

CD 30/2009

83WN

6 May 2009

The General Manager
Manly Council
PO Box 82
Manly NSW 1655

Attention: Planning Department

Dear Sir/Madam,

**RE: COMPLYING DEVELOPMENT CERTIFICATE NO: 015/09
MANLY POST SHOP, 22 CENTRAL AVENUE, MANLY NSW 2095**

7 MAY 2009
20A 12/09
9024
M. Gredley

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

The certificate relates to the alterations for a parcel hatch and additional Post Office boxes, at the above address.


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

1. Notice of Commencement & Appointment of PCA Form
2. Complying Development Certificate Application Form
3. Fire Safety Schedule
4. Approved Plans
5. Other documents relied upon.

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:- Australian Postal Corporation
C/- Nigel Merryweather Architect.

CERTIFIER

\$30

R. 605886.

7-5-09

PCA. NAR: 1099968
App NAR: 1116409
PAR: 1000006

Job 09/0059
Page 1 of 1

Complying Development Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.: 015/09

**Subject Land:
Lot and DP:** Manly Post Shop, 22 Central Avenue, Manly NSW 2095
Lot 172, DP 13245

**Applicant:
Address:** Australian Postal Corporation
C/- Nigel Merryweather Architect
5 Elgata Close, Avalon NSW 2107

PH./Fax: 9918-2839 / 9918-2439

Owner: Owners Corporation SP 7114

Proposal: Alterations for a parcel hatch & additional Post Office boxes.

BCA Classification: Class 6

Cost of Works: \$20,000

Builder: King Building Services Pty Ltd.

**Determination:
Date of Determination:
Date of Lapse:** Approved
6/05/2009
6/05/2014

Relevant Planning Instrument: Manly Council LEP1988 (Manly Council)

Approved plans: Nigel Merryweather Architect;
Sheet 1 of 1 Rev A dated 27/01/2009.

Attachments:

- Council conditions of Complying Development
- Prescribed conditions under the Regulations
- Fire Safety Schedule

**Accreditation Level:
Registration No.:
Accreditation Body:** A1 - Accredited Certifier - Building Surveyor Grade 1
BPB0092
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: 6/05/2009

Job 09/0059

Fire Safety Schedule

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

Premises: Manly Post Shop, 22 Central Avenue, Manly NSW 2095

CDC No.: 015/09

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	✓	
Automatic fire suppression system (sprinklers)	ASCA 16-1971	✓	
Emergency Lighting	BCA 90E 4.2,4.4 & AS 2293.1-1987	✓	
Exit Signs	BCA 90E 4.5, 4.6, 4.8 & AS 2293.1-1987	✓	
Fire Alarm Monitoring	BCA 96 Spec E2.2a(7)	✓	
Fire doors	AS & NZS: 1905.1-1997/ BCA Clause C3.4	✓	
Fire hydrant systems	Ord. 70 Part 27.3 Min Spec 10	✓	
Hose reel system	AS 1852-2005, Ord. 70 Part 27.2 Min Spec 10	✓	
Path of travel for stairways, passageway and ramps	EPA Reg 2000 Part 9 Div 7	✓	
Portable fire extinguishers & Fire blankets	AS 2444-1995	✓	
Required automatic exit doors (Front entrance doors)	BCA Clause D2.19/D2.21	✓	
Warning and Operational Signs	EPA Regs 2000 Part 9 Div 7	✓	

Prescribed Conditions of Complying Development Certificate

This Complying Development Certificate has been issued subject to compliance with the following conditions which are required to be complied with under Division 2A of the *Environmental Planning & Assessment Regulation 2000*.

a) Compliance with the Building Code of Australia

The work must be carried out in accordance with the requirements of the Building Code of Australia.

b) Home Building Act 1989

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

c) Notification of Home Building Act 1989 requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

- i. in the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor, and
 - the name of the insurer by which the work is insured under Part 6 of that Act,
- ii. in the case of work to be done by an owner-builder:
 - the name of the owner-builder, and
 - if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified in accordance with the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

d) Erection of Signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- i. showing the name, address and telephone number of the principal certifying authority for the work, and
- ii. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- iii. stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

e) Fulfilment of BASIX commitments

This condition applies on and from 1 July 2004, to all land within the initial BASIX area, and on and from 1 July 2005, to all land within NSW.

This condition applies to all development that involves the erection (but not the alteration, enlargement, extension or relocation) of a BASIX affected building, or that involves a change of building use by which a building becomes a BASIX affected building.

For development to which this condition applies, the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

MANLY COUNCIL – CONDITIONS OF COMPLYING DEVELOPMENT.

1. Notification of all affected persons is required; in accordance with Council's Notification DCP adopted DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.
2. Form 7 of the Regulation (notice of commencement of work and appointment of Principal Certifying Authority, ie the PCA) must be submitted to Council 2 days prior of any work commencing.
3. Notify Council 2 days prior to that work commencing.
4. Where a construction of a vehicular footpath crossing is required, the design and construction shall be in accordance with Council's policy. The crossing must be completed prior to issue of the Occupation Certificate.
5. The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to the issue of the Occupation Certificate.
6. Any driveway within the property cannot exceed 5% slope at any point.
7. A Certificate of Adequacy signed by a practising Structural Engineer must be submitted to the Principal Certifying Authority in respect of the load carrying capabilities of the existing structure to support the proposed additions.
8. 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. Certification is to be provided to the Principal Certifying Authority form a licensed applicator prior to the fixing of any wall or floor tiles.
9. All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.
10. Where a concrete floor of any habitable room is laid directly on the ground, the floor must be adequately damp-proofed to prevent moisture entering the building.
11. Any ancillary light fittings fitted to the exterior of the building must be shielded or mounted in a position to minimise glare to adjoining properties.
12. All materials on site or being delivered to the site must be contained wholly within the site.



Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

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

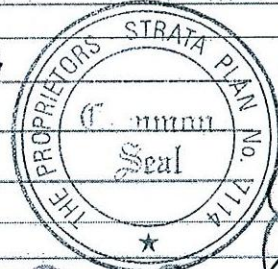
Environmental Planning and Assessment Act 1979
Sections 81A (2) (b) (ii) or (c), or (4) (b) (ii) or (c), 86 (1) and (2)

SUBJECT LAND

Address MANLY POSTSHOP SP 7114
22 CENTRAL AVENUE
MANLY

OWNER

Name OWNERS CORPORATION SP 7114
Address c/o STRATA CHOICE
92 CHANDOS ST
ST LEONARDS



*OWNER'S
CORP
STARTS*

PROPOSAL

Description INSTALL A PARCEL HATCH AND
ADDITIONAL POST OFFICE BOXES

CONSENT

DA/CDC No. 015/09
Date of Determination 6/5/09

PRINCIPAL CERTIFYING AUTHORITY

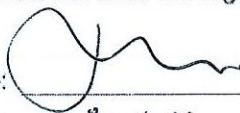
Name: Lyal Ernest Dix
Accreditation no: BPB 0092
Accreditation grade: 1A - Accredited Certifier - Building Surveying Grade 1
Accreditation body: Building Professionals Board
Address: Level 11, 66 King St, Sydney 2000

COMPLIANCE WITH CONDITIONS & H.O.W. INSURANCE

- Have all relevant conditions of development consent / CDC been complied with? Yes No
- Have the requirements under the Home Building Act 1989 been complied with? Yes 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: 
Date: 30.4.09

PCA signature: 
Date: 5/5/09



Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants



APPLICATION FORM

Environmental Planning & Assessment Act 1979, s.109C
Environmental Planning & Assessment Regulation 2000, cl.126 or 139

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

APPLICANT

Name AUSTRALIAN POSTAL CORPORATION

Address c/o NIGEL MERRYWEATHER ARCHITECT
5 ELGATA CLOSE, AVALON NSW 2107

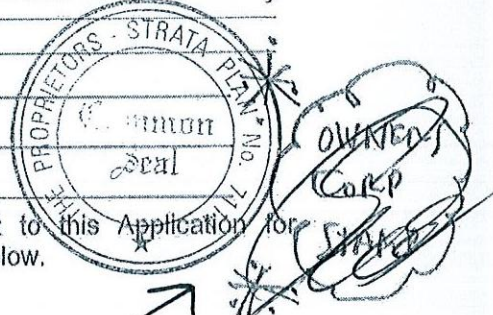
Signature & Date *Nigel Merryweather*

Phone & Fax 9918 2839 (T) 9918 2439 (F)

OWNER

Name OWNERS CORPORATION SP 7114

Address c/o STRATA CHOICE
92 CHANDOS ST ST LEONARDS



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

Signature & Date _____

SUBJECT LAND

Address AUSTRALIA POST, 22 CENTRAL AVE
MANLY NSW 2095

Lot & DP SP 7114

PROPOSAL

Description INSTALL A PARCEL HATCH AND ADDITIONAL
POST OFFICE BOXES

Or No. of Lots (if Strata) _____

DEVELOPMENT CONSENT NOT APPLICABLE FOR APPLICATIONS FOR CDC

DA No. N/A

Date of Lodgement _____

Date of Determination _____

VALUE OF WORKS

Estimated Cost of Works \$20,000

Notification of Mandatory Inspections

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

Subject Land

Address MANLY POSTSHOP, 22 CENTRAL AVE, MANLY 2095
 Description of Works PROPOSED NEW PARCEL HATCH AND P.O. BOXES

Consent

DA/CDC No. 015/09 CC No. N/A.

Principal Certifying Authority

Name: LYALL DIX / DIX GARDNER Accreditation no. BPS 0092

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 (AE)
 - (c) prior to pouring any in-situ reinforced concrete building element, and (AE)
 - (d) prior to covering of the framework for any floor, wall, roof or other building element, and (AE)
 - (e) prior to covering waterproofing in any wet areas, and (DG)
 - (f) prior to covering any stormwater drainage connections, and (AE)
 - (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

Person with the benefit of the Development Consent/CDC

Name NIGEL MERRYVEATHER Signature Nigel Merryveather Date 2.4.09

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

What is the area of the land (m²)..... 560 M²
 Gross floor area of existing building (m²)..... 560 M²
 What are the current uses of all or parts of the building(s)/land? (if vacant state vacant)..... POSTSHOP

Location Use
22 CENTRAL AVE POSTSHOP
MANLY NSW 2095
GROUND FLOOR

Does the site contain a dual occupancy?..... NO
 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
22 CENTRAL AVE POSTSHOP
MANLY NSW 2095

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	<u>20</u>	masonry/terracotta shingle tiles	10
steel	<u>60</u>	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

25 November 2008

Carl Parkinson
Dix Gardner Pty Ltd
Level 11/66 King Street
SYDNEY NSW 2000

**ADVICE REGARDING COMPLYING DEVELOPMENT
PURSUANT TO SECTION 85A(3) OF THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT 1979**

"The Council or accredited certifier must consider the application and determine

- (a) whether or not the proposed development is complying development, and*
- (b) whether or not the proposed development complies with the relevant development standards,*
- (c) if the development is complying development because of the provisions of a local environmental plan, or a local environmental plan in relation to which the council has made a development control plan, that specifies standards and conditions for the complying development, whether or not the proposed development complies with those standards."*

Address: 22 Central Avenue, Manly

Proposal: Internal and external alterations to existing Australia Post Shop

Planning Instrument (Council area): clause 10A, Manly LEP 1988

Can the Proposal be considered for
Complying Development ? Yes

Assumptions in this determination:

- o complies with the deemed-to-satisfy provisions of the BCA
- o satisfies relevant SAA
- o complies with relevant quantitative controls in Manly DCP - Business Zone
- o development does not contravene any consents applying to land
- o all equipment installed to manufacturer's specification
- o all work meets relevant workcover requirements
- o notification required by section 3.2 of the Notification DCP has been undertaken

- no decreases in distances required to fire exits
- fire protection and structural capacity not reduced by works to be authorised

Conditions for Complying
Development:

Schedule 10, Manly LEP 1988

Schedule to Advice (22 Central Avenue, Manly):

Section 76A(6) of Environmental Planning & Assessment Act 1979

Designated Development	No
Concurrence required	None required
Critical Habitat	No
Wilderness area	No
Heritage Item/Heritage Order	No (not listed in Schedule 4 of Manly LEP 1988)
Environmentally sensitive area under EPI	No

State Environmental Planning Policy No. 10

Development affected by SEPP 10	No – commercial premises
---------------------------------	--------------------------

Manly LEP 1988

It is permissible with consent in zone (cl 10A(2)(a))	Yes – alterations are permissible with consent in the 3 Business Zone
Will it achieve outcomes listed in Schedule 9 (cl 10A(2)(b))	Yes – see below
Not in environmentally sensitive area (cl 10A(3))	Yes
Compliance with general standards for complying development (Sch 9)	<p>Yes – works will not create potential for hazard or pollution</p> <p>Yes – not contaminated land</p> <p>Yes – not an existing use</p> <p>Assumption – complies with the deemed-to-satisfy provisions of the BCA</p> <p>Assumption – satisfies relevant SAA</p> <p>Assumption – complies with relevant quantitative controls in Manly DCP - Business Zone</p> <p>Assumption – development does not contravene any consents applying to land</p> <p>N/A – Sydney Water</p> <p>N/A – drainage</p> <p>N/A – building over sewer</p> <p>Yes – does not restrict pedestrian or vehicle access to site</p> <p>Assumption – all equipment installed to manufacturer's specification</p> <p>Assumption – all work meets relevant workcover requirements</p> <p>N/A – conservation area</p> <p>N/A – SEPP 44</p> <p>N/A – National Park</p> <p>N/A – Aboriginal place</p> <p>N/A – Crown land</p> <p>N/A – fisheries management</p>

	N/A – acid sulfate soils
Additional standards (1. external alterations)	Yes – site slope less than 1:20 Yes – below maximum 3 metres N/A – no change to FFL Yes – not forward of the front building line N/A – development in a residential zone Assumption – notification required by section 3.2 of the Notification DCP has been undertaken Yes – no change to floor space area Yes – same building materials and textures to existing building N/A – residential open space N/A – residential development in non-residential zones Yes – works at ground level not visible to/from water Yes – work relates to primary use of site N/A – rooms in the roof
Additional standards (8. internal alterations)	N/A – floor limit of area to be changed Yes – no additional floorspace created Yes – works within existing approved envelope of building Yes – no increase in retail floorspace Yes – no increase in car parking provisions on-site arising from works Yes – new entrances face a public street Yes – no change in approved hours of operation Assumption – no decreases in distances required to fire exits Yes – use not listed in DCP for exclusion

Environmental Planning & Assessment Regulations 2000

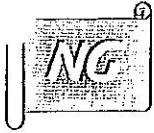
Clause 131	Yes – no change of BCA class proposed
Clause 132	Assumption – fire protection and structural capacity not reduced by works to be authorised.

Conclusion

The proposal is permissible on the site; the site is not excluded from complying development; and the proposed works satisfy the applicable criteria to the works. Subject to the assumptions being addressed, the proposed development may be approved subject to issue of a complying development certificate.



Philip Drew
 MPIA
 25/11/08



NASUS GROUP

Managing Director
John Webb LL.B
Directors
Robert Webb BE(Hons)

Suite 1, 1 Rialto Lane
MANLY NSW 2095
Postal Address:
PO Box 320
MANLY NSW 1655
Telephone: (02) 9977 5673
Facsimile: (02) 9977 5133
Email: nasus@bigpond.net.au

13 January 2009

To Dix Gardner Pty Ltd
66 King Street
SYDNEY NSW 2000


Nasus (No.1) Pty Ltd the registered proprietor of Lot 172 Strata Plan 13245 confirms that this lot was used as a Post Office in 1979 when the property was purchased and to the recollection of this director had been so used since about 1975 when the building was opened. It has been used continually as a Post Office service since that date.

On our understanding of the position Australia Postal Corporation has existing use rights.

Dated 13th January 2009

Nasus (No.1) Pty Ltd

Per:


J-J Webb
Director

NIGEL MERRYWEATHER
A R C H I T E C T

Dix Gardner P/L
Level 11, 66 King Street
SYDNEY N.S.W. 2000

16 March 2009

ATTENTION CARL PARKINSON

Dear Sirs

**PROPOSED NEW HATCH AND PO BOXES AT MANLY POST OFFICE FOR
AUSTRALIA POST 22 CENTRAL AVENUE, MANLY NSW 2095
CDC APPLICATION
SEARCH OF COUNCIL RECORDS**

I confirm that I have reviewed Council Records for Manly Post Office.

Council made available File BA 108/70 from their Archives. I visited Council on 10 March 2009 and went through this File. The File contained the Conditions of Approval for the Building Application 108/70 submitted on 16.3.1970 by National Mutual Life Assurance. The Architect was Frank Fox and Associates. The D.A. was approved on 15.9.1969. The B.A. was approved by Council on 8.5.1970 with Conditions 1 – 38.

Conditions which relate to the area of the proposed works are as follows:-

Condition 31 states that *"additional public toilets be placed on the ground floor of the development within the retail section to Council's satisfaction."*

Condition 37 states that *"the passageway connecting the off street loading facilities with the public space on the ground floor being at least 5 ' 0" in width"*

In my opinion the proposal does not contravene either of these Conditions.

In addition to the Council Conditions there are Conditions imposed by the State Planning Dept of NSW in regard to the Height of Buildings Act 1912 – 1967. These are Conditions 1-50. None of these Conditions are contravened by the proposal.

Yours faithfully



NIGEL MERRYWEATHER

Copy to AP , Dennis Goddard

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER +ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N.67003440908

5 Elgata Close, AVALON N.S.W. 2107

email nigelmerryweather@bigpond.com

NSW ARCHITECTS REGISTRATION BOARD NO 4146

NIGEL MERRYWEATHER
A R C H I T E C T

Dix Gardner P/L
Level 11, 66 King Street
SYDNEY N.S.W. 2000

2 April 2009

ATTENTION CARL PARKINSON

Dear Sirs

**PARCEL HATCH AND ADDITIONAL BOXES AT
MANLY POST OFFICE FOR THE AUSTRALIAN POSTAL CORPORATION
22 CENTRAL AVENUE, MANLY NSW 2095
CDC APPLICATION**

BCA STATEMENT

On behalf of the Applicant, the Australian Postal Corporation, I confirm that the work will comply with the BCA.

The work will comply with BCA Part B1 Structural Provisions. An Engineer's Drawing dated 21.12.08 is attached.

I confirm that the wall is not Fire Rated.

I confirm that the wall is non loadbearing. Refer attached Structural Engineer's letter dated 21.11.08.

The arcade is not a fire isolated passage. The arcade does not provide egress from a fire isolated staircase to the existing building.

I confirm that the building is sprinkler protected to both the Postshop side and the arcade side of the proposed new openings.

Yours faithfully



NIGEL MERRYWEATHER

Copy to AP, Dennis Goddard

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER +ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N.67003440908

5 Elgata Close, AVALON N.S.W. 2107

email nigelmerryweather@bigpond.com

NSW ARCHITECTS REGISTRATION BOARD NO 4146

NIGEL MERRYWEATHER
A R C H I T E C T

Dix Gardner P/L
Level 11, 66 King Street
SYDNEY N.S.W. 2000

2 April 2009

ATTENTION CARL PARKINSON

Dear Sirs

**PARCEL HATCH AND ADDITIONAL BOXES AT
MANLY POST OFFICE FOR THE AUSTRALIAN POSTAL CORPORATION
22 CENTRAL AVENUE, MANLY NSW 2095
CDC APPLICATION**

FIRE SERVICES

On behalf of the Applicant , the Australian Postal Corporation, I confirm that no fire services will be altered as part of the works.

Fire Services will remain as existing.

Yours faithfully



NIGEL MERRYWEATHER

Copy to AP, Dennis Goddard

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER +ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N.67003440908

5 Elgata Close, AVALON N.S.W. 2107

email nigelmerryweather@bigpond.com

NSW ARCHITECTS REGISTRATION BOARD NO 4146

NIGEL MERRYWEATHER
A R C H I T E C T

Dix Gardner P/L
Level 11, 66 King Street
SYDNEY N.S.W. 2000

2 April 2009

ATTENTION CARL PARKINSON

Dear Sirs

**PARCEL HATCH AND ADDITIONAL BOXES AT
MANLY POST OFFICE FOR THE AUSTRALIAN POSTAL CORPORATION
22 CENTRAL AVENUE, MANLY NSW 2095
CDC APPLICATION**

BUILDER DETAILS

On behalf of the Applicant , the Australian Postal Corporation, I confirm that the Builder is

King Building Services P/L
6 Jukes Close
Barden Ridge 2234

Att Daniel King

Mob 0418 166 629
Tel 9543 0495
Fax 9543 0496

Please find attached Insurance Certificate of Currency.

Yours faithfully



NIGEL MERRYWEATHER

Copy to AP, Dennis Goddard

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER +ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N.67003440908

5 Elgata Close, AVALON N.S.W. 2107

email nigelmerryweather@bigpond.com

NSW ARCHITECTS REGISTRATION BOARD NO 4146



Insurance services

YOUR INSURANCE PARTNER

CERTIFICATE OF CURRENCY

We hereby certify that the under mentioned Insurance Contract is current as at the date of this Certificate. Whilst an expiry date has been indicated, it should be noted that the policy might be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below, or assume continuity of the policy beyond the date below.

We confirm that the following Construction Insurance Policy is current until the expiry date indicated.

Underwritten by	QBE Insurance (Australia) Limited	ABN: 78 003 191 035
Policy No	132N001889CAR	Expiry Date 16/3/2010
Insured	King Building Services Pty Ltd	
Situation/s of Risk	Anywhere in Australia	
Limits of Liability	Public Liability	\$20,000,000 (all claims arising out of one occurrence)
	Products Liability	\$20,000,000 (during any one period of insurance)
Remarks	Cover is current until completion of contract not exceeding 18 Months from commencement of construction or until expiry date of policy whichever occurs first (excluding speculative construction where the period of insurance is limited to 12 Months from commencement of constructions)	
Premium Paid	Yes	

This is to certify cover has been granted only in terms of the above policy's wording, a copy of which is available upon request.

As Agent for Insurer
1/4/2009



Essential/critical fire safety measures	Measure	Date assessed	Standard of performance
	Automatic Fire Detection & Alarm Systems	21/8/08	AS1670-1995
	Automatic Fire Suppression Systems	25/8/08	ASCA16-1971
	Emergency Lighting	17/7/08	BCA90E 4.2,4.4&AS2293.1-1987
	Exit Signs	25/8/08	BCA90E4.5, 4.6,4.8&AS2293.1-1987
	Fire Alarm Monitoring	25/8/08	BCA96SpecE2.2a (7)
	Fire Doors	11/8/08	AS & NZS:1905.1-1997/ BCA CLAUSE C3.4
	Fire Hydrant Systems	25/8/08	Ordinance 70 Part 27.3 Min Spec 10
	Hose Reel Systems	21/4/08	AS1852-2005
	Path of Travel, Stairways, Passageways and Ramps	25/8/08	Ordinance 70 Part 27.2 Min Spec 10
	Portable Fire Extinguishers & Fire Blankets	21/4/08	EPA Reg 2000 Part 9 Div 7
	Warning & Operation Signs	25/8/08	AS2444-1995 EPA Reg 2000 Part 9 Div 7

Date on which building or part of building was inspected

Dated this 25/8/08

Date of Statement

Dated this 29/8/08

Authorisation

Sean Bermingham

 owner/agent Signature

FALSE OR MISLEADING STATEMENTS

A person is guilty of an offence if the person makes any statement knowing it to be false or misleading in an important respect, in or in connection with any document lodged with a consent authority or certifying authority for the purposes of the Act or the Regulation (Clause 283 of the Environmental Planning ACT AND Assessment Regulation 2000).

NOTES:

** A copy of this statement (together with a copy of the current fire safety schedule) must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades,*

GRASSO

Consulting Engineers Pty Ltd

PO Box 1467, Lane Cove, NSW 1595 | Phone: (02) 8901 5480 | Fax: (02) 8901 5460
www.grasso.net.au | grassojim@optusnet.com.au | ABN: 88 101 549 455

21 November 2008

King Building Services Pty Ltd
6 Jukes Close,
BARDEN RIDGE NSW 2234

Attention: Daniel King

Dear Sir

ENGINEERS CERTIFICATE
RE: PROPOSED PARCEL HATCH PENETRATION TO WALL OF
MANLY POST OFFICE 22 CENTRAL AVENUE, MANLY

OUR REF: 00832

We inspected the existing rendered masonry brick wall at the proposed parcel hatch penetration by removing a ceiling tile in the PO Box room on 19 December 2008.

The brick wall is a non load bearing masonry wall and can be cut to create a 1.0 metre by 1.0 metre penetration as indicated on Nigel Merryweather architect drawing dated 30 May 2008.

The attached sketch SK1 indicates a 110mm wide by 76mm deep by 1200mm long Ultra Lintel beam necessary to support the proposed wall penetration. It will be necessary to use one lintel per skin of brick wall that is penetrated.

Should you require any further information please contact the undersigned.

Yours faithfully



Jim Grasso

BE, MEngSc, LGE, MIE (Aust) NPER3

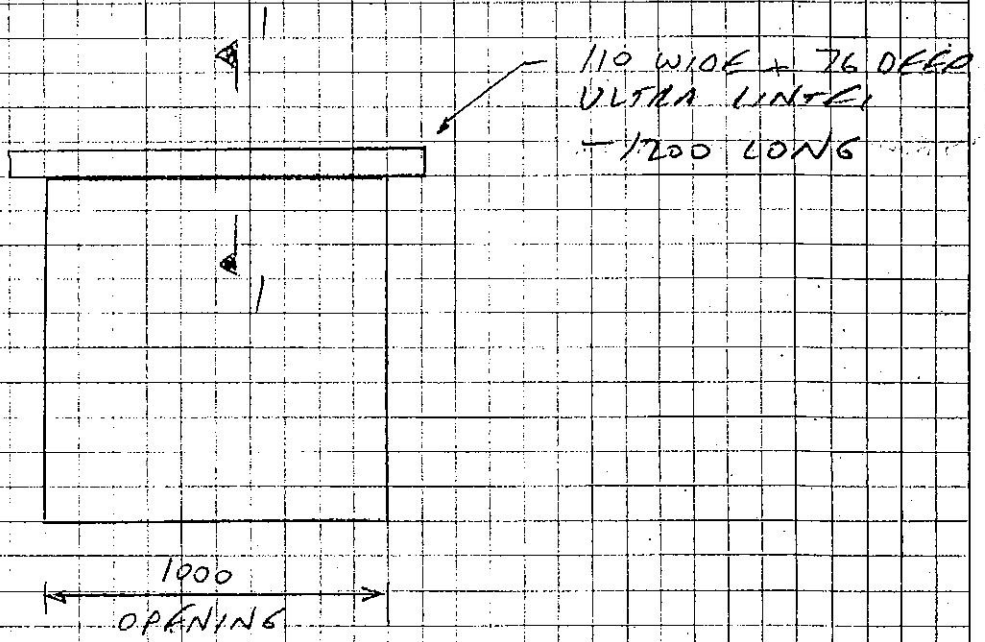


COMPUTATIONS

GRASSO
Consulting Engineers Pty Ltd

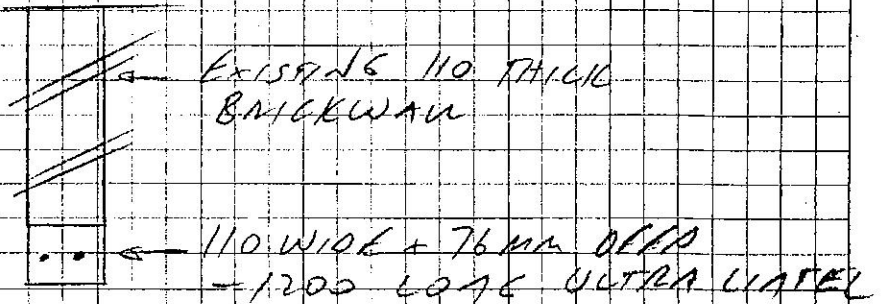
Project: MANLY POST OFFICE Project No: 00832 Sheet No: SK1
Design: JG Date: 21/12/08

PARCEL HATCH WALL OPENING LINTEL BEAM



ELEVATION

1:20



SECTION 1-1

1:20

GRASSO

Consulting Engineers Pty Ltd

PO Box 1467, Lane Cove, NSW 1595 | Phone: (02) 8901 5480 | Fax: (02) 8901 5460
www.grasso.net.au | grassojim@optusnet.com.au | ABN: 88 101 549 455

21 November 2008

King Building Services Pty Ltd
6 Jukes Close,
BARDEN RIDGE NSW 2234

Attention: Daniel King

Dear Sir

ENGINEERS CERTIFICATE
RE: PROPOSED PARCEL HATCH PENETRATION TO WALL OF
MANLY POST OFFICE 22 CENTRAL AVENUE, MANLY
OUR REF: 00832

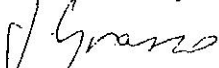
We inspected the existing rendered masonry brick wall at the proposed parcel hatch penetration by removing a ceiling tile in the PO Box room on 19 December 2008.

The brick wall is a non load bearing masonry wall and can be cut to create a 1.0 metre by 1.0 metre penetration as indicated on Nigel Merryweather architect drawing dated 30 May 2008.

The attached sketch SK1 indicates a 110mm wide by 76mm deep by 1200mm long Ultra Lintel beam necessary to support the proposed wall penetration. It will be necessary to use one lintel per skin of brick wall that is penetrated.

Should you require any further information please contact the undersigned.

Yours faithfully

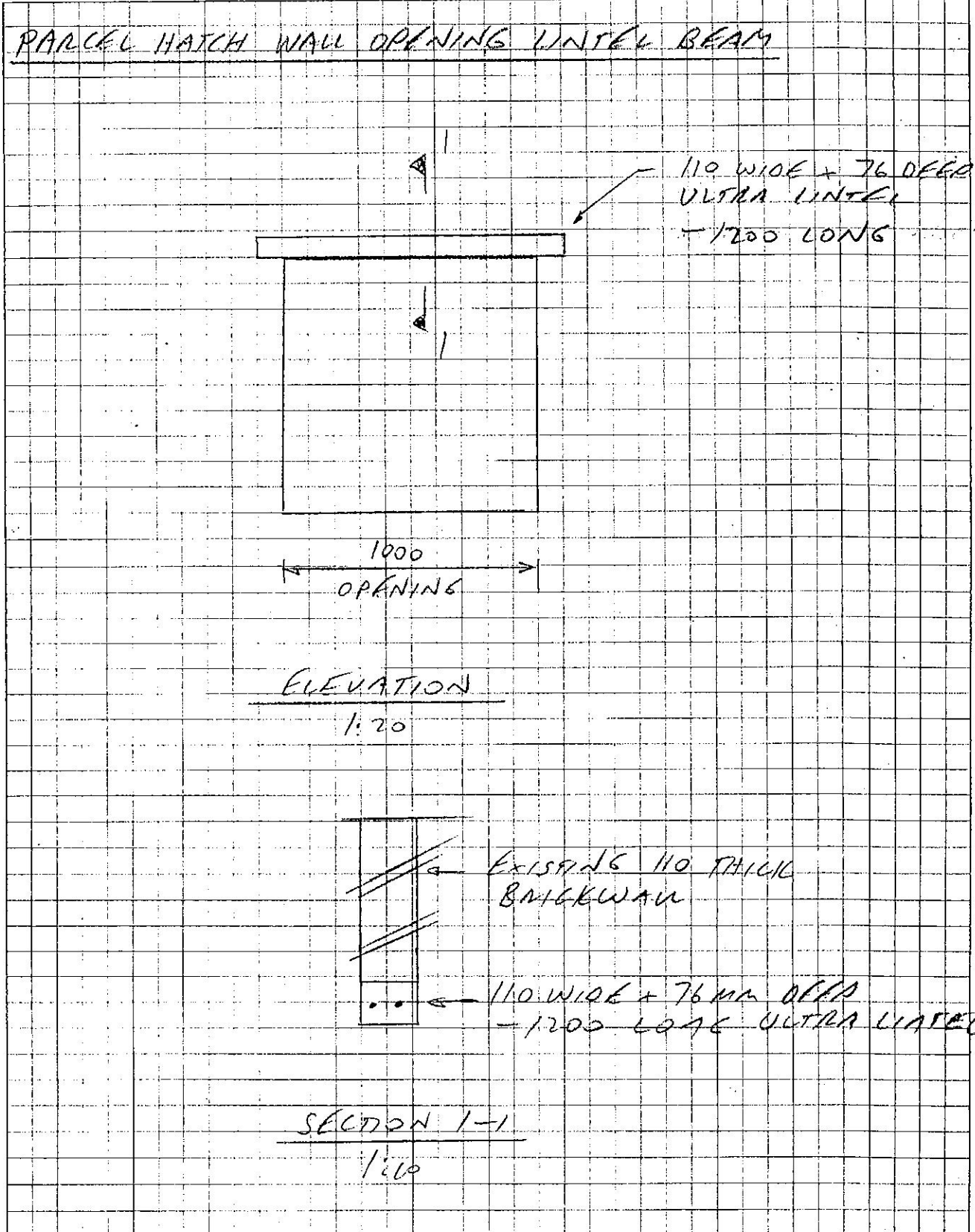


Jim Grasso
BE, MEngSc, LGE, MIE (Aust) NPER3



COMPUTATIONS

Project: MANLY POST OFFICE Project No: 00832 Sheet No: SK1
Design: JG Date: 21/12/08



GRASSO

Consulting Engineers Pty Ltd

PO Box 1467, Lane Cove, NSW 1595 | Phone: (02) 8901 5480 | Fax: (02) 8901 5460
www.grasso.net.au | grassojim@optusnet.com.au | ABN: 88 101 549 455

21 November 2008

King Building Services Pty Ltd
6 Jukes Close,
BARDEN RIDGE NSW 2234

Attention: Daniel King

Dear Sir

ENGINEERS CERTIFICATE
RE: PROPOSED PARCEL HATCH PENETRATION TO WALL OF
MANLY POST OFFICE 22 CENTRAL AVENUE, MANLY

OUR REF: 00832

We inspected the existing rendered masonry brick wall at the proposed parcel hatch penetration by removing a ceiling tile in the PO Box room on 19 December 2008.

The brick wall is a non load bearing masonry wall and can be cut to create a 1.0 metre by 1.0 metre penetration as indicated on Nigel Merryweather architect drawing dated 30 May 2008.

The attached sketch SK1 indicates a 110mm wide by 76mm deep by 1200mm long Ultra Lintel beam necessary to support the proposed wall penetration. It will be necessary to use one lintel per skin of brick wall that is penetrated.

Should you require any further information please contact the undersigned.

Yours faithfully



Jim Grasso
BE, MEngSc, LGE, MIE (Aust) NPER3



COMPUTATIONS

Project: MANLY POST OFFICE Project No: 00832 Sheet No: SK1
Design: JG Date: 21/12/08

