

29 October 2010

The General Manager
Manly Council
PO Box 82
Manly NSW 1655

Attention: Planning Department

Dear Sir/Madam,

**RE: DA NO: 17/09
15-17 THE CORSO, MANLY NSW 2095**



Please find attached a copy of the Final Occupation Certificate for the above development that has been granted by the Principal Certifying Authority, Lyall Dix.

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

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,



Wayne Treble
Dix Gardner Pty Ltd

CC:- Hilrok Properties Pty Ltd.

CERTIFIER

\$30

R 731150

1. 11. 2010 

Occupation Certificate

Issued under the Environmental Planning and Assessment Act 1979
Sections 109C (1) (c) and 109H

Certificate No.: 319/10

Subject land: 15-17 The Corso, Manly NSW 2095
Lot and DP: Lot 1, DP 5777268; Lot 1, DP 64558 & Lot B, DP 373583

Applicant: Hilrok Properties Pty Ltd.
Address: 27 The Corso, Manly NSW 2095
PH./Fax: 9977-2418 / 9977 2410

Owner: Hilrok Properties Pty Ltd.

Type of Certificate: Final

Determination: Approved
Date of Determination: 29/10/2010

Attachments:
1. Other certificates relied upon
2. Final Fire Safety Certificate

Whole/Part of building works: Whole
Description of part (if applicable): N/A
BCA Classification: Class 5 & 6

DA No.: 17/09 & S.96
Issued by: Manly Council

Construction Certificate No.: 003/10
Date: 27/01/2010

Accreditation Level: A1 - Accredited Certifier - Building Surveyor Grade 1
Registration No.: BPB0092
Accreditation Body: Building Professionals Board

I certify that:

- the health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- a current development consent or complying development certificate is in force for the building, and
- if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- a fire safety certificate has been issued for the building, and
- a report from the Fire Commissioner has been considered (if required).

Signed:



Lyall Dix
Principal Certifying Authority

Date: 29/10/2010

Job 09/0333 – Final OC



Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

OCCUPATION CERTIFICATE APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.149

☐ Interim

☒ Final

APPLICANT

Name HILROK PROPERTIES PTY LTD
Address 27 The Corso Manly NSW 2095.
Phone/Email/Fax 0412 10 55 66 / timpeterson@hilrokproperties.com.au.
Signature & Date [Signature] 25/10/10

OWNER (PERSON WITH THE BENEFIT OF THE DEVELOPMENT CONSENT)

Name Hilrok Properties Pty Ltd.
Address 27 The Corso Manly NSW 2095.

As the owner/owner's Agent of the subject property, I/we hereby consent to this Application of this Certificate for the proposed development described below.

Signature & Date [Signature] 25/10/10.

SUBJECT LAND

Address 15-17 The Corso Manly NSW 2095
Lot & DP Lot 1, DP 5777268, Lot 1 DP 64558, Lot B, DP 373583

PROPOSAL

Description Final occupation certificate.

Part or Whole of Building Part ☐ Whole ☒

DEVELOPMENT CONSENT (NOT APPLICABLE FOR APPLICATIONS FOR CDC)

DA No. 17/09 596 Date of Determination 2009

CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE No(s).

Certificate No: 003/10 Date: 27/01/2010.
Certificate No: _____ Date: _____

Fire Safety Certificate

Issued under the Environmental Planning and Assessment Regulation 2000,
Clauses 170 to 174

Type of Certificate

☐ Interim ☒ Final

Owner / Agent

I, James Crawford

Address

of Quasar Constructions Pty Ltd
Unit 3 & 4, 23 Brookhollow Ave NSW 2153

Certify that:

each of the essential fire safety measures specified in the current fire safety schedule for the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

Identification of Building

Location: Manly NSW 2095

Street: 15 - 17 The Corso, Manly NSW 2095

Nearest Cross Street: Market Lane

House/unit no or name: Retail / Commerical Building, Number 15 - 17

Particulars of Building

Scope

☒ Whole ☐ Part

Description of Part (where applicable)

House/unit no or name: Retail/Commerical Building, Number 15 - 17

Date of Assessment: 22/07/2010

Owner's Details

Name: Hilrok Properties Pty Ltd

Address: 17 The Corso, Manly NSW 2095

Essential Fire and other Safety Measures	Standard of Performance
Automatic fire detection and alarm system	BCA Spec. E2.2a and AS 1670-2004
Emergency Lighting	BCA Clauses E4.2/F4.4 & 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
Fire doors (Electrical switch board cupboard)	BCA Clause C2.13 & AS1905.1-2005
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 E1.5 & AS 2444-2001.

Date of Certificate dated this day of 22/07/2010

Signature

owner/agent

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Brigades.

A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

Notes for completing the Fire Safety Certificate

Note 1

An interim fire safety certificate or a final fire safety certificate is required before:

- an interim occupation certificate can be issued to allow a partially completed new building (including and altered portion of, or an extension to, a new building) to be occupied or used, or
- an interim occupation certificate can be issued to allow a change of building use for part of an existing building

A final fire safety certificate is required:

- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
- before a final occupation certificate can be issued to allow a change of building use for an existing building, or
- in accordance with a fire safety order given by a council.

An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which interim occupation certificate will be sought.

A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following.

An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule. See also note 3.

Note 2

The person who carries out the assessment:

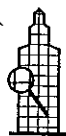
- must inspect and verify the performance of each fire safety measure being assessed; and
- in the case of a (Interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.

Note 3

The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:

- development consent for a change of building use; or
- complying development certificate for the erection of a building or a change of building use; or
- construction certificate for proposed building work, including building work associated with a change of building use; or
- a fire safety order.

The fire safety schedule will also identify standard of performance for each essential fire safety measure.



INSPECTION RECORD

Address:	15-17 The Corso, Manly NSW 2095		
DA No.:	17/09	CC No.:	003/10
AC/PCA:	Lyll Dix - BPB0092	DG Project No:	09/0333
Inspection Type:	Pre / Stormwater / Final / BCA Compliance	Inspections By:	Carl Parkinson (Building Surveyor) Wayne Treble (Senior Building Surveyor) Lyll Dix (PCA)

CRITICAL STAGE INSPECTIONS		Section 109E (3) (d) of the Act & Clause 162A of the Reg's		
In the case of a class 5, 6, 7, 8 or 9 building,	Critical Stage Inspection Satisfactory	Inspection Date	Officer	
(a) Prior to issuing the Construction Certificate	Yes <input checked="" type="checkbox"/> Missed <input type="checkbox"/> N/A <input type="checkbox"/>	15/06/2009 18/01/2010	LD/CP	
(b) prior to covering any stormwater drainage connections, and	Yes <input checked="" type="checkbox"/> Missed <input type="checkbox"/> N/A <input type="checkbox"/>	29/06/2010	LD/CP	
(c) after the building work has been completed and prior to any occupation certificate.	Yes <input checked="" type="checkbox"/> Missed <input type="checkbox"/> N/A <input type="checkbox"/>	29/06/2010	}	LD/CP
		23/07/2010		
		03/08/2010		
		20/10/2010		LD/WT