

23 March 2010

The General Manager
 Manly Council
 PO Box 82
 MANLY NSW 1655

Dear Sir/Madam,

SHOP 62B, 197-215 CONDRAMINE ST, BALGOWLAH NSW 2093
 DEVELOPMENT APPLICATION NO: 390/09
 CONSTRUCTION CERTIFICATE NO: 101313

City Plan Services have issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. CC 101313
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Notice of Appointment of Principal Certifying Authority.
- Cheque for Council's registration fee.

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

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

Yours faithfully,

Brendan Bennett
 Managing Director

Encl

On 31/3/10 I reviewed this CC and found it to be compliant with the consent. *31/3/10*

N:\PC\Certification\Certification Templates\CC Letter Council.doc

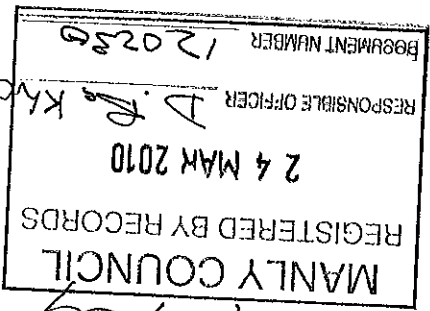
24.3.10
 R 682743

\$30

CERTIFIERS

Handwritten notes:
 19/12/10
 21/1/11
 2/2/11
 1/3/11

Handwritten signature:
 Jason Krzus



Handwritten: DA 590/09

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY
 Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(i) & 86(1)(a)(i)

PROPOSAL

Address of land on which the work is to be carried out:
 Description of building works covered by this Notice:

Shop 62b, 197-215 Condamine St,
 Balgowlah NSW 2093
 Establishment of use as a commercial
 premises (barber) fitout and signage within
 the Balgowlah Shopping Centre (Totem)

APPLICANT

Name of person having benefit of the development consent: **The Groomsmen**
 C/- 2D Studio
 P.O. Box 28 Paddington NSW 2021
 Address: Phone: (02) 8354 1907 Fax:(02) 8354 1908
 Contact Details:

The applicant has appointed Brendan Bennett as the Principal Certifying Authority as stated in this Construction Certificate Application lodged with City Plan Services for the building works identified in this Notice.

RELEVANT CONSENTS

Development Consent No:
 Date of Development Consent:

390/09
 17/02/10

PRINCIPAL CERTIFYING AUTHORITY


Brendan Bennett for and on behalf of
 City Plan Services Pty Ltd
 BPB 0027

ACCREDITATION NUMBER

That I, Brendan Bennett, of City Plan Services located at Level 1, 364 Kent Street, Sydney accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

DATED THIS 23rd day of March 2010

Brendan Bennett
 Managing Director



Shop 62b, 197-215 Condamine St, Balgowlah 2093
Construction Certificate No. 101313

LEVEL 1, 364 KENT STREET, SYDNEY NSW 2000 TEL 82703500 FAX 82703501 WWW.CITYPLAN.COM.AU

CITY PLAN SERVICES PTY LTD ABN 30 076 223 353

CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

CITY PLAN URBAN DESIGN PTY LTD ABN 41 107317 206
CITY PLAN HERITAGE PTY LTD ABN 46 103 186 413

CONSTRUCTION CERTIFICATE NO. 101313

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

APPLICANT

Name of person having benefit of the development consent:

The Groomsmen

Address of applicant:

**C/- 2D Studio
P.O. Box 28 Paddington NSW 2021**

Contact Details:

Phone: (02) 8354 1907 Fax: (02) 8354 1908

OWNER

Name:

Stockland Trust Management Ltd

Address:

**Level 25, 133 Castlereagh St, Sydney 2000
Phone: (02) 9035 2000 Fax: (02) 8988 2000**

Contact Details:

DEVELOPMENT CONSENT

Consent Authority/Local Government Area:

Manly Council

Development Consent No:

390/09

Date of Development Consent:

17/02/10

PROPOSAL

Address of Development:

**Shop 62b, 197-215 Condamine St, Balgowlah
NSW 2093**

Building Classification:

Class 6

Type of Construction:

Type A

Scope of building works covered by this Notice:

**Establishment of use as a commercial
premises (barber) fitout and signage within
the Balgowlah Shopping Centre (Totem)**

Value of Construction Certificate (Incl GST):

\$40,000.00

Plans and Specifications approved:

Schedule 1

Fire Safety Schedule:

Schedule 2

Critical Stage Inspections:

See attached Notice

Exclusions: Conditions (Clause 187 or 188 of the Environmental

Planning & Assessment Regulation 2000):

Nil

PROJECT REGULATIONS CONSULTANT

Please contact **Jason Krzus**

for any inquiries

CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of

City Plan Services Pty Ltd

ACCREDITATION NUMBER

BPB 0027

That I, **Brendan Bennett**, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

DATED THIS 23rd day of March 2010

Brendan Bennett
Managing Director

NB: Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environmental Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1
 APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans prepared by 2D Studio

Plan Title	Drawing No	Revision	Date
Floor Plan	01	B	Nov 2009
Reflected Ceiling Plan	02	B	Nov 2009
Elevations	03	B	Nov 2009
Shopfront Elevation	04	B	Nov 2009
Elevation Details	05	A	Nov 2009
Details	06	A	Nov 2009

2. Endorsed Architectural plans prepared by Allen, Jack & Cottier

Plan Title	Drawing No	Revision	Date
Level One Leasing Plan	AT2101	13	-

3. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application	The Groomsmen	-	15/03/10
Correspondence re: Development Application & Construction Certificate	Stockland	-	01/12/09
Notice of Determination	Manly Council	090210	17/02/10
Long Service Levy Receipt	Long Service Payments Corporation	DA390/09	17/03/10
Statement of Compliance	The Groomsmen	-	-
Finishes Schedule	The Groomsmen	-	27/01/10
Inspection Report - Pre Certification	City Plan Services	-	23/03/10

SCHEDULE 2
FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	EXISTING STANDARD OF PERFORMANCE	PROPOSED STANDARD OF PERFORMANCE
Access Panels, doors and hoppers to fire resisting shaft	BCA 2006 C3.13; Building L & Building E BCA 2008 C3.13; AS1905.1-2005, AS1905.2-2005	
Automatic activation and manual controls for retail systems	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.9 dated 30.04.09	
Automatic fail safe devices	BCA 2006 Part C3 & D2.21; Building L & Building E BCA 2008 Part C3 & D2.21	
Automatic fire detection and alarm system, including mimic panels + red strobe light	BCA 2006 E2.2, Spec E2.2a; Building L & Building E BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Automatic fire suppression system (sprinkler)	BCA 2006 E1.5, Spec E1.5; Building L & Building E BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Automatic sliding door operation at mall entries/exits	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Carpark & retail smoke detection - connection to approved monitoring to a fire station dispatch centre	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Carpark travel distances	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Building occupant warning system	BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Egress door for after hours staff	BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Egress path marking on floor of back of house + storage areas and loading dock	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	
Emergency lighting	BCA 2006 E4.2, E4.4; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09
Emergency Management Plan and Fire Safety Management in use Plan	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09
Exit signs	BCA 2006 E4.5, E4.6, E4.8; BCA2009 E4.5, E4.6, E4.8, AS7NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire Control Centres and access to sprinkler valve and pump room	BCA 2006 E1.8 & Spec E1.8
Fire dampers	BCA 2006 C3.12, C3.15; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09
Fire doors	BCA 2006 Spec C3.4; Building L & Building E BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire hydrant systems	BCA 2006 E1.3; Building L & Building G BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire seals protecting openings in fire resisting components of the building	BCA 2006 C3.12, C3.15 & Spec C3.15; Building L & Building E BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire separation of equipment	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire separation loading dock from retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Fire Separation of tower B & D together with basement carpark + podium level from buildings C, E, F, G, H + L
 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

- Horizontal fire separations
 - Vertical fire separations
 - Lift doors
 - Smoke guard containment system
 - External wall separation and protection of openings

Gates within security fence in carpark

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Hose reel system

BCA 2006 E1.4; Building L & Building E BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Lightweight construction

BCA 2006 C1.8 & Spec C1.8; Building L & Building E BCA 2008 C1.8 & Spec C1.8

Major stores (>1,000 m²)

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Make up air for retail smoke exhaust

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Maximum travel distance to single exit or point of choice

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Maximum travel distances in retail mall & major tenancies (<1,000 m²)

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Maximum travel distances for individual smaller tenancies (<1,000 m²)

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Mechanical air handling system

BCA 2006 E2.2; Building L & Building E BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

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 Rev1.10 dated 19.10.09

Portable fire extinguishers

BCA 2006 E1.6; Building L & Building E BCA 2008 E1.6 & AS2444-2004

Retail Population + Exit widths

Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Separation of travelators & lifts shafts connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke dampers	BCA 2006 E2.2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke doors	BCA 2006 Spec C3.4	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke separation of retail tenancies smaller than 1,000 m2	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Supply air shut down in retail
Supplementary block plans installed in all fire isolated stairs at each carpark level	BCA2006 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Vertical separation of openings in external walls Towers A, C, E, F, G & H
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Warning and operational signs
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator
Restriction of combustible materials in entry foyers of Building F, D and Building B11 lobby	BCA 2006 C2.6, BCA 2008 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS
 Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

PROPOSAL
 Address of land on which the work is to be carried out:
 Shop 62b, 197-215 Condamine St,
 Balgowlah NSW 2093
 Establishment of use as a commercial
 premises (barber) fitout and signage within
 the Balgowlah Shopping Centre (Totem)

APPLICANT
 Name of person having benefit of the development consent: **The Groomsmen**
 Address:
 C/- 2D Studio
 P.O. Box 28 Paddington NSW 2021
 Phone: (02) 8354 1907 Fax: (02) 8354 1908

RELEVANT CONSENTS
 Development Consent No:
 390/09
 Date of Development Consent:
 17/02/10

INSPECTION BOOKING PROCESS
 Please telephone the following number to book a critical stage inspection:
 Ph: 8270 3500
 A minimum period of 48 hours is to be provided

PRINCIPAL CERTIFYING AUTHORITY
Brendan Bennett for and on behalf of
City Plan Services Pty Ltd
ACCREDITATION NUMBER
BPB 0027

MANDATORY CRITICAL STAGE INSPECTIONS
 That I, **Brendan Bennett**, of **City Plan Services** located at Level 1, 364 Kent Street, Sydney acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(iii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.
 The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.
 To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

DATED THIS 23rd day of March 2010


Brendan Bennett
 Managing Director

SCHEDULE 1
 MANDATORY CRITICAL STAGE INSPECTIONS

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

SCHEDULE 2
 OTHER MANDATORY INSPECTION SPECIFIED BY THE PRINCIPAL CERTIFYING AUTHORITY

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

RECEIVED
16 MAR 2010

CITY PLAN SERVICES
PLANNING
BUILDING
HERITAGE
URBAN DESIGN

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

IDENTIFICATION OF BUILDING
Address: 628 SPICKINGS BALGOWRI
Lot, DP/MPS etc: 2093
Suburb or town: BALGOWRI
Post Code: 2093

DESCRIPTION OF DEVELOPMENT

NEW NEWS DISPENSER IN
SPICKINGS BALGOWRI

APPLICANT
Name of person having benefit of the development consent:
THE GREENS COMPANY

Name: THE GREENS COMPANY
Address: c/- P.O. BOX 28
Suburb or town: BALGOWRI
Post Code: 2021
Phone B/H: 8354 1907
Fax No: 8354 1908
Mobile: 0419 129 456
Email: studios@thegreens.com.au

As the applicant, I/we hereby submit this Construction Certificate Application under the Environmental Planning & Assessment Act 1979, with City Plan Services Pty Ltd.

Signature of applicant:
Date: 15-03-2010

CONSENT TO ALL OWNER(S)

Name: [Blank]
Company: [Blank]
Address: [Blank]
Suburb or town: [Blank]
Post Code: [Blank]
Phone B/H: [Blank]
Fax No: [Blank]
Mobile: [Blank]
Email: [Blank]

As the owner of the above property:
1. I/we consent to this application, and
2. I/we appoint Brendan Bennett / Chris Michaels / Adam Delozae / Darren Bugb of City Plan Services Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Signature of Owner
Date: [Blank]

VALUE OF WORK
Estimated Cost of work: \$ ~~40,000~~ 40,000 incl gst
GST: \$

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

DEVELOPMENT CONSENT

Development Consent No 390/09

Date of Determination 17-02-2010

BUILDING CODE OF AUSTRALIA
Nominated on the Development Consent
Class Permit 6

BUILDING WORKS
Details of person carrying out building works
Owner-builder Permit No
Name of Principal Contractor *William & Mrs Stone*

Address

Telephone Fax

REQUIRED ATTACHMENTS

- Schedule 4 must be completed and accompanied by information required to be submitted with the application for a construction certificate for proposed building and/or residential works

DESCRIPTION

What is the area of the land (m²)
38.9m²

Gross floor area of existing building (m²)
38.9m²

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

(if vacant state vacant)
Vacant

Location
Outside mall area

Use
Retail area

Does the site contain a dual occupancy?
N/A

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

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

Number of pre-existing dwellings
N/A

Number of dwellings to be demolished
N/A

How many dwellings are proposed?
N/A

How many storeys will the building consist of?
1

MATERIALS TO BE USED

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

Schedule 2 - Existing Essential Fire Safety Measures
 Part 1 of 2

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

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

Signed (Owner/Agent) Name Date

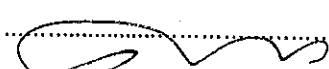
SEE SCHEDULE ATTACHED

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

Item No.	Proposed New Measure	Is this measure installed in the building? Yes or No	If yes, enter the current standard of performance (eg: BCA Clause E1.5 & AS2118.1-1999)
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1	Access Panels, doors and hoppers to fire resisting shaft		
2	Automatic fall safe devices		
3	Automatic fire detection and alarm system		
4	Automatic fire suppression system (sprinkler)	YES	AS 2118.1-1999
5	Automatic fire suppression system (others - specify)		
6	Emergency lighting	YES	AS/NZS 2293.1-2005
7	Emergency lifts		
8	Emergency warning and intercommunication system		
9	Exit signs		
10	Fire control centres and rooms	YES	AS 2993.1-2005
11	Fire dampers		
12	Fire doors		
13	Fire hydrant systems		
14	Fire seals (protecting openings in fire resisting components of the building)		
15	Fire shutters		
16	Fire windows		
17	Hose reel system		
18	Light weight construction		
19	Mechanical air handling systems		
20	Paths of travel stairways passageways or ramps		
21	Perimeter vehicle access for emergency vehicles		
22	Portable fire extinguishers	YES	AS 2444-2004
23	Pressurising system		
24	Required (automatic) exit doors		
25	Safety curtains in proscenium openings		
26	Smoke and Heat Vents		
27	Smoke Control System		
28	Smoke dampers		
29	Smoke detectors and heat detectors		
30	Smoke doors		
31	Solid-Core doors		
32	Stand-By Power Systems		
33	Wall wetting sprinkler and drencher systems		
34	Warning and operational signs		
35	OTHERS - Specify		

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

Signed:  (Owner/Agent) Name: Shannan West Date: 15-03-2010

Information to be Attached to the Application

The following information must accompany applications for a construction certificate for building and subdivision work. Please indicate the material you have attached by placing a cross in the appropriate boxes

Building work:

- a) a copy of any compliance certificates relied upon
- b) Four (4) copies of detailed plans of the building

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- show a plan of each floor section
- show each elevation of the building
- show the level of the lowest floor, the level of any yard or unbuild area on that floor and the level of the ground
- indicate the fire safety and fire resistance measures (if any), and their height, design and construction

Where you propose to alter, add to or rebuild a building that is already on the land, or modify plans that have already been approved, please mark the general plan (by colour or otherwise) to show the change you propose to make.

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

- c) Four (4) copies of detailed specifications of the building

The specifications are to:

- describe the construction (including the standards that will be met), the materials which will be used to construct the building and the methods of drainage, sewerage and water supply
- state whether the materials proposed to be used are new or second hand and give details of any second-hand materials to be used.

Where you propose to modify specifications that have already been approved, please mark the approved specifications (by colour or otherwise) to show the modification.

- d) a plan of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend that building

- e) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by a copy of the alternative solution.

- f) evidence of any accredited building product or system on which you seek to rely

Components, processes or designs that relate to the erection or demolition of a building are accredited under the Environmental Planning and Assessment Regulation 2000.

- g) details of the fire safety measures, unless you are building a single dwelling or a non-habitable building or structure (such as a private garage, carport, shed, fence, antenna, wall or swimming pool). These details are to include:
 - a list of any fire safety measures you propose to include in the building or on the land
 - If you propose to alter, add to or rebuild a building that is already on the land, a list of the fire safety measures that are currently used in the building or on the land

The lists must describe the extent, capability and the basis of design of each measure.

- h) the attached schedule 1, completed for the development

The information in the schedule will be used by the Australian Bureau of Statistics to report each quarter on the building activity that occurs in the economy. Building statistics allow governments and businesses to accurately identify main areas of population growth and demand for products and services.

- i) Payment of the Long Service Levy under section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such a levy is payable by instalments, the first instalment of the levy).

- j) A copy of the relevant BASIX certificate and such measures included on the general plan

N/A

N/A

N/A

Home Building Act Requirements

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

- a) In the case of work by a licensee under the Act:
 - i) a statement detailing the licensee's name and contractor licence number, and
 - ii) documentary evidence that the licensee has complied with the applicable requirements of that Act,

or

- b) In the case of work done by any other person:
 - i) a statement detailing the person's name and owner builder permit number, or
 - ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purpose of the definition of *owner-builder work* in section 29 of that Act.
 - iii) * A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Stockland Retail
Level 25, 133 Castlereagh St
Sydney NSW 2000
GPO Box 998
Sydney NSW 2001

T 02 90352000
F 02 99882000

www.stockland.com.au

1 December 2009

The Groomsmen
C/- Studio 2D
151 Foveaux St
Sunny Hills NSW 2010

Attn: Shawn West

Dear Shawn

Re: Development Application and Construction Certificate for fitout works for the below premises
Property: Stockland Balgowlah, 197-215 Condamine St, Balgowlah NSW
Premises: Shop 62B - The Groomsmen

We refer to the attached application.

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

Executed on behalf of Trust Company of Australia Limited (ACN 004 027 749) in its capacity as custodian by
WILL SMITH
for Stockland Trust Management Limited (ACN 001 900 741) under Power of Attorney Book 4429 No. 43 in the presence of:

Signature of witness
Shawn West
Name of witness
Shawn West
Occupation of witness
Retail Design Manager

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

WILL SMITH



Manly Council



Reference: 090210 DA390/09 GH:Admin
Enquiries: Environmental Services

Council Offices
1 Balgrave Street
Manly NSW 2095

Correspondence to
General Manager
PO Box 82
Manly NSW 1665

DX 9205 Manly

Telephone 02 9976 1500
Facsimile 02 9976 1400

www.manly.nsw.gov.au
records@manly.nsw.gov.au
ABN 43 662 868 065

Dear Sir/Madam,

The Groomsmen
c/- PO Box 28
PADDINGTON NSW 2021

Notice of Determination under Section 81(1)(a) of the
Environmental Planning and Assessment Act, 1979
Development Application No. 390/09

Proposed Development: Establishment of use as a

commercial premises (Barber)
fitout and signage within the

Balgowlah Shopping Centre (Totem)
Shop 62B, 197-215 Condamine

Street Balgowlah

Pursuant to the Building Code of Australia, the building is a Class 2, 5, 6, 7a, 9b & 10b building.

Council determined this application under Delegation on 9 February 2010 and has granted consent subject to the conditions described below:

DA1

This approval relates to drawings/plans Nos. 01 to 04, all Revision A dated November 2009, all drawn by 2D Studio and received by Council on the 14 December 2009, together with:

- The statement of environmental effects, undated 15 July 2009 and received by Council on the 14 December 2009.

ANS01

Plastic bags

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

For the purpose of this condition a plastic bag means:

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

CLEANER HEALTHIER HAPPIER

concluding.
 received and approved prior to that twelve (12) month period
 revert to a 7:00am starting time unless a further application is
 uses are in full operation following which the delivery times will
 a twelve month trial period commencing once the major retail
 parking in Condamine Street and
 (ii) no delivery trucks arriving before 6:00am and standing or
 (i) weekdays mornings is subject to:
 C) Deliveries permitted in (A) above between the hours of 6:00am and 7:00am
 shall otherwise comply with the above time limits.
 B) Deliveries to loading/unloading area other than the loading dock at retail level
 off Condamine Street shall not occur prior to 7:00am Mondays to Fridays and
 later than 10:00pm on Saturday, Sunday and Public Holidays.
 A) No deliveries to or waste collections from the development are allowed before
 6:00am or later than 10:00pm between Monday to Friday, or before 10:00am or
 later than 10:00pm on Saturday, Sunday and Public Holidays.

**ANS03
 Truck Movements**

Takeaway food and beverage packaging is packaging used for food and beverages
 prepared and/or packed on the premises and excludes:
 a) Packaging that constitutes, or forms an integral part of, the packaging in
 which goods are sealed prior to sale; and
 b) Barrier packaging which is essential for health and/or food safety (for
 example cling wrap, bags for barbecued chicken, or packaging to meet
 food safety requirements).

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

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

For the purposes of this condition;

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

Food and beverage packaging

ANS02

a. a biodegradable bag certified to Australian standard AS 4736; or
 b. a plastic bag that constitutes, or forms an integral part of, the packaging in
 which goods are sealed prior to sale.

But does not include;

ANS04

Any loading and servicing from lane 34 is to be limited to occur from the bay located at the western end of the lane and is to be used by small vans and small rigid vehicles not longer than 6.4 metres in length as specified in the AS2890.2.

ANS05

The construction, fit out and operational procedures of the Barber Shop must be in accordance with the following:

- Public Health Act, 1991
 - Public Health (Skin Penetration) Regulation, 2000
 - Local Government Act, 1993
 - Local Government (General) Regulation 2005 Schedule 2 (Part 2 – Standards for Hairdresser's shops)
 - Skin Penetration Guidelines, NSW HEALTH
 - Skin Penetration Code of Best Practice, NSW HEALTH
 - Australian Standard: AS 2182 – 1998 – Sterilizers – Steam – Benchtop.
 - Australian Standard, AS 2773.2 – 1999 Ultrasonic cleaners for health care facilities – Benchtop.
- Reason: To ensure compliance with legislation and to protect public health and safety.*

ANS06

All shelving, benches, fittings and furniture on which hairdressing appliances and utensils are to be placed shall be constructed of durable, smooth, impervious material capable of being easily cleaned.

Reason: To ensure compliance with legislation and to protect public health and safety.

ANS07

Any article used to penetrate the skin must be sterile, including but not limited to razors used for Barber Shop services. Disposable razors must be stored within sealed, sterile, undamaged packaging and disposed of immediately after use. Re-usable razors used to penetrate the skin must be sterilised either on site or at an alternative facility. Records of sterilisation must be kept and made available to authorised officers upon request.

Reason: To ensure compliance with legislation and to protect public health and safety.

ANS08

A hand wash basin, separate to equipment washing sink(s), is to be provided for the washing of hands only. The hand wash basin must be located so as it is conveniently accessible for staff use at all times.

Reason: To ensure compliance with legislation and to protect public health.

ANS09

An approved sharps container is to be provided for all razors and sharps disposal. The sharps bin is to be collected and disposed of appropriately by a licensed waste transporter. All other waste (excluding sharps) is to be double bagged and disposed of with general waste.

Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS10 All equipment, other than that used to penetrate the skin, must be cleaned and disinfected prior to use. Hospital Grade disinfectant must be provided, used on the premises at all times.
Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS11 The construction and ongoing use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operations Act 1997*.
Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS12 The operation of the premises shall be conducted in a manner that does not pollute waters as defined by the *Protection of the Environment Operations Act, 1997*.
Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS13 The construction and ongoing use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to air pollution. All works shall ensure air quality controls are in place and all activity is in accordance with the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Clean Air) Regulation 2002*.
Reason: To ensure compliance with legislation and to protect public health and amenity.

DA016 Pursuant to Section 97 of the Local Government Act, 1993, Council requires, prior to issue of the Construction Certificate, or commencement of any excavation and demolition works, payment of a Trust Fund Deposit of \$1,250. The deposit is required as security of compliance with Conditions of Consent, and as security against damage to Council property during works on the site.

Note: Should Council property adjoining the site be defective eg, cracked footpath, broken kerb etc., this shall be reported in writing to Council, at least 7 days prior to the commencement of any work on site.

Note: Where Council is not the principal certifying authority, refund of the trust fund deposit will also be dependent upon receipt of a final occupation certificate by the Principal Certifying Authority and infrastructure inspection by Council.

DA018 Details of the builder's name and licence number contracted to undertake the works shall be provided to Council/Accredited Certifier prior to issue of the Construction Certificate.

Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.

DA111

All demolition is to be carried out in accordance with AS2601-2001.

DA109

Four (4) copies of Architectural Drawings consistent with the development consent and associated specifications are to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

DA357

An adequate security fence, is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

DA058

The implementation of adequate care during demolition/ excavation/ building/ construction to ensure that no damage is caused to any adjoining properties.

DA048

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 in accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licenced applicator prior to the fixing of any wall or floor tiles.

DA044

A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm. Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.

DA024

No person shall use or occupy the building or alteration which is the subject of this approval without the prior issue of an Occupation Certificate.

DA023

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

DA021

DA119
A Fire Safety Schedule specifying the fire safety measures (both current and proposed) that should be implemented in the building premises shall be submitted with the Construction Certificate application, in accordance with Part 9 Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

DA120
The building being erected in Type A construction for a Class 2, 5, 6, 7a, 9b & 10b building in accordance with the Fire Resistance Provisions of the Building Code of Australia.

DA121
All building work must be carried out in accordance with the provisions of the Building Code of Australia.

DA230
No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

DA234
A Waste Management Plan is to be submitted with the application for a Construction Certificate in accordance with Council's Development Control Plan for Waste Minimisation and Management.

DA235
Contact should be made with the Trade Waste Office of Sydney Water to discuss the requirements for Trade Waste Disposal.

DA264
All materials on site or being delivered to the site shall generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 shall be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.

DA269
A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.

DA270
Should you appoint Council as the Principal Certifying Authority (PCA) to undertake inspections during the course of construction then the following inspection/certification are required:

Framework inspection
Final inspection

The cost of these inspections by Council is \$520. (being \$260 per inspection inclusive of GST). Payment of the above amount is required prior to the first

inspection. Inspection appointments can be made by contacting the Environmental Services Division on 9976 1414.

At least 24 hours notice should be given for a request for an inspection and submission of the relevant inspection card. Any additional inspection required as a result of incomplete works will incur a fee of \$110.

DA271 An Occupation Certificate is to be issued by the Principal Certifying Authority prior to occupation of the development.

DA281 All demolition and excess construction materials are to be recycled wherever practicable.

DA332 The capacity and effectiveness of erosion and sediment control devices must be maintained to Council satisfaction at all times.

DA333 A copy of the Soil and Water Management Plan must be kept on-site at all times and made available to Council officers on request.

DA334 Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted.

DA335 Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.

DA336 Drains, gutters, roadways and access ways shall be maintained free of sediment and regularly to maintain them free from sediment.

DA337 Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

DA338 All disturbed areas shall be stabilised against erosion to Council satisfaction within 14 days of completion, and prior to removal of sediment controls.

DA339 Stormwater from roof areas shall be linked via a temporary downpipe to a Council approved stormwater disposal system immediately after completion of the roof area. Inspection of the building frame will not be made until this is completed to Council satisfaction.

Notes: 1. If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land

In accordance with Clause 284 of the Environmental Planning and Assessment Regulation 2000, non compliance with the above conditions may result in Council issuing a Penalty Notice of \$600.00.

The reason for the imposition of the conditions is to ensure that the development generally conforms with section 79C of the Environmental Planning and Assessment Act, 1979, Building Code of Australia and Council's Development Control Plan and Policies.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building works is a serious breach of Section 81A(2) of the Environmental Planning & Assessment Act 1979. It is also a criminal offence which attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

DA323

Development consent of Council shall be obtained for any new advertising structure prior to erection.

DA292

The hours of operation of the premises shall not exceed 8:00am to 9:00pm Monday to Sunday without the prior approval of Council.

DA291

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. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays. Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

DA289

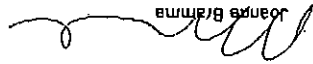
The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land. The measures must include:-

- (i) siltation fencing;
- (ii) protection of the public stormwater system; and
- (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

DA340

Public Officer

Joanna Branna



Yours faithfully,

Date:

17/2/10

Signed below on behalf of the consent authority.

Should you have any questions in relations to the matter, please contact Council's Environmental Services, on (02) 9976 1414, during business hours.

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) the Consent Authority, or
 - (ii) an Accredited Certifier, and
- (b) the person having the benefit of the development consent:
 - (i) has appointed a Principal Certifying Authority, and
 - (ii) has notified the Consent Authority and the Council (if the Council is not the consent authority) of the appointment, and
- (c) the person having the benefit of the development consent has given at least two days' notice to the Council of the person's intention to commence the erection of the building.

The erection of a building in accordance with this development consent must not be commenced until:

It is advised that your plans must be submitted to Sydney Water for approval at least fourteen days before commencement of works. Please phone Sydney Water on 13 20 92 for information regarding an office closest to you. Further, you are advised to consult with Sydney Electricity with respect to electrical installations, telephone installers with respect to any telecommunication lines and Australia Post should the proposal involve the provision of a letterbox.

It is necessary for payment of a Long Service Levy for works costing \$25,000 or more at a rate of 0.35% of the cost and insurance pursuant to the Building and Construction Industry Long Service Payments Act 1986 prior to issue of a Construction Certificate.

3. Details in regard to Notice of Commencement of Building/Subdivision Work and appointment of the Principal Certifying Authority are to be submitted to Council following issue of the Construction Certificate and two (2) working days prior to commencement of building works.

2. If you are dissatisfied with this decision, Section 82A of the Environmental Planning and Assessment Act 1979 gives you the right of review by Council within twelve months of the date of determination.

and Environment Court (their address being Level 4, 225 Macquarie Street, Sydney NSW 2000) within 12 months after the date on which you receive this notice.

17/3/2010

Date

Signed: (Signature of authorised person)

Levy Payment Form number	0309815
Council/Department/Authority	MANLY COUNCIL
D.A. Number	390/09
Work address	62B STOCKLANDS BALGOWLAH 197-215 CONPAMINE ST BALGOWLAH NSW 2093
Estimated value of work	\$40,000.00
Levy payable (No exemption)	\$140.00
Total levy paid	\$140.00

being payment for Long Service Levy as detailed below

Payment details:	Direct Deposit	\$140.00
------------------	----------------	----------

Received from: (Name of person or organisation paying for levy)	THE GROOMSMEN
the amount of	\$140.00

00079914
Receipt No

Levy Receipt

THE GROOMSMEN

PO BOX 28

PADDINGTON NSW 2021

17 March 2010

Building 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

**THE GROOMSMEN
TENANCY 62B
STOCKLANDS BALGOWLAH
197-215 CONDAMINE STREET
BALGOWLAH NSW**

STATEMENT OF COMPLIANCE

1. ALL AREAS WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE RELEVANT B.C.A.CODES, A.S. CODES, HEALTH CODES & COUNCIL CODES.
2. WALL JOINERY TO COMPLY WITH THE FIRE HAZARD PROPERTIES OF B.C.A. C1.10.

3. ALL WASTE DURING FITOUT PERIOD AND COMMENCEMENT OF TRADE WILL COMPLY WITH THE NOMINATED CONTRACTOR APPOINTED BY STOCKLANDS, RESPONSIBLE FOR THE CENTRES WASTE MANAGEMENT.

4. NEW GLAZING, BUILDING SEALING, LIGHTING AND HOT WATER TO COMPLY WITH B.C.A.CODES PART J.

5. ALL NEW ESSENTIAL SERVICES TO COMPLY WITH THE RELEVANT A.S. CODES.

SHAWN WEST

2D STUDIO
6/151 FOVEAUX STREET
SURREY HILLS NSW 2010

THE GROOMSMEN
TENANCY 62B
STOCKLANDS BALGOWLAH

FINISHES SCHEDULE

DATED: 27.01.2010 ISSUE - A

TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DRAWINGS
AND FINISHES BOARD.

1. VINYL FLOORING - MARMOLEUM REAL RANGE, BLEEKER STREET
CODE 3127, SUPPLIED BY FORBO FLOORING ON 1800 224471

NOTE: ALLOW FOR ANY TOPPING AND/OR RAMPING TO
EXISTING SLAB - ENTRY LEVEL FINISH - 3MM ALUMINIUM
TRANSITION STRIPS TO ANY JUNCTIONS - ENSURE ALL

ELEMENTS FLUSH WITH FLOORING.

2. ENTRY MAT - RECESSED MILLET MAT - ALLOW FOR ALUMINIUM
FLATBAR TO PERIMETER.

NOTE: ENSURE ALL ELEMENTS FLUSH WITH FLOORING.

3. STONE FINISH - SMARTSTONE, 20MM, CARBONE, SUPPLIED BY
HALIFAX VOGEL

NOTE: ALLOW FOR SQUARE EDGE PROFILE WITH PENCIL ROUND
FINISH.

4. LAMINATE FINISH - FOSSIL FLINT FINISH SUPPLIED BY LAMINEX.

5. TIMBER FINISH - HOOP PINE PLYWOOD PANELS - ALLOW FOR
CLEAR COAT FINISH - EXPRESS EDGES.

NOTE: ALLOW FOR 3 X 3MM ALUMINIUM SEPARATION STRIPS
BETWEEN PANELS.

6. VINYL FINISH - ELLUSION RANGE, GRAPHITE, SUPPLIED BY
AUSTEX ON 039484 9744.

7. PAINT FINISH - BRISTOL, FLAT, ANISEED.

8. TILE FINISH - 18MM PENNY ROUND MOSAICS, RED, SUPPLIED BY
ACADEMY TILES ON 029436 3566.

NOTE: ALLOW FOR NEUTRAL SLATE & QUARRY GROUTING.

9. TILE FINISH - 200 X 100MM BLACK GLOSS TILES WITH NEUTRAL SLATE & QUARRY GROUTING.
 NOTE: ALLOW FOR MATCHING BLACK ANODISED ANGLE TO EXTERNAL CORNERS
10. SKIRTING - BRUSHED ALUMINIUM.
 NOTE: S/STEEL TO SHOPFRON AND EXTERNAL AREAS WITH FORMED NOT CUT CORNERS.

FIXTURES AND FITTINGS

11. GRAPHIC WALL- VINYL GRAPHIC TO WALL WITH SLIMLINE ALUMINIUM FRAMING AROUND - ALLOW FOR ANODISED FLATBAR PROTECTIVE ANGLE TO WALL
 NOTE: ARTWORK SUPPLIED BY CLIENT.
12. MIRRORS - ALLOW FOR POLISHED EDGES WITH NO FRAMING AROUND.
 NOTE: CO - ORDINATE MIRROR PANELS SO NO JOINT LINES ARE IN CUTTING AREA.
13. WASH STATION CHAIR - SUPPLIED BY CLIENT - ALLOW FOR CONNECTION TO WATER AND WASTE OUTLETS.
14. BARBER CHAIRS - PRESSSTANDING, SUPPLIED BY CLIENT - CO ORDINATE ON SITE.
15. 3D SHOPFRONT SIGNAGE - 18MM 2PAC MDF SIGNAGE FINISHED IN DULUX, SATIN, 'HOT LIPS' - CONCEAL FIXING TO GLAZING WITH MATCHING RED VINYL TO INTERNAL FACE.
 NOTE: ARTWORK TO BE SUBMITTED FOR SEPARATE APPROVAL.
16. SINK/CUPBOARD UNIT - S/STEEL SINK BOWL AND DRAINER WITH CHROME MIXER TAP - BLACK MELAMINE BENCHTOP AND CUPBOARDS - ALLOW FOR BLACK GLOSS TILE SPLASHBACK.
17. HOT WATER SYSTEM - 50L HARDIE DUX 'QUICK RECOVERY' OR SIMILAR - ALLOW FOR DRIP TRAY OR TUNDISH
18. CASH REGISTER - SUPPLIED BY CLIENT
19. FHR CUPBOARD - - ALLOW FOR CLADDING OF MATERIALS AS PER DRAWINGS - INSTALL D - HANDLE HARDWARE & SIGNAGE TO A.S CODES - ENSURE FREE MOVEMENT AND OPERATION OF DOOR.

20. SHOPFRONT GLAZING - CLEAR GLAZING TO A.S 1288 CODES INTO RECESSED CHANNELS - ALLOW FOR 100MM S/STEEL HOB TO BASE AND ENSURE WATERPROOF.

21. ENTRY DOOR - CLEAR GLAZING TO SATIN CHROME PATCH FITTINGS - ALLOW FOR SATIN S/STEEL DOOR PULL.

22. GRAPHIC PANELS - VINYL GRAPHIC TO REMOVEABLE FOAM CORE PANELS.

NOTE: ARTWORK TO BE SUBMITTED TO SEPARATE APPROVAL.

NOTE: ALL CONSTRUCTION MATERIALS AND FINISHES TO COMPLY WITH THE RELEVANT B.C.A. CODES, A.S. CODES, HEALTH & 1428 DISABILITY CODES.

ANY STRUCTURAL ELEMENTS TO B/HEADS, WALLS AND SIGNAGE TO COMPLY WITH STRUCTURAL ENGINEERS SPECIFICATIONS.

INSPECTION REPORT

Site Address : Shop 62B, 197-215 Condamine St, Balgowlah

Inspection Type : Pre Certification (CC)

GC Application No. : 101313

DA Application No. : 390/09

Inspection Date : 19/03/10

Date of CC Application: 16/3/10

RESULT OF INSPECTION

Satisfactory

Re-inspection required

Yes No

EXISTING FIRE SAFETY MEASURES

FIRE SAFETY MEASURES STANDARD OF PERFORMANCE

Access Panels, doors and hoppers to fire resisting shaft
BCA 2006 C3.13; Building L & Building E BCA 2008 C3.13;

Automatic activation and manual controls for retail systems
Ref. 20050098 Rev1.9 dated 30.04.09
Alternative Solution Report prepared by Defire

Automatic fall safe devices
BCA 2006 Part C3 & D2.21; Building L & Building E BCA 2008 Part C3 & D2.21

Automatic fire detection and alarm system, including mimic panels + red strobe light
BCA 2006 E2.2, Spec E2.2a; Building L & Building E BCA 2008 E2.2, Spec E2.2a; AS1670.1-2004; AS3786-1993; as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Automatic fire suppression system (sprinkler)
BCA 2006 E1.5, Spec E1.5; Building L & Building E BCA 2008 E1.5, Spec E1.5; AS2118.1-1999 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Automatic sliding door operation at mall entries/exits
Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Carpark & retail smoke detection – connection to approved monitoring to a fire station dispatch centre
Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Carpark travel distances
Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Building occupant warning system
BCA2006 Spec E2.2a as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Egress door for after hours staff
BCA 2006 D2.19, D2.20 & D2.21 and Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Egress path marking on floor of back of house + storage areas and loading dock
Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

Emergency lighting
BCA 2006 E4.2, E4.4; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09

FIRE SAFETY MEASURES STANDARD OF PERFORMANCE

Emergency Management Plan and Fire Safety Management in use Plan Ref. 20050098 Rev1.10 dated 19.10.09	Alternative Solution Report prepared by Defire
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 Rev1.10 dated 19.10.09	Exit signs BCA 2006 E4.5, E4.6, E4.8; Building L & Building E BCA 2008 E4.5, E4.6, E4.8; AS/NZS2293.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire Control Centres and access to sprinkler valve and pump room BCA 2006 E1.8 & Spec E1.8	Fire dampers BCA 2006 C3.12, C3.15; Building L & Building E BCA 2008 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 Rev1.10 dated 19.10.09
Fire doors BCA 2006 Spec C3.4; Building L & Building E BCA 2008 Spec C3.4; AS1905.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Fire hydrant systems BCA 2006 E1.3; Building L & Building G BCA 2008 E1.3; AS2419.1-2005 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire seals protecting openings in fire resisting components of the building BCA 2006 C3.12, C3.15 & Spec C3.15; Building L & Building E BCA 2008 C3.12, C3.15 & Spec C3.15; & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Fire separation of equipment Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Fire separation loading dock from retail Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	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
Hose reel system BCA 2006 E1.4; Building L & Building E BCA 2008 E1.4; & AS2441-2005 Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Lightweight construction BCA 2006 C1.8 & Spec C1.8; Building L & Building E BCA 2008 C1.8 & Spec C1.8
Major stores (<1,000 m2) ventilation systems Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09	Make up air for retail smoke exhaust Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

STANDARD OF PERFORMANCE

FIRE SAFETY MEASURES

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 Rev1.10 dated 19.10.09
Maximum travel distances in retail mall & major tenancies (>1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Maximum travel distances for individual smaller tenancies (<1,000 m ²)	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Mechanical air handling system	BCA 2006 E2.2; Building L & Building E BCA 2008 E2.2; AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Operation of louvers and doors within the rooftop/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 Rev1.10 dated 19.10.09
Portable fire extinguishers	BCA 2006 E1.6; Building L & Building E BCA 2008 E1.6 & AS2444-2004
Retail Population + Exit widths	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Power supply for retail smoke exhaust	BCA 2008 E2.2b and AS/NZS1668.1-1998 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Retail ceiling heights	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Separation of travellers & lifts shafts connecting carpark levels + retail levels	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Separation of retail amenities from fire isolated passageway R09	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles between retail mall and specialty shops	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles to Coles tenancy	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke baffles to mini major	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke control System	BCA 2006 E2.2, Spec E2.2b & AS1668.1 as varied by Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09
Smoke doors	BCA 2006 Spec C3.4
Smoke exhaust for major tenancies	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke exhaust system for retail & mall	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke guard containment curtains to lift doors in carpark and retail levels where the shafts also connect storeys above the podium	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke seals + doors	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Smoke separation of retail tenancies smaller than 1,000 m ²	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Stair pressurisation including stair F1 + Building G stair	BCA 2006 E2.3, AS1668.1-2004 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

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STANDARD OF PERFORMANCE

FIRE SAFETY MEASURES

Supply air shut down in retail	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Supplementary block plans installed in all fire isolated stairs at each carpark level	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
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 Rev1.10 dated 19.10.09
Wall wetting sprinkler and drencher systems	BCA 2006 C3.4 & D1.7 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Warning and operational signs	EPA Regulation (reg 183), BCA E3.3 (lifts), D2.23 Signs on exit doors & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Deletion of zone smoke control system	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Unprotected load bearing internal and external steel columns of the podium roof structure above the lift and escalator	Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09
Restriction of combustible materials in entry foyers of Building F, D and Building B1 lobby	BCA 2006 C2.6, BCA 2008 C2.6 & Alternative Solution Report prepared by Defire Ref. 20050098 Rev1.10 dated 19.10.09

NOTES

- The plans & specifications accompanying the CC application adequately and accurately depict the existing site conditions
- There are no features of the site, or of any building on the site, that would result in the proposed development the subject of the application for the complying development certificate, not being complying development or not complying with the Building Code of Australia.
- No works authorized under the development application have been carried out.



Signature :
 Inspected by : Brendan Bennett
 Accreditation No. : BPB0027
 Date : 23 February 2010

INSPECTION REPORT


This inspection report is a record of a certified stage inspection or any other inspection carried out, because it was required by the Principal Certifying Authority, in accordance with Clause 162B of the Environmental Planning & Assessment Regulation 2000, and a copy shall be retained by the Principal Certifying Authority for a period of not less than 10 years from the date of the inspection.

CC No.	: 24582
DA/CDC No.	: N 1233/00
PCA	: Brendan Bennett, BPB0027
Site Address	: Lot 3, 1148 Barrenjoey Road, Palm Beach
Requested by	: Norton Rose
Inspection Type	: Final
Date Inspected	: 23.03.2010
Time Requested:	

RESULT OF INSPECTION

Works have been completed substantially in accordance with the CC approved plans and considered satisfactory for occupation, with the exception of the following defect:

1. Lift off hinges are required to the upper level WC. Photos confirming rectification must be submitted.

Signature	:	
Inspected by	:	Brendan Bennett
Accreditation No.	:	BPB0027
Date	:	23.03.2010