

BRUCE GAAL ACCREDITED CERTIFIER AND PRINCIPAL CERTIFYING AUTHORITY

18th September 2009

The General Manager
Manly Council
GPO Box 82
MANLY NSW 1655

Dear Sir/Madam

Premises; **63/64, 197-215 Condamine St, Balgowlah**

DA 185/09

Manly Council
SEP 21 SEP 2009
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Please be advised that a Construction Certificate has been issued and Bruce Gaal has been appointed as the Principal Certifying Authority for the building works at the above premises, pursuant to Part 4A of the Environmental Planning and Assessment Act 1997 for the above premises.

Please find enclosed the following documentation:

- Copy of Construction Certificate No. 0984 and accompanying documents
- Notice of Appointment of Principal Certifying Authority
- Notice of mandatory critical stage inspections
- Copy of Construction Certificate application
- Cheque for \$30.00 as Council's registration fee.

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

Should you have any enquiries in respect of this matter please do not hesitate to contact me on 0431 882 726.

Yours Sincerely



Bruce Gaal
Accredited Certifier and Principal Certifying Authority
Building Professional Board
Accreditation No. 0130

CERTIFIER

\$30

R. 643017

21-9-09

TELEPHONE 0408 235 285

18 Washington Ave Cromer NSW 2099

ABN 9136 734 8782

CONSTRUCTION CERTIFICATE DETERMINATION

Issued under the Environmental Planning and Assessment Act 1997
Section 109C (1)(b), 81A (2) and 81A (4)

CERTIFICATE No. **0984**

DETERMINATION

Decision: **Approved**

Date of Decision: **18/9/09**

SUBJECT LAND

Address: **63/64, 179-215 Condamine St, Balgowlah NSW 2093**

Lot DP **lot - DP -**

DESCRIPTION OF DEVELOPMENT

Office fitout

APPLICANT

Name: **Tony White, L J Hooker**

Address: **5/67 Wanganella St, Balgowlah NSW 2093**

Contact Number/s: **0425 200 800**

OWNER

Name: **Stockland Trust Management Ltd**

Address: **GPO Box 998 NSW 2001**

Contact Number/s: **9035 2000**

BUILDER OR OWNER/BUILDER

Contractor Licence No. or Permit **-**

BUILDING COST **\$60,000**

**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

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

BRUCE GAAL ACCREDITED CERTIFIER AND PRINCIPAL CERTIFYING AUTHORITY

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

made under Part 4 of the Environmental Planning and Assessment Act 1997 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

Subject land details

No. **63/64, 197-215** Lot No. - DP -
Street: **Condamine St** Suburb: **Balgowlah**

Description of Building
Office fitout

Development Consent Number **185/09** Dated **17/7/09**
Construction Certificate Number **0984** Dated **18/9/09**
or
Complying Development Certificate No. Dated

CERTIFYING AUTHORITY

Bruce Gaal

ACCREDITATION BODY

Building Professional Board
No. 0130

Home Building Act requirements

Principal Certifying Authority has been advised of the requirements of Cl. 78C of the Regulations;

Yes

That I, Bruce Gaal, accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate/Complying Development Certificate as stated in this notice.

DATED THIS **18th** day of **September** **2009**



Bruce Gaal
Accredited Certifier and Principal Certifying Authority
Building Professionals Board
Accreditation No. BPB 0130

TELEPHONE 0408 235 285

18 Washington Ave Cromer NSW 2099
ABN 9136 734 8782

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1997 Sections 81A(2)(b1)(i)

PROPOSAL

Address of land on which work is to be carried out: **63/64, 179-215 Condamine St
Balgowlah**

Description of building works covered by this notice **Office fitout**

APPLICANT

Name of persons having benefit of approval **Tony White**

Contact details **0425 200 800**

RELEVANT CONSENTS

Development Consent No. **185/09**

Date **17/7/09**

Construction Certificate No. **0984**

Date **18/9/09**

INSPECTION CONTACT NUMBER **0408 235 285**

Please telephone this number 48 hours prior to the critical stage inspection being ready.

CERTIFYING AUTHORITY **Bruce Gaal**

ACCREDITATION BODY **Dept Infrastructure Planning
& Natural Resources**

Registration Number **BPB-0130**

MANDATORY CRITICAL STAGE INSPECTIONS

That I, Bruce Gaal, of 18 Washington Ave Cromer, acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the persons having the benefit of the Development Consent that the mandatory critical stage inspections identified in Schedule 1 & 2 are to be carried out in respect of the building work.

The applicant, being the person having the benefit of the Approval is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner/builder) of the mandatory critical stage inspections specified under this notice.

To allow the certifying authority time to carry out the mandatory critical stage inspections, the principal contractor for the site (or owner/builder) must notify the Principal Certifying Authority 48 hours prior to any stage of work for inspection in accordance with clause 163 of the Regulation.

Failure to request a mandatory critical stage inspection will, by law, prohibit the principal certifying authority to issue an Occupation Certificate under Section 109E(3)(d) of the Act.

Dated this **18th September 2009**



Bruce Gaal

Accredited Certifier and Principal Certifying Authority

PTO

TELEPHONE 0408 235 285

ABN 9136 734 8782

18 WASHINGTON AVE CROMER 2099

REC'D 17/9/09

BRUCE GAAL ACCREDITED CERTIFIER AND PRINCIPLE CERTIFYING AUTHORITY

CONSTRUCTION CERTIFICATE APPLICATION

Made under the Environmental Planning and Assessment Act 1979
Sections 81A (2), 109(1)(b)

197-215

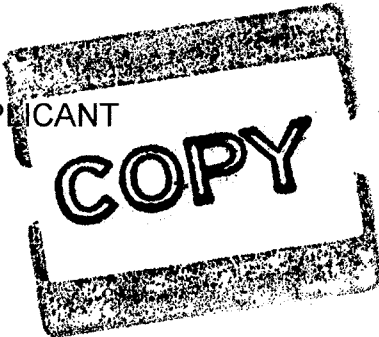
SUBJECT PROPERTY

Address Shop 63 & 64 ~~179~~ Condamine St
Suburb Balgowlah
Lot & DP

BUILDING DESCRIPTION

Shop Front & Office Fit out

APPLICANT



Name Tony White
Company L.J. Hooker Balgowlah
Address 5/67 Warganella St
Balgowlah
Contact Phone 0425 200 800
Email twhite@l.j.hooker.com.au

As the applicant, I hereby submit this Construction Certificate application under the Environmental Planning and Assessment Act 1979, with Bruce Gaal.

Signature of Applicant:

Sign. Tony White Date 15/09/09

CONSENT OF OWNERS

Name/s STOCKLAND
Company
Address ATTACHED
Contact Phone

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

Signature of Owner/s

Sign.....

PTO