



Dix Gardner

PTY. LTD.

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

3rd June 2009

The General Manager
Manly Council
PO Box 82
Manly NSW 1655

Attention: Planning Department

Dear Sir/Madam,

**RE: DA NO: 196/08 (10831 OF 2008 LAND & ENVIRONMENT COURT OF NSW ORDER)
IVANHOE HOTEL, 25-29 THE CORSO, MANLY NSW 2095**

Manly Council

REC 5 JUN 2009

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Please find attached the first 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 hotel facility at the above address and has been issued for Stage 1: internal alterations for part of the Ground Floor (No. 29) for a TAB and fitout of the bar, including external glazing and facade works only.

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

1. Notice of Commencement of Building Work & Appointment of PCA
2. Application form
3. Other Documentation relied upon
4. Approved Plans
5. Fire Safety Schedule

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.

\$30.00
R/N 617380
126 5/6/2009

Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.: 215/09

**Subject Land:
Lot and DP:** Ivanhoe Hotel, 25-29 The Corso, Manly NSW 2095
Lot 1, DP 877793 & Lot 9, Sec B, DP 192310

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

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Owner: London Fashions Pty Ltd; B. Henry, H. Roth Charitable Foundation (Holdings) Pty Ltd.

Description of Building Works: Alterations to the existing hotel facility:
Stage 1 - Internal alterations to part of the Ground Floor (No. 29) for a TAB & fitout of the bar, including external glazing & facade works only.

BCA Classification: Class 9b

Cost of Building Works: \$3,300,000 (Total project cost)

Builder: FDC Construction & Fit out Pty Ltd (License:EC40873)

DA No.: 196/08 (Council) &
10831 of 2008 (Land & Environment Court of NSW)

Determination Date: 17/12/2008
Consent Authority: Manly Council

Date of Receipt of CC application: 29/05/2009
Determination: Approved
Date of Determination: 03/06/2009

Approved Plans: Paul Kelly Design; Project 294
Drawing No's: AG-100, AG-101, AG-102, AG-110, AG-200, AG-201(a); Issue A dated March 09.

Attachments:

- Other Documentation relied upon
- Approved Plans
- Fire Safety Schedule

Accreditation Level: A1 - Accredited Certifier - Building Surveyor Grade 1
Registration No.: BPB0092
Accreditation Body: 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: 03/06/2009



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Fire Safety Schedule

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

Premises:

Ivanhoe Hotel, 25-27 *The Corso*, Manly NSW 2095
(Existing Hotel – no works to this part for stage 1 CC
(215/09 apart from essential fire services adjustments
as below in relation the fire wall separation/openings
between No 27 -29).

Development Consent No.:

196/08 / 10831 of 2008 Court Order

Construction Certificate No.:

215/09

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	AS 1670-1995/2004, BCA CI C3.5 – (Smoke detection for automatic closing of fire doors to fire wall)	✓	✓
Automatic fire suppression system (sprinklers)	AS 2118.1-1995/1999, BCA Spec E1.5, Spec E2.2a & E2.2b	✓	✓
Emergency Lighting	AS 2293.1-1995	✓	
Exit Signs	AS 2293.1-1995	✓	
Fire Blankets	AS 2444-2001	✓	
Fire doors	AS1905.1-1997/2005, BCA CI C3.5 – (Fire doors to fire wall)	✓	✓
Hose reel system	AS 2441-1988	✓	
Portable fire extinguishers	AS 2444-2001	✓	



Fire Safety Schedule

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

Premises: 29-33 The Corso, Manly NSW 2095
(Existing Commonwealth Bank building, part ground floor use at No 29 for the Ivanhoe Hotel)

Development Consent No.: 196/08 / 10831 of 2008 Court Order

Construction Certificate No.: 215/09

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
A/C Trip	Standard of Performance to be obtained from Building Management	✓	✓
Automatic fire suppression system (sprinklers) Occupant Warning System	BCA Spec. E1.5, Clause 8 and AS 2118-1982/1999, BCA Spec E2.2a & E2.2b (ground floor part for the Ivanhoe Hotel)	✓	✓
Emergency Lighting	BCA Clauses E4.2/E4.4 & AS 2293.1-1987/2005.	✓	✓
Exit Signs (illuminated)	BCA Clauses E4.5/NSW E4.6/E4.8 and AS 2293.1-1987/2005	✓	✓
Fire Alarm Communication Link	AS 1670.3-1997 & AS 4428.6-1997 AS1670.1-2004, BCA CI C3.5 – (Smoke detectors for automatic closing of fire doors to fire walls)	✓	✓
Fire dampers	Standard of Performance to be obtained from Building Management	✓	
Fire doors	BCA CI C3.8, C3.5 (Fire doors to firewalls) and AS1905.1- 1982/2005	✓	✓
Fire seals (protecting openings in fire resisting components of the building)	Standard of Performance to be obtained from Building Management. BCA CI C3.15	✓	✓
Fire Hydrant systems (Street fire Hydrant)	BCA CI E1.3 & AS2419.1-2005		✓
Hose reel system	BCA Clause E1.4 & AS 2441-1988/2005	✓	✓
Mechanical air handling system	BCA CI E2.2 (Shutdown), F4.5(b) & AS1668.1/2 -1998/1991		✓
Paths of travel for stairways & Passageways	EP&A Regulations 2000, clauses 184-186.		✓
Portable fire extinguishers & Fire Blankets	BCA Clause E1.6 and AS 2444-1995/2001	✓	✓

Essential Fire and other Safety Measures	Standard of Performance	Existing	Proposed
Required (automatic) Exit Doors	BCA Clause D2.19/D2.21 & AS 4085-1992	✓	
Warning and Operational Signs	Standard of Performance to be obtained from Building Management	✓	

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RECEIVED
29 MAY 2009
P/L

APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.128 or 139

- Construction Certificate (CC) Strata Certificate (SC)
 Complying Development Certificate (CDC)

APPLICANT

Name: TIM PETERSON
Address: 17 THE CORSO MARLY.
Signature & Date: [Signature] 29/5/09
Phone & Fax:

OWNER

Name: LONDON FASHIONS PT LTD BENJIE / HROTH ANA-MBUE FOUNDATION
Address: SUITE 801, LEVEL 8 CHALCOST PM LTD
46-56 KIPPAX ST. SWAN HILLS NSW 2100.

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

Signatures & Date: [Signature] 29/5/09 (Director London Fashion & Hroth Anam-bue Foundation)

SUBJECT LAND

Address: 27-29 THE CORSO MARLY.
Lot & DP: Lot 1 DP 877793, Lot 9 SEC B DP M2310

PROPOSAL

Description: Interior work to existing space and new shop fronts
Or No. of Lots (if Strata):

DEVELOPMENT CONSENT NOT APPLICABLE FOR APPLICATIONS FOR CDC

DA No: DA 196/08
Date of Lodgement:
Date of Determination: 7/12/2008

VALUE OF WORKS

Estimated Cost of Works: \$3,300,000



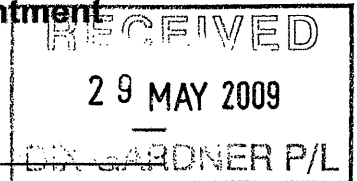
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Notice of Commencement of Building Work and Appointment of Principal Certifying Authority

Environmental Planning and Assessment Act 1979
Sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)



SUBJECT LAND

Address 27-29 THE CORSO MANLY

OWNER

Name HILROK PROPERTIES

Address 17 THE CORSO MANLY

PROPOSAL

Description Interior work to existing space.
new shop fronts.

CONSENT

DA/CDC No. 196/08
Date of Determination 07/12/2008

PRINCIPAL CERTIFYING AUTHORITY

Name: Lyall Dix
Accreditation no: BPB0092
Accreditation grade: A1 - Building Surveying Grade 1
Accreditation body: Building Professionals Board
Address: Level 4, 155 Castlereagh Street, Sydney NSW 2000

COMPLIANCE WITH CONDITIONS & H.O.W. INSURANCE

- Have relevant conditions of development consent/CDC been complied with? Yes No
- Have the requirements under the Home Building Act 1989 been complied with? Yes No *N/A.*

DATE WORK IS TO COMMENCE

- After 48 hours from the date of lodgement of this form with the consent authority

*

Owner's signature: [Signature]
Date: 29/5/09

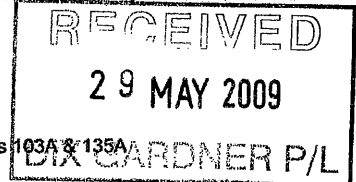
PCA signature: [Signature]
Date: 29/5/09.



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Notification of Mandatory Inspections

Environmental Planning and Assessment Act 1979 Sections 81A & 86 and Regulation 2000 Clauses 103A & 135A

Subject Land

Address 29 THE CORSO, 27 CORSO, MANLY

Description of Works INTERIOR WORKS TO EXISTING SPACE. EXTERIOR SHOPFRONT

Consent

DA/CDC No. DA 196/02 CC No. 215/09

Principal Certifying Authority

Name: DIX GARDNER Accreditation no. BPS0092 by Dix.

The Following are Critical Stage Mandatory Inspections

They are required pursuant to Section 109E (3) (d) of the Act & Clause 162A of the Regs

- (4) In the case of a class 1 or 10 building,
 - (a) at the commencement of the building work, and (DG)
 - (b) after excavation for, and prior to the placement of, any footings, and (Eng)
 - (c) prior to pouring any in-situ reinforced concrete building element, and (Eng)
 - (d) prior to covering of the framework for any floor, wall, roof or other building element, and (Eng)
 - (e) prior to covering waterproofing in any wet areas, and (DG)
 - (f) prior to covering any stormwater drainage connections, and (Eng)
 - (g) after the building work has been completed and prior to any occupation certificate (DG)
- (5) In the case of a class 2, 3 or 4 building,
 - (a) at the commencement of the building work, and (DG)
 - (b) waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas (DG)
 - (c) prior to covering any stormwater drainage connections, and (AE)
 - (d) after the building work has been completed and prior to any occupation certificate (DG)
- (6) In the case of a class 5, 6, 7, 8 or 9 building,
 - (a) at the commencement of the building work, and (DG)
 - (b) prior to covering any stormwater drainage connections, and (AE)
 - (c) after the building work has been completed and prior to any occupation certificate. (DG)

Legend: DG = Dix Gardner AE = Accredited Engineer Eng = Member IE Aust

Person with the Benefit of the Development Consent/CDC

Name JIM PETERSON Signature [Signature] Date 29/5/09

Please Note: If a builder is appointed the legislation requires you to notify them of these inspections. A missed inspection may result in the PCA being prohibited from issuing an Occupation Certificate.

ABS Schedule to Construction Certificate Application

particulars of the proposal

RECEIVED
29 MAY 2009
CITY ENGINEER P/L

What is the area of the land (m²)... No. 27 RETAIL SPACE 240 m²
 Gross floor area of existing building (m²)
 What are the current uses of all or parts of the building(s)/land?
 (if vacant state vacant) VACANT

Location Use
GROUND FLOOR

Does the site contain a dual occupancy?..... N/A
 What is the gross floor area of the proposed addition or new building (m²)..... N/A
 What are the proposed uses of all parts of the building(s)/land?

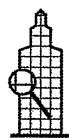
Location Use
GROUND FLOOR TAB/GAMING

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?..... N/A

materials to be used

Place a tick adjacent to the material which best describes what the new work will be constructed of:

walls	code	roof	code
brick veneer	12	aluminium	70
full brick	11	concrete	20
single brick	11 /	concrete tile	10
concrete block	11	fibrous cement	30
concrete/masonry	20	fibreglass	80
concrete	20	masonry/terracotta shingle tiles	10
steel	60	slate	20
fibrous cement	30	steel	60
hardiplank	30	terracotta tile	10
cladding - aluminium	70	other	80
curtain glass	50	unknown	90
other	80		
unknown	90		
floor		frame	
concrete	20	timber /	40
timber	10 /	steel /	60
other	80	other	80
unknown	90	unknown	90



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INSPECTION RECORD

Address:	25-29 Ivanhoe Hotel, Manly		
DA No.:	196/06 & 10831 of 2008 L&E Court Order	CC No.:	215/09
AC/PCA:	Lyllal Dix. BPB0092	DG Project No:	09/0281
Inspection Type:	Prior to issue of CC.	Inspections By:	Lyllal Dix & Carl Parkinson

REQUIRED INSPECTION

Section 109E (3) (d) of the Act & Clause 162A, 142 & 143b & c of the Reg's

In the case of a Class <u>9b</u> building,	Critical Stage Inspection Satisfactory	Inspection Date	Officer
<p>(a) Prior to issue of CC</p> <p>i) PLANS AND SPECIFICATIONS ADEQUATELY AND ACCURATELY DEPICT THE CONDITION OF THE EXISTING BUILDING</p> <p>ii) BUILDING WORK COMMENCED ON SITE</p> <p>PLEASE SEE THE ATTACHED FIRE SAFETY SCHEDULE ISSUED WITH THE CONSTRUCTION CERTIFICATE.</p>	<p>i) No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>ii) No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/></p>	01/06/2009	LD&CP



design statement

18 May 2009

Mr Carl Parkinson
Dix Gardner Pty. Ltd.
Level 11
66 King Street, NSW 2000

Dear Carl

**Re: Ivanhoe Hotel, Manly. Stage One
Construction Certification Design Statement**

Outlined below is our design statement indicating compliance with both the DA consent conditions and BCA provisions required to obtain Construction Certificate for the above mentioned project.

Please note the Construction Certificate drawings are "not inconsistent" with the stamped DA Approved Drawings.

The project has been documented to comply with the following BCA clauses:

- Spec. C1.1 Fire resisting construction.
- Spec. C.1.10 Fire hazard properties.
- Clause C2.7 Separation by Fire Walls
- Clause C2.8 Separation on classifications in the same storey.
- Clause C2.9 Separation on classifications on different stories.
- Clause C3.5 Doorways in Fire Walls.
- Clause C3.15 Openings for Service installations.
- Clause D1.6 Dimensions of Exits.
- Clause D1.10 Discharge form Exits.
- Cause D2.7 Installation of Exits & Paths of travel
- Clause D2.17 Handrails
- Clause D2.20 Swinging Doors
- Clause D2.7 Installation in Exits and Paths of Travel
- Clause D.21 Operation of latch
- Clause D3.2 General building access requirements
- Clause D3.6 Identification of accessible facilities, services & features
- Clause D3.8 Tactile indicators
- Sections J J2: External glazing

- Section E refer to consultant design statement from ITC
- Section F4 refer to consultant design statement from ITC
- Section J Section J5 and J6. refer to consultant design statement from ITC

Additionally, Paul Kelly Design (PKD) confirm that the following CC conditions have been addressed:

- Condition 6 Confirm compliance with the out-door smoking area the Smoke Free Environment Act.
- Condition 15 Access to areas for people with disabilities is provided and complies with AS1428.2. Confirm the existing compliant disabled facility on ground floor services the occupants of the proposed construction at No29 Corso.
- Condition 31 that the reflectivity index of the glass in the external façade does not exceed 20%.
- Condition 58 Confirm occupancy number is 150 people at No 29 The Corso. 3m Exit width supplied.

Confirm openings in the fire wall are fitted with automatic fire doors achieving and FRL of 180/-/. Activated by smoke detectors inside the Ivanhoe and Commonwealth Bank.

Please contact is if you have any questions or queries regarding any of the above items.

Regards
Paul Kelly Design

Paul Kelly
Director



www.paukellydesign.com.au

77 Bay Street, Glebe NSW 2037 Australia. Phone (02) 9660 8299 facsimile: (02) 9660 8409

Z:\01 Projects\2009 Current Projects\294 Ivanhoe Manly\Admin\Consultants\BCA_SECTION J\BCA\CC docs\000515 PKD design statement.doc Page 2 of 2



Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 6, Level 5
22 Central Ave, Manly
P.O. Box 1044
Manly NSW 1655

22 May 2009

Hilrok Property Group Pty Ltd

c/o

Mr D. F. Cowell
61a Lady Penrhyn Drive
Beacon Hill NSW 2100

P (02) 9976 0070
F (02) 9976 0095

Dear Dennis,

**Subject: *Alterations (Stage 1) at the Ivanhoe Hotel, 27 The Corso, Manly
Certificate for Design & Structural Adequacy***

1. Structural Engineering Design

Please find attached copies of engineering drawings 6008-S0.00, S0.01, S1.00, S1.01, S1.02, S1.03, S1.04, S2.00 relating to the proposed alterations (Stage 1) at The Ivanhoe Hotel, 27 The Corso, Manly.

I certify that the structural engineering design of the elements shown on the above-mentioned plans has been carried out in accordance with the structural provisions of the BCA, relevant Australian Standards and normal engineering practice.

2. Structural Adequacy

The existing premises at 27 The Corso consists of reinforced concrete slab construction on reinforced concrete block walls on top of shotcrete and sheet pile walls on the basement slab. The existing premises at 29 The Corso consists of reinforced concrete slab and column construction on reinforced concrete piled foundations.

An inspection of the existing structure confirms that the structure appeared to be generally in good condition for its age. A review of the structural drawings for the existing structure was also carried out and it is considered that it is capable of withstanding the altered loading from the proposed alterations if constructed in accordance with the above mentioned plans, the Building Code of Australia and relevant Australian Standards.

3. BCA Compliance with respect to Fire Rating Levels

The FRL of all building elements (load bearing walls, columns, separating floor slabs) within the proposed works and existing fire compartment area are confirmed to have a minimum FRL of 120/120/120.

The fire separating wall between the fire compartments of 25-27 The Corso and the ground floor of 29 The Corso consists of either a 190mm reinforced concrete block wall or a 140mm reinforced concrete block wall plus cavity brick wall. This fire separating wall is therefore considered to achieve an FRL of 180/180/180.

Please do not hesitate to contact me if you have any queries regarding this project or require any further structural engineering advice.

Yours sincerely,

Simon Waddington
MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd



ITC GROUP PTY LIMITED
LEVEL 7, 33 YORK STREET
SYDNEY NSW 2000
PHONE +61 2 9495 8100
FAX +61 2 9495 8111
WEB www.itcgroup.net.au
ABN: 75084093050

I:\Customer Register\Ivanhoe Hotel - N09041\Documents\Design Certificates
22 May 2009

Paul Kelly Design Pty Ltd
Architects
77 Bay Street
Glebe NSW 2037

Attention: Mr S. Formosa

CERTIFICATE OF DESIGN

Project: Ivanhoe Hotel
The Corso, Manly

Engineering Disciplines: Electrical

We hereby certify that engineering disciplines as per attached schedule comply with the performance requirement of the Building Code of Australia (Refer Clauses AO.4 and AO.5) in that they comply with the *Deemed-To-Satisfy Provisions* current at 2009, for the engineering works applicable to Ivanhoe Hotel, Manly

This certification excludes engineering works previously installed in the building and for which interfacing or extension has been applied at Ivanhoe Hotel, notwithstanding that the *Performance Requirements* of the BCA may have previously been certified for those engineering works (as listed above) by others.

Signed on behalf of ITC Group Pty. Limited.

By:.....

Verified on behalf of ITC Group Pty. Limited.

By:.....

IVANHOE HOTEL
THE CORSO, MANLY

SCHEDULE OF ESSENTIAL SERVICES

ESSENTIAL SERVICE	BCA CLAUSE No	RELEVANT AUSTRALIAN STANDARD
Emergency Lighting	Part E4.2 & E4.4	AS 2293.1
Exit Signs	Part E4.5, E4.6 & E4.8	AS 2293.1
Artificial lighting & Power	Part J6	Not applicable
Artificial Lighting	Part F4.4	AS 1680.0



ITC GROUP PTY LIMITED
LEVEL 7, 33 YORK STREET
SYDNEY NSW 2000
PHONE +61 2 9495 8100
FAX +61 2 9495 8111
WEB www.itcgroup.net.au
ABN: 75 084 093 050

I:\Customer Register\Ivanhoe Hotel - N09041\Documents\Design Certificates
22 May 2009

Paul Kelly Design Pty Ltd
Architects
77 Bay Street
Glebe NSW 2037

Attention: Mr S. Formosa

CERTIFICATE OF DESIGN

Project: Ivanhoe Hotel
The Corso, Manly

Engineering
Disciplines: Hydraulic

We hereby certify that engineering disciplines as per attached schedule comply with the performance requirement of the Building Code of Australia (Refer Clauses AO.4 and AO.5) in that they comply with the *Deemed-To-Satisfy Provisions* current at 2009, for the engineering works applicable to Ivanhoe Hotel, Manly

This certification excludes engineering works previously installed in the building and for which interfacing or extension has been applied at Ivanhoe Hotel, notwithstanding that the *Performance Requirements* of the BCA may have previously been certified for those engineering works (as listed above) by others.

Signed on behalf of ITC Group Pty. Limited.

By: Matt Teuma

Verified on behalf of ITC Group Pty. Limited.

By: May Chalak

IVANHOE HOTEL

THE CORSO, MANLY

SCHEDULE OF ESSENTIAL SERVICES

ESSENTIAL SERVICE	BCA CLAUSE No	RELEVANT AUSTRALIAN STANDARD
Fire Hydrant (Street Coverage)	Part E1.4	AS 2419
Fire Hose Reels	Part E1.3	AS 2441 & AS1221

GENERAL NOTES:

ALL PUBLIC PATHS OF TRAVEL TO BE 1000mm MINIMUM CLEAR UNOBSTRUCTED WIDTH OR GREATER WIDTH AS DIMENSIONED.

DOORS LOCATED IN PATHS OF TRAVEL TO EXITS ARE REQUIRED TO BE OPENABLE AT ALL TIMES WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE DOWNWARD HAND ACTION LOCATED ON A SINGLE DEVICE BETWEEN 900mm & 1200 FROM FLOOR.

ALL DIMENSIONS OF STRUCTURAL OPENINGS & PROPOSED BUILT WORKS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION WORKS.

ACCESSIBLE NOTES

WHERE ROOMS ARE DESIGNATED AS ACCESSIBLE, ALL FIXTURES, FITTINGS AND CIRCULATION ARE TO COMPLY WITH AS1428.1-2001 DESIGN FOR ACCESS AND MOBILITY.

WET AREA NOTES

DRAINAGE, PLUMBING AND VENTILATION TO BE PROVIDED BY HEAD CONTRACTOR TO SUIT SITE CONDITIONS.

REFER TO FF&E, FINISHES AND DOOR SCHEDULES FOR FURTHER INFORMATION.



APPLY MOULD RESISTANT PAINT IN AMENITIES AREAS.

WATERPROOFING OF WET AREAS TO COMPLY WITH BCA PART F1.7 AND AS3740.



MECHANICAL VENTILATION TO COMPLY WITH AS 1668.

WALL TYPE LEGEND

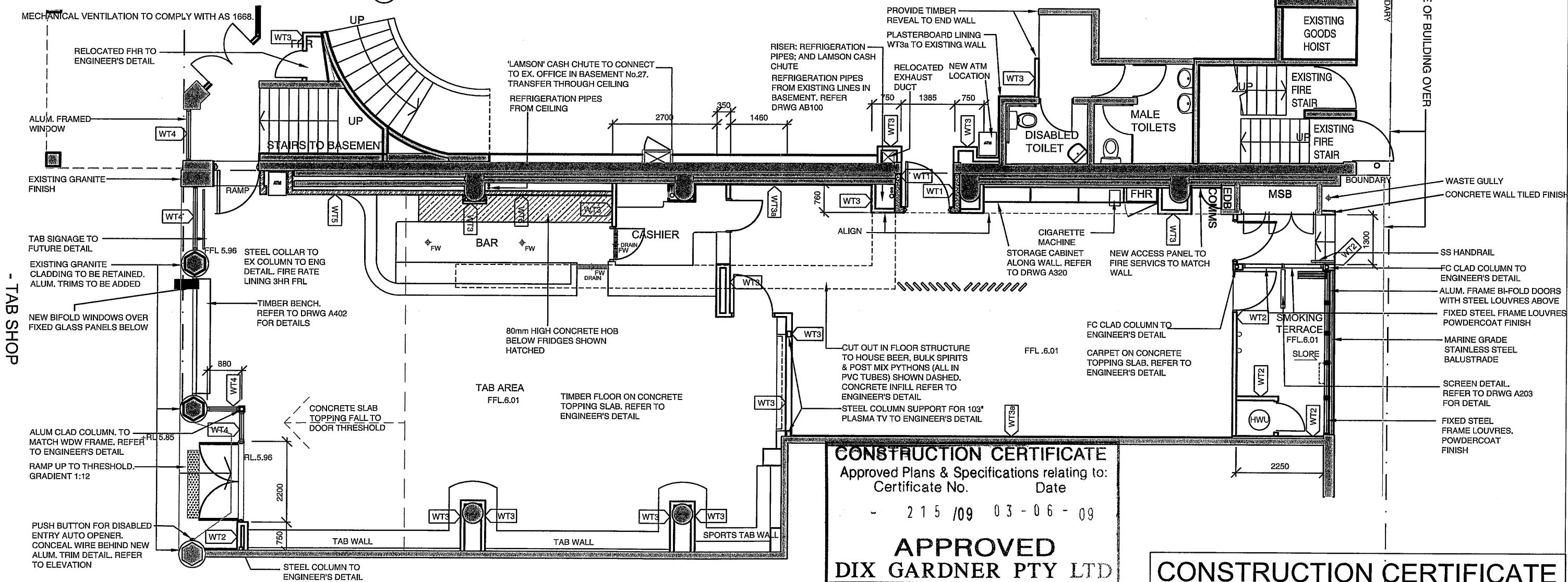
MASONRY WALL CONSTRUCTION TO COMPLY WITH AS3700

-  EXISTING WALL
- WT1** MASONRY - MASS FILLED CONCRETE BLOCK WALL REFER TO ENGINEER'S DETAILS
- WT2** CFC LINED STUD WALL. SET JOINTS. ROCKWOOL INSULATION
- WT3** PLASTERBOARD LINED STEEL STUD FLOOR TO SLAB. USE MOISTURE RESISTANT PLASTERBOARD FOR INTERNAL WET AREAS AND CFC FOR EXTERNAL WET AREAS. (ALLOW FOR SERVICE PENETRATION)
- WT3a** IMPACT CHECK PLASTERBOARD ON BATTEN FLOOR TO CEILING
- WT4** ALUMINIUM FRAMED GLAZING. REFER TO DOOR/WINDOW SCHEDULE FOR DETAILS
- WT5** 110mm THK DECORATIVE MASONRY WALL (BR1 FINISH)
- EQ1**  EQUIPMENT CODE: REFER TO FIXTURE, FITTINGS & EQUIPMENT SCHEDULE FOR DETAILS

DOOR + WINDOW CODES

-  **D01** GND DOOR CODE: REFER TO DOOR SCHEDULE FOR DETAILS
-  **W01** GND WINDOW CODE: REFER TO DOOR SCHEDULE FOR DETAILS

REFER TO KITCHEN CONTRACTOR DRAWINGS FOR BAR AREA



CONSTRUCTION CERTIFICATE
 Approved Plans & Specifications relating to:
 Certificate No. _____ Date _____
 - 215 /09 03 - 06 - 09
APPROVED
DIX GARDNER PTY LTD

CONSTRUCTION CERTIFICATE

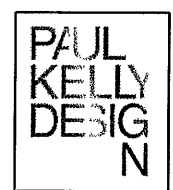
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ISSUE	DATE	AMENDMENT	ISSUED BY
A	28.05.09	ISSUE FOR CONSTRUCTION CERTIFICATE	SFFK

Scale 1:100

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 phone: 02 9660 8299
 fax: 02 9660 8499
 www.paulkellydesign.com



IVANHOE HOTEL
 THE CORSO, MANLY, NSW
 STAGE ONE
 Drawing: GROUND FLOOR
 CONSTRUCTION PLAN

Project No. 294
 Sheet: A3 ORIGINAL
 Date: MARCH 09
 Drawing No.: AG - 101
 Issue: A
 Scale: 1:100@A3

CEILING NOTES

ALL MEASUREMENTS AND SITE CONDITIONS TO BE VERIFIED ON SITE PRIOR TO ORDERING MATERIALS AND FABRICATION.

ALLOW TO SECURELY FIX ALL CABLES & SERVICES DUCTS, ETC WHERE EXISTING CEILING IS REMOVED IF NOT ALREADY SECURE.

ALLOW TO MAKE GOOD ANY EXISTING CEILING TO BE RETAINED AFTER REMOVAL OF FITTINGS, PLASTER, PATCH & PAINT

REFER TO AUDIO VISUAL PLANS FOR AV LOCATIONS AND CO-ORDINATION.

ACCESS PANELS ARE SUBJECT TO FINAL CONFIRMATION FROM SERVICES ENGINEERS.

ALLOW FOR MINIMUM OF 6 x 450x450 TRAFALGAR. FLUSH ACCESS PANEL

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND ARCHITECTURAL SCHEDULES PROVIDED.

GENERAL NOTE:
THE EXISTING CONDITION INFORMATION SHOWN ON THESE PLANS HAS BEEN COLLECTED FROM INFORMATION COMPILED ON SITE INSPECTION AND OWNERS INFORMATION ONLY. CHECK ON SITE PRIOR TO PROCEEDING WITH ANY WORKS BASED ON THIS INFORMATION.

CEILING TYPES & FINISHES

- REFER TO LIGHTING SCHEDULE FOR FIXING DETAILS
- CT01** NEW SUSPENDED SOLID PLASTERBOARD CEILING, WITH SCHEDULED FINISH (FOR ALL ACCESS REQUIREMENTS. REFER TO ENGINEERS SPEC.) **NOTE: P50 TO ALL WALL AND CEILING JUNCTIONS WHERE COFFER IS NOT NOTED**
- CT02** SUSPENDED TIMBER LOUVRES. REFER TO DETAIL A401
- CT03** FIBRO CEMENT CEILING. SET JOINTS AND PAINTED FINISH (REFER TO FINISHES SCHEDULE) FOR ALL ACCESS REQUIREMENTS, REFER TO ENGINEER'S SPEC. **NOTE: P50 TO ALL WALL AND CEILING JUNCTIONS WHERE COFFER IS NOT NOTED.**
- CT04** ALUMINIUM CLAD PANELS. FINISH: MT4 (REFER TO FINISHES SCHEDULE)
- CT05** ENVIRO ACOUSTIC SPRAY TO UNDERSIDE OF SLAB. FINISH: P18 (REFER TO FINISHES SCHEDULE)
- CT06** FEATURE BOX CEILING. TYPE A TO U/S 2500mm TYPE B TO U/S 2800mm **NOTE:** SUSPENDED STEEL STRUCTURAL SUPPORT FROM U/S SLAB. REFER TO ENGINEER'S DETAIL

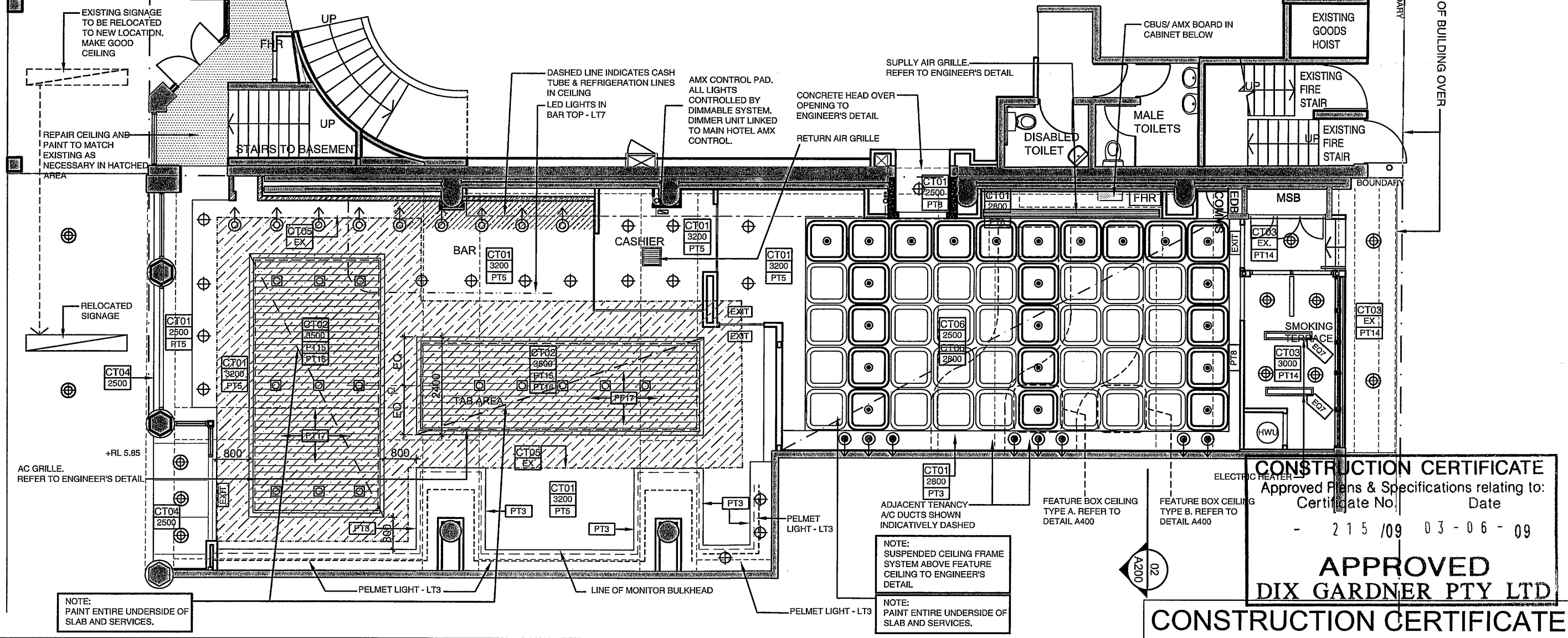
LIGHTING LEGEND

- THIS LEGEND IS TO BE READ IN CONJUNCTION WITH ELECTRICAL CONSULTANTS DRAWINGS.
- REFER TO FF&E SCHEDULE FOR FULL LIGHTING SPECIFICATION AND QUANTITIES.
- LT1** SEMI RECESSED L/V DOWNLIGHT
 - LT2** SEMI RECESSED L/V WALL WASHER
 - LT2A** RECESSED L/V WALL WASHER
 - LT3** FLUORO BATTEN. TAB PELMET LIGHTS
 - LT4** SURFACE MOUNTED CAN DOWNLIGHT
 - LT5** EXTERIOR DOWNLIGHT
 - LT6** GAMING ROOM DOWNLIGHTS
 - LT7** LED LIGHTS IN BAR

BY CLIENT
CLIENT IS RESPONSIBLE FOR:

1. PHONES
2. ASCOM (INTERCOM)
3. SECURITY
4. CARD READERS
5. TAB/KENO & GAMING RELOCATION AND CONNECTION

REPAIR AND MAKE GOOD EXISTING CEILING TO MATCH WHERE DEMOLITION HAS OCCURRED.



CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to:
Certificate No. _____ Date _____
- 215 / 09 03 - 06 - 09
APPROVED
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CONSTRUCTION CERTIFICATE

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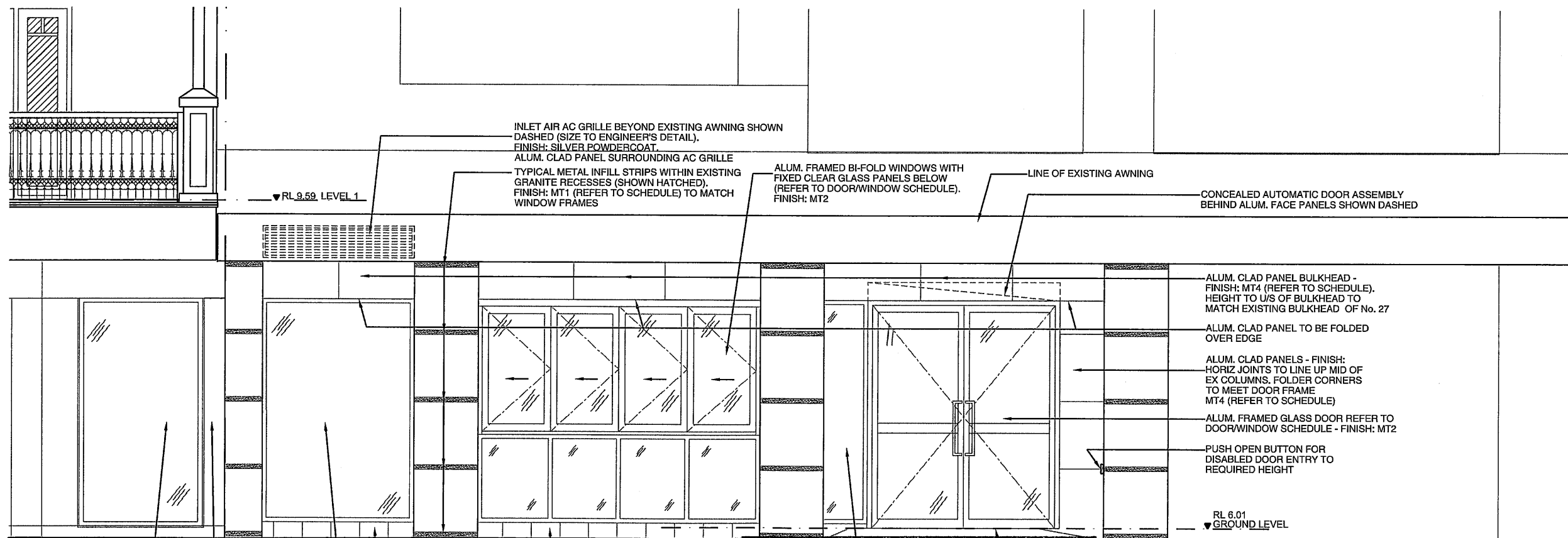
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IVANHOE HOTEL
THE CORSO, MANLY, NSW
STAGE ONE
Drawing: GROUND FLOOR_RCP
STAGE ONE

Project No. 294
Sheet: A3 ORIGINAL
Date: MARCH 09
Drawing No.: AG - 102
Issue: A
Scale: 1:100@A3



01 ELEVATION
AG-101 THE CORSO

SCALE 1:50

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NOTE:
GLAZING TO COMPLY WITH AS 1288

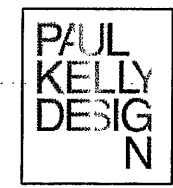
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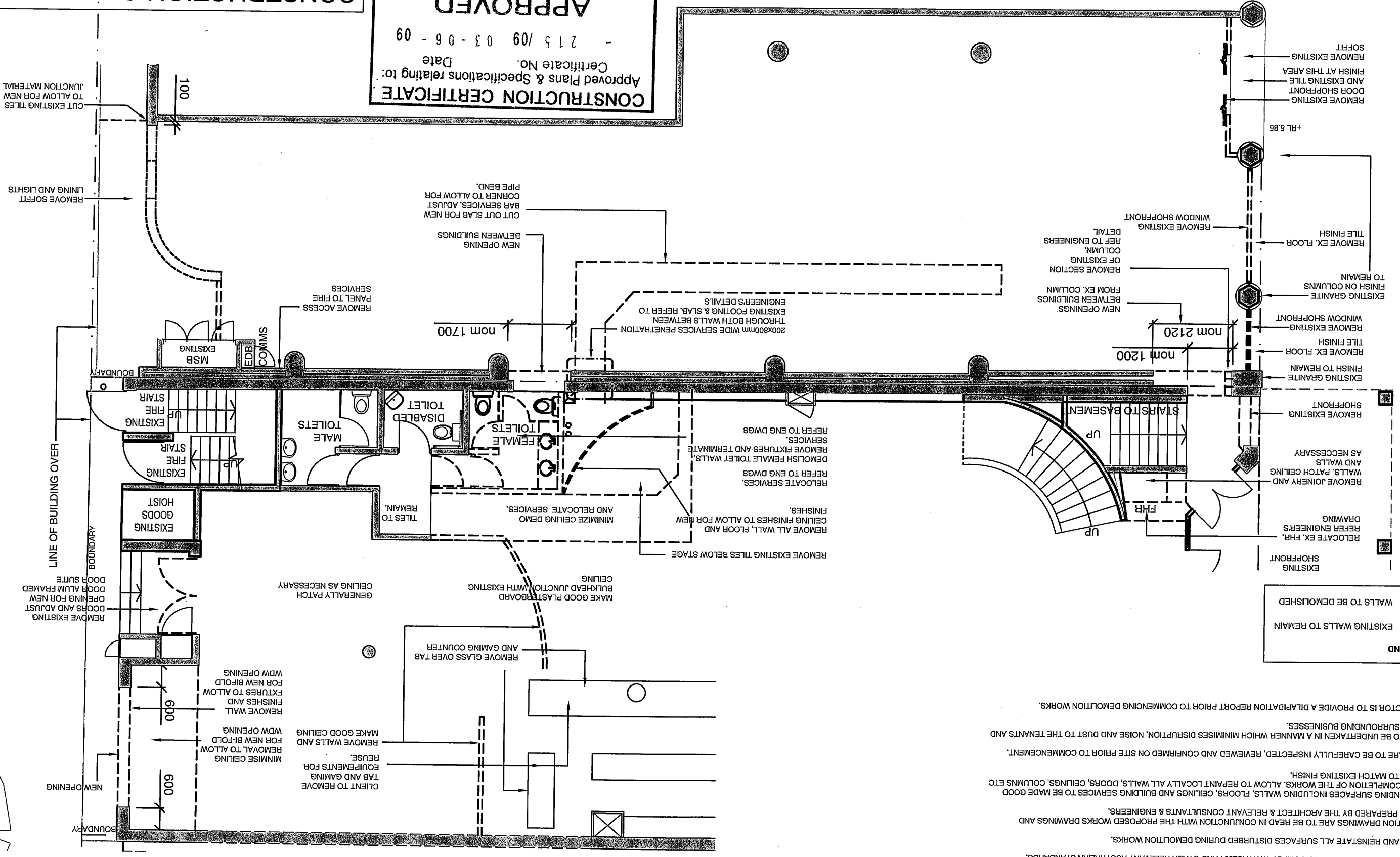
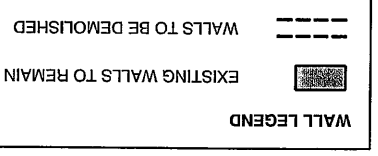


IVANHOE HOTEL
THE CORSO, MANLY, NSW
STAGE ONE
Drawing: THE CORSO_ELEVATION
STAGE ONE

Project No. 294
Sheet: A3 ORIGINAL
Date: MARCH 09
Drawing No.: A200
Issue: A
Scale: 1:50@A3

DEMOLITION NOTES

ALL WORKS TO BE UNDERTAKEN TO COMPLY WITH AS2601 AND OTHER RELEVANT AUSTRALIAN STANDARDS.
 MAKE GOOD AND REINSTATE ALL SURFACES DISTURBED DURING DEMOLITION WORKS.
 THE DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROPOSED WORKS DRAWINGS AND DOCUMENTS PREPARED BY THE ARCHITECT & RELEVANT CONSULTANTS & ENGINEERS.
 ALL SURROUNDING SURFACES INCLUDING WALLS, FLOORS, CEILINGS AND BUILDING SERVICES TO BE MADE GOOD FOLLOWING COMPLETION OF THE WORKS. ALLOW TO REPAINT LOCALLY ALL WALLS, DOORS, CEILINGS, COLUMNS ETC MADE GOOD TO MATCH EXISTING FINISH.
 ALL WORKS ARE TO BE CAREFULLY INSPECTED, REVIEWED AND CONFIRMED ON SITE PRIOR TO COMMENCEMENT.
 ALL WORKS TO BE UNDERTAKEN IN A MANNER WHICH MINIMISES DISRUPTION, NOISE AND DUST TO THE TENANTS AND PATRONS OF SURROUNDING BUSINESSES.
 THE CONTRACTOR IS TO PROVIDE A DILAPIDATION REPORT PRIOR TO COMMENCING DEMOLITION WORKS.



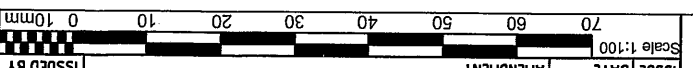
13

- TAB SHOP

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IVANHOE HOTEL
 THE CORSO, MANLY, NSW
 STAGE ONE
 Drawing: GROUND FLOOR EXISTING/
 DEMOLITION PLAN

APPROVED
CONSTRUCTION CERTIFICATE
 Approved Plans & Specifications relating to:
 Certificate No. 215/09 03-06-09
 Date
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Project No. 294
 Sheet: A3 ORIGINAL
 Date: MARCH 09
 Drawing No.: AG - 100
 Issue: A
 Scale: 1:100@A3

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