

Levy payable

\$ 00.00

Contact person (Print)

Phone number

Contact person (Signature)

Date

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

Name SHELSEY BIRCH

Signature

Date

10 M 12 Y 2008

Exemption Approval Certificate No.



# LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

See reverse of form for instructions

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

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person) or Company/Organisation name **ELECTRONICS BOUTIQUE**

Given names (if person)

ABN (if applicable)

POSTAL ADDRESS  
No. and street or PO Box **C1 - DESIGN DESIGN**  
**PO BOX 3769**

Town/suburb **LOGANHOLME**

State **QLD** Postcode **4129** Bus. hours phone **07 38083122**

**PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK**

Number and street **SHOP 41 STOCKLAND BALGOWLAH**  
**197-215 CONDOMININE ST**

Town/suburb **STREET BALGOWLAH**

State **NSW** Postcode **2093**

Estimated start date **D 29 M 01 Y 2009** Estimated finish date **D 29 M 02 Y 2009**

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

Local Council Area **MANLY**

<sup>1</sup> DA/CC/CDC No. **08/982101**

Estimated value of work (see note on back) \$ **100,000.00** Levy payable \$ **350.00**

<sup>1</sup> If you have provided a CC above, please provide DA number here

Signature of Officer/Private Certifier **[Signature]** Date **D 23 M 12 Y 2008**

Name of Officer/Private Certifier **LUKE DARY** Business hours phone **4283 6885**

**PART D - DETAILS OF BUILDING/CONSTRUCTION WORK (Where applicable - see note on back)**

Department/Authority

Contract/DA No (circle which)

Contract amount \$

Levy payable \$

Contact person (Print) Phone number

Contact person (Signature) Date **D M Y**

**PART E - DECLARATION**

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

Name **SHELSEY BIRCH** Signature **[Signature]** Date **D 10 M 12 Y 2008**

**PART F - EXEMPTION APPROVAL CERTIFICATE**

Exemption Approval Certificate No.



## Manly Local Environmental Plan 1988

Current version for 3 October 2008 to date (accessed 23 December 2008 at 10:48)

Schedule 10

<< page >>

### 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 Certifying Authority.	1, 4, 6, 13

	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 <b>additions</b> .	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 easements is no less than: (a) 1.0m for pipes up to 150mm, or	1, 4, 6

(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	<b>Prior to the commencement of works</b> 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 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	1, 4, 6
	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

Top of page