

# DixGardner

PTY. LTD.

Building Certifiers  
Strata Plan Certifiers  
Building Regulations  
Consultants  
Fire Safety Consultants

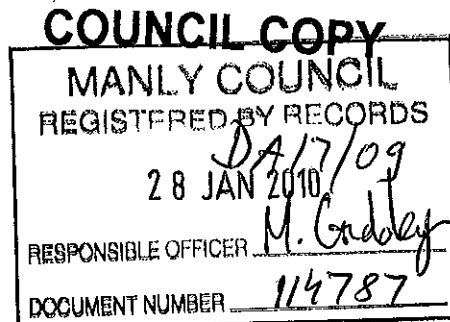
27th January 2010

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

Attention: Planning Department

Dear Sir/Madam,

**RE: DA 17/09**  
**15-17 THE CORSO, MANLY NSW 2095**



Please find attached copy of a Construction Certificate for the proposed development that has been granted by the Accredited Certifier, Lyall Dix.

The certificate relates to the alterations to the existing building for additional retail use and the refurbishment of the existing offices, including external facade work at the above address.

Together with the certificate, we have enclosed the following for Council's record:

1. Other Documentation
2. Approved Plans
3. Fire Safety Schedule
4. CC Application form
5. PCA Appointment form and Notice of commencement of works.

We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above please do not hesitate to contact the undersigned on 9279 3657 during business hours.

Yours faithfully,

Carl Parkinson  
Dix Gardner Pty Ltd

CC:- Hilrok Properties Pty Ltd C/- NBRS + Partners.

*checked CC. & on.*

*\$30.00*  
*R/W 661068*  
*28/1/2010*

*Auth CC*  
*pmf*  
*NAMIE*  
*EF*

## Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979

<b>Certificate No.:</b>	<b>003/10</b>	<b>COUNCIL COPY</b>
<b>Subject Land:</b>	15, 15a & 17 The Corso, Manly NSW 2095	
<b>Lot and DP:</b>	Lot 1, DP 577268; Lot 1, DP 64558 & Lot B, DP 373583	
<b>Applicant:</b>	Hilrok Properties Pty Ltd.	
<b>Address:</b>	C/- NBRSPartners Level 3, 4 Glen Street, Milsons Point NSW 2061	
<b>Ph./Fax:</b>	9977-2418 / 9977 2410	
<b>Owner:</b>	Hilrok Properties Pty Ltd	
<b>Description of Building Works:</b>	Alterations to the existing building for additional retail use and the refurbishment of the existing offices, including external facade work.	
<b>BCA Classification:</b>	Class 5 & 6	
<b>Cost of Building Works:</b>	\$ 1,196,754 (Total project cost)	
<b>Builder:</b>	Quasar Construction Pty Ltd - License No: 76988C	
<b>DA No.:</b>	17/09	
<b>Determination Date:</b>	2/06/2009 & 11/08/09	
<b>Consent Authority:</b>	Manly Council	
<b>Date of Receipt of CC application:</b>	29/10/2009	
<b>Determination:</b>	Approved	
<b>Date of Determination:</b>	27/01/2010	
<b>Approved Plans:</b>	NBRSPartners ; Drawing No: 07139-AWD01/A, AWD02/A, AWD03/D, AWD04/A, AWD05/B, AWD06/A, AWD07/A, AWD08/B & AWD09/C	
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Other Documentation</li><li>• Approved Plans</li><li>• Fire Safety Schedule</li></ul>	
<b>Accreditation Level:</b>	A1 - Accredited Certifier - Building Surveyor Grade 1	
<b>Registration No.:</b>	BPP0092	
<b>Accreditation Body:</b>	Building Professionals Board	

### I certify that:

- the work, if completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation), will comply with the requirements of *Environmental Planning & Assessment (EP&A) Regulation 2000* as are referred to in sec. 81A (5) of the *EP&A Act 1979*.

Signed:



Lyall Dix  
Accredited Certifier

Date: 27/01/2010

## Fire Safety Schedule

(Clause 168 of the Environmental Planning and Assessment Regulation 2000)

**Premises:** 15-17 The Corso, Manly NSW 2095  
**Development Consent No.:** 17/09  
**Construction Certificate No.:** 003/10

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

### SCHEDULE

Essential Fire and other Safety Measures	Standard of Performance	Existing	Proposed
Automatic fire detection and alarm system	BCA Spec. E2.2a and AS 1670-2004		✓
Automatic fire suppression system (sprinklers)	BCA Spec. E1.5 and AS 2118.1-1995	✓	
Emergency Lighting	BCA Clauses E4.2/E4.4 & AS/NZS 2293.1-1995/ 2005	✓	✓
Exit Signs	BCA Clauses E4.5/NSW E4.6 /E4.8 and AS/NZS 2293.1-1995/ 2005	✓	✓
Fire hydrant systems (street hydrant)	BCA Clause E1.3 & AS 2419.1-2005		✓
Hose reel system	BCA Clause E1.4 & AS 2441-2005		✓
Mechanical air handling systems including auto-shutdown of the air handling system	BCA Clauses E2.2/NSW F4.5(b) & AS/NZS 1668.1-1998		✓
Portable fire extinguishers	BCA Clause E1.6 and AS 2444-2001	✓	✓