

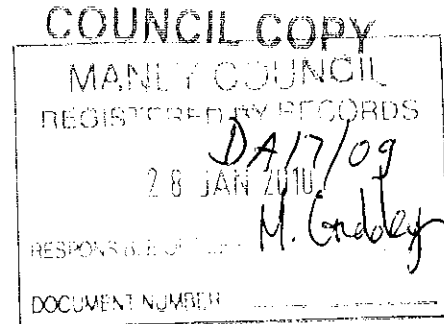
27th January 2010

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.

\$30.00
R/W 666068
NB 28/1/2010

Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.: 003/10 **COUNCIL COPY**

Subject Land: 15, 15a & 17 The Corso, Manly NSW 2095
Lot and DP: Lot 1, DP 577268; Lot 1, DP 64558 & Lot B, DP 373583

Applicant: Hilrok Properties Pty Ltd.
Address: C/- NBRS+Partners
Level 3, 4 Glen Street, Milsons Point NSW 2061

Ph./Fax: 9977-2418 / 9977 2410

Owner: Hilrok Properties Pty Ltd

Description of Building Works: Alterations to the existing building for additional retail use and the refurbishment of the existing offices, including external facade work.

BCA Classification: Class 5 & 6

Cost of Building Works: \$ 1,196,754 (Total project cost)

Builder: Quasar Construction Pty Ltd - License No: 76988C

DA No.: 17/09
Determination Date: 2/06/2009 & 11/08/09
Consent Authority: Manly Council

Date of Receipt of CC application: 29/10/2009
Determination: Approved
Date of Determination: 27/01/2010

Approved Plans: NBRS + Partners ; Drawing No: 07139-AWD01/A, AWD02/A, AWD03/D, AWD04/A, AWD05/B, AWD06/A, AWD07/A, AWD08/B & AWD09/C

Attachments:

- Other Documentation
- 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: 27/01/2010

Fire Safety Schedule

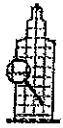
(Clause 168 of the Environmental Planning and Assessment Regulation 2000)

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	✓	✓



Dix Gardner

PTY. LTD.

COUNCIL COPY

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

RECEIVED
29 OCT 2009
DIX GARDNER P/L

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 HILROCK PROPERTIES PTY LTD
 Address 17 THE CORSO MANLY
 Signature & Date [Signature] 26/10/09
 Phone & Fax 0412 105566 9977 2410

OWNER

Name HILROCK PROPERTIES PTY LTD
 Address 17 THE CORSO MANLY

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

Signature & Date [Signature] 26/10/09

SUBJECT LAND

Address 15, 15a, 17 THE CORSO MANLY
 Lot & DP LOT 1, DP 57266 / LOT B, DP 373583 / LOT 1, DP 64558

PROPOSAL

Description ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS
 Or No. of Lots (if Strata) _____

DEVELOPMENT CONSENT - NOT APPLICABLE FOR APPLICATIONS FOR CDC

DA No. 17/09
 Date of Lodgement _____
 Date of Determination 2/6/09

VALUE OF WORKS

Estimated Cost of Works \$ 1,196,754.



DixGardner

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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

15, 15A, 17 THE CORSO MANLY

OWNER

Name

~~HILROCK~~ PROPERTIES PTY LTD

Address

17 THE CORSO MANLY

PROPOSAL

Description

ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS

CONSENT

DA/CDC No.

17/09

Date of Determination

2/6/09

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
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: 26/10/09

PCA signature: [Signature]

Date: 27/10/09



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Building Regulations
Consultants
Fire Safety Consultants

Notification of Mandatory Inspections

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

Subject Land	
Address	15, 15A 17 THE CORSO MAJLY
Description of Works	ALTERATIONS & ADDITIONS TO EXISTING BUILDINGS
Consent	
DA/CDC No.	DA/ 17/09
CC No.	003/10.
Principal Certifying Authority	
Name:	DIX GARDNER / LYALL DIX
Accreditation no.	BSPT 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) after excavation for, and prior to the placement of, any footings, and
 - (b) prior to pouring any in-situ reinforced concrete building element, and
 - (c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - (d) prior to covering waterproofing in any wet areas, and
 - (e) prior to covering any stormwater drainage connections, and
 - (f) after the building work has been completed and prior to any occupation certificate
- (5) In the case of a class 2, 3 or 4 building,
 - (a) prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas
 - (b) prior to covering any stormwater drainage connections, and
 - (c) after the building work has been completed and prior to any occupation certificate
- (6) In the case of a class 5, 6, 7, 8 or 9 building,
 - (a) prior to covering any stormwater drainage connections, and
 - (b) after the building work has been completed and prior to any occupation certificate
- (7A) Additional inspections of building work must be made
 - (a) in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier has been erected and before the pool is filled with water, and
 - (b) in the case of a Class 2, 3, 4, 5, 6, 7, 8 or 9 building, after excavation for, and before the placement of, any footings

Person with the benefit of the Development Consent/CDC		
Name	Tim Peterson	Signature
		Date 26/10/09

Note 1: 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.

Note 2: All critical stage inspections, excluding the final inspection, may be undertaken by another accredited Certifying Authority other than the Principal Certifying Authority.

ABS Schedule to Construction Certificate Application

particulars of the proposal

What is the area of the land (m²)..... 618 m²
 Gross floor area of existing building (m²)..... 1133 m²
 What are the current uses of all or parts of the building(s)/land?
 (if vacant state vacant)..... retail/offices

Location	Use
GROUND FLOOR	RETAIL
FIRST FLOOR	OFFICE

Does the site contain a dual occupancy?..... NO
 What is the gross floor area of the proposed addition or new building (m²)..... NIL
 What are the proposed uses of all parts of the building(s)/land?

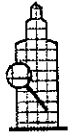
Location	Use
GROUND FLOOR	RETAIL
FIRST FLOOR	OFFICE

Number of pre-existing dwellings NIL
 Number of dwellings to be demolished NIL
 How many dwellings are proposed? NIL
 How many storeys will the building consist of? 2

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 ✓
hardplank	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



DixGardner

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 Building Regulations
 Consultants
 Fire Safety Consultants

INSPECTION RECORD

Address:	15-17 The Corso, Manly		
DA No.:	DA17/09	CC No.:	003/10
AC/PCA:	Lyll Dix – BPB 0092	DG Project No.:	09/0333
Inspection Type:	Prior to issue of CC.	Inspections By:	Lyll 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 5 & 6 building,		Critical Stage Inspection Satisfactory		Inspection Date	Officer	
<i>(a) Prior to issue of CC</i>		i) No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	15/08/09	LD & CP
i) PLANS AND SPECIFICATIONS ADEQUATELY AND ACCURATELY DEPICT THE CONDITION OF THE EXISTING BUILDING		ii) No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>	18/01/10	LD & CP
ii) BUILDING WORK COMMENCED ON SITE						
iii) SEE ATTACHED FIRE SAFETY SCHEDULE						



ANNUAL FIRE SAFETY STATEMENT

Environmental Planning and Assessment Regulation 2000
(Part 9, Division 5 (Formerly Form 15A))

Name of owner/agent (authorised by the owner):
I, Timothy W. Peterson of

Address
15, ISA, 17 THE COLSO MANNY 2095

Certify that:

- Each essential fire safety measure specified in the statement has been assessed by a properly qualified person and found, when it was assessed, to be capable of performing
 - In the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - In the case of an essential fire safety measure applicable otherwise than virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- The building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of Part 9 of the *Environmental Planning and Assessment Regulation 2000*.

Identification of building:

House No., Unit No., or Name of building (if more than 1 building upon the premises): 15, ISA, 17

Street: THE COLSO

Suburb: MANNY

Date of inspection of the building (or part):

Date of assessment:

Owner's details:

Name: Timothy W. Peterson

Telephone No. 02 9977 2418

Address: 17 THE COLSO MANNY 2095

ESSENTIAL FIRE SAFETY MEASURES

Fire Safety Measures	Standard of Performance (ie Australian Standard reference)
	<u>REFER ATTACHED</u>

The information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Date of statement: Signature: [Signature] Owner / Owner's Authorised Agent

A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Fire Commissioner of the New South Wales Fire Brigades and a copy of this fire safety statement together with the relevant fire safety schedule must be prominently displayed in the building (i.e. in the entrance foyer or hallway). A fire safety statement must be accompanied by a fire safety schedule for the building or part of the building.

Annual Fire Safety Statement

Issued under the Environmental Planning & Assessment Regulation 2000, Part 9 - Fire Safety and Matters Concerning the Building Code of Australia, Division 5 - Fire Safety Statements.

MANLY Council

Address of Building	15A - 17 The Corso Manly NSW 2095
Owner's Name	
Owner's Address	
Date of Assessment	30/10/2009

Measure	Essential/Critical Fire Safety Measures	
	Standard of Performance	Standard of Maintenance
Portable Fire Extinguishers	AS 2444-2001	AS 1851-2005 Sect 16
Exit signs *	AS 2293.1-1995	AS 2293.2-1995
Emergency lights *	AS 2293.1-1995	AS 2293.2-1995
Automatic fire sprinkler system	AS 2118.1-1995	AS 1851-2005 Sect 2
Pending Repairs *		

I, **Tony Toro** of **Extinguisher Services Pty Ltd**

certify that:

- (a) Each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
- (i) in the case of essential fire safety measure applicable by virtue of a safety schedule, to a standard no less than that specified in the schedule, or
- (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- (b) the building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 of part 9 of the *Environmental Planning and Assessment Regulation 2000*, and
- (c) the information contained in this certificate, is to the best of my knowledge and belief, true and accurate.

Date

2.11.09

Signed


(Owner/Agent)

Notes: 1 A copy of this statement must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.

2 A copy of this statement must be prominently displayed in the building.

Carl Parkinson

From: Graham Nicholas [Graham.Nicholas@nbrsap.com.au]
Sent: Wednesday, 6 January 2010 4:27 PM
To: Carl Parkinson
Cc: Tim Peterson
Subject: 15-17a The Corso Manly
Attachments: 9053-S3.00 (B).pdf; 9.134-E02.pdf; 9.134-E03.pdf; 9.134-E04.pdf; 9.134-E05.pdf; 09.134-M01.pdf; 09.134-M02.pdf; 07139-AWD05-B.pdf; 07139-AWD09-cor-C.pdf; 9053-S1.00 (B).pdf; BCA CC actions.doc; INSURANCES.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Carl,

Welcome back. All the best for the new year.

We are getting ready to start construction on February 8th.

We want to facilitate your CC by say 15th Jan.

This is email 1 of 2.

Attached updated BCA CC action list.

So outstanding actions as I understand as follows.

- 1) Attached are drawings adding the disabled toilet and security doors. (I have not included spec) A full sized copy is in the mail.
- 2) The builder details are:
Quasar Constructions Pty Ltd
Unit 3 & 4, 23 Brookhollow Avenue
Baulkham Hills NSW 2153
License No 76988C
Phone; 8853 5600
Contact; John Chidiac
Insurances: Refer attcched
- 3) Return of previous DA and Payment of LSL sought from Tim –due soon

I think that's all that is needed.

Regards,

Graham Nicholas
GENERAL MANAGER
NBRSPARTNERS

Level 3, 4 Glen Street
Milsons Point NSW 2061 Australia
T: 61 2 9922 2344 F: 61 2 9922 1308
www.nbrsap.com.au

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Sydney Stock Exchange
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F: 1800 469 931 (toll free)
F: 02 8251 9495 Claims
F: 02 8251 9496 Underwriting
www.employersmutual.com.au

QUASAR CONSTRUCTION PTY LTD
PO BOX 7918
BAULKHAM HILLS NSW 2153

QUASAR CONSTRUCTIONS
23 JUN 2009
RECEIVED

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

The following policy of Insurance covers the full amount of the employer's liability under the Workers Compensation Act 1987.

This Certificate is valid from **01/07/2009** to **01/07/2010**

The information provided in this Certificate of Currency is correct at: **23/06/09**

2. EMPLOYERS INFORMATION

POLICY NUMBER: 75712016
LEGAL NAME: QUASAR CONSTRUCTION PTY LTD
TRADING NAME:
ABN: 86 069 663 403
ACN: 069 663 403

WorkCover Industry Classification number (WIC)	Industry	Numbers of Workers*	Wages*
411300	COMMERCIAL BUILDING CONSTRUCTION	35	\$2,200,000.00

* Number of workers includes contractors/deemed workers.
* Total wages estimated for the current period

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the Workers Compensation Act 1987. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place i.e. Compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A Principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours Faithfully,

Underwriting Department
Employers Mutual



uy032

Agent for the NSW WorkCover Scheme ABN 83 554 274 108 GST Branch No 005



Austbrokers Nowra, a Trading Name of
Austbrokers Sydney Pty Ltd
ABN 14 061 968 090
AFS Licence No. 244244
Rivers Building, Suite 4, 5-7 East St, Nowra NSW
PO Box 1345 Nowra NSW 2541
Tel (02) 4422 9515 Fax (02) 4422 9514

Quasar Constructions Pty Ltd

"This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act 1984".

Date of Issue: 3/6/2009

CERTIFICATE OF INSURANCE

POLICY TYPE: Construction & Liability Insurance Policy

POLICY NO: 26A085887CAR

UNDERWRITER: QBE Mercantile Mutual Limited
Level 2, 85 Harrington Street, Sydney NSW 2000

INSURED: Quasar Constructions Pty Ltd

EXPIRY DATE: 15th April 2010

DETAILS OF COVER: 1) Contract Works Limit \$15,000,000
2) Public & Products Liability \$20,000,000

SUM INSURED: As Above

LOCATION: Australia Wide

INTERESTS INSURED: Big W

"DISCLAIMER"

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act 1984". We accept no responsibility or liability to advise any party who be relying on this certificate of such alteration to or cancellation of the policy of insurance

DA 17/09

ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 9976 1500 Fax 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

Date 12/01/2010 15:38
Receipt 00664212:0001 Terminal 2:335
Hilrok Properties

Details	Amount
* Long Service Levy 008000.9200.8079 15&17 The Corso	3613.64
Total Value:	3613.64
Tendered	
Cheque	3613.64
Change	0.00

Thank you for Prompt Payment

DA 17/09.

ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 9976 1500 Fax 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

Date 11/01/2010 15:45
Receipt 00664063:0001 Terminal 1:1327
Hilrok Properties Pty Ltd

Details	Amount
Long Service Levy 008000.9200.8079 DA 17/09	575.00
Total Value:	575.00
Tendered	
Cheque	575.00
Change	0.00

Thank you for Prompt Payment

ABN #:4366286065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 9976 1500 Fax 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

Date 25/01/2010 15:19
Receipt 00665327:0001 Terminal 2:335
Quasar Constructions

Details	Amount
Builders Deposits -	5000.00
010.2009.00000017.001	
15-17 The Corso	
Total Value:	5000.00
Tendered	
Cheque	5000.00
Change	0.00



Received surround
 DA 89/07 11/01/10
 062507

Manly Council



Reference: 120308 DA89/07 Ni:Admin
 Enquiries: Environmental Services

Council Offices
 1 Belgrave Street
 Manly NSW 2095

Hilrok Properties Pty Ltd
 c/- Design Collaborative Pty Ltd
 DX 13030
 SYDNEY MARKET STREET



Correspondence to
 General Manager
 PO Box 82
 Manly NSW 1655

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

**Notice of Determination under Section 81(1)(a) of the
 Environmental Planning and Assessment Act, 1979
 Development Application No. 89/07**

**Proposed Development: Redevelopment of the sites for Retail Shop,
 Bank and Commercial Offices**

Land to be developed: 15, 15A & 17 The Corso Manly

Pursuant to the Building Code of Australia, the building is a Class 3b, 5 & 6 building.

Council determined this application and has granted consent subject to the conditions described below:

DA1

This approval relates to Drawings/Plans Nos. 06091 DA 02D, 03D, 04D, 05D, 06D, 07D, 08D & 09D dated 10 September 2007 and received by Council on 4 December 2007.

ANS01

The proposed trafficable awning over the footpath in front of Nos. 15 & 15A, The Corso is to be deleted and replaced by a conventional awning similar to the adjoining property at Nos. 19 – 21, The Corso. The reason for this is that the proposed balcony is contrary to Clause 3.1.1.1 (b) of the Manly Town Centre Urban Design Guidelines 2002 and Clause 5.11 of the Development Control Plan for The Corso, 2005 and to ensure that the significance of The Corso as a whole is maintained. Plans are to be amended accordingly, prior to the issue of Construction Certificate.

ANS02

Modifications to the existing windows and infill windows on the first floor façade of No 15 & 15A are to relate to the original openings in regard to the location and widths of openings. Plans are to be amended accordingly, prior to the issue of the Construction Certificate.

ANS03

The roof over the front part of the third level to No 15 & 15A is to be lowered to allow the historically relevant roof form to be read by pedestrians as silhouetted against the sky from across the street as viewed from The Corso. Plans are to be amended accordingly, prior to the issue of the Construction Certificate.



Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly
P.O. Box 1044
Manly NSW 1655

30 October 2009

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

Hilrok Properties Pty Ltd
17 The Corso
Manly NSW

c/o
NBRIS & Partners
Level 3, 4 Glen St
Milsons Point NSW 2061

Attention: Mr Graham Nicholas

Dear Graham,

**Subject: Alterations and Additions at 15-17 The Corso, Manly
Certificate for Structural Engineering Design**

Please find attached copies of engineering drawings 9053-S0.00, S1.00, S2.00, S3.00, S3.01 relating to the proposed alterations and additions at 15-17 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 BCA, relevant Australian Standards and normal engineering practice.

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



Hybrid Consulting
Services

Hybrid Consulting Services Pty Ltd
170/172-174 The Corso, Manly, NSW 2095

28/10/2009

Our Ref: 20090043 L001 design certificate

ATTENTION: Building Certifier

**RE:15 The Corso Manly
25-17 The Corso
MANLY NSW 2095**

Hydraulic and Wet Fire Building Services Design Intent.

Dear Sir

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, We hereby certify that the Hydraulic, Fire Hydrant, and Fire hose Reel Services, for the building works at the subject premises have been designed and documented in accordance with current design standards; the Building Code of Australia and relevant Australian Standards.

In particular, the designs for the new services as stated have been designed and documented in accordance with the following:

a) Fire Services

AS 2419 (Fire Hydrant installations)

AS 2441 Installation of Fire Hose Reels

Building Code of Australia Section E1.3

b) Hydraulic Services

AS 3500 (Plumbing and Drainage Code of Australia)

NSW Code of Practice (plumbing and Drainage)

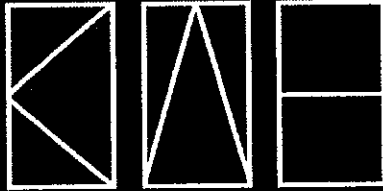
This Design Statement shall be read in conjunction with Hydraulic Services design documents H01[Rev A] and H02[Rev A]

Hybrid Consulting Services P/L is appropriately qualified and competent to carry out the associated design and documentation of the above mentioned services as required.

Yours faithfully,

Scott Harris
Director
Hydraulic Engineer
Dip. Eng (Plumbing Services), m.AHSCA

KNOX ADVANCED ENGINEERING



Making the difficult, simple

DESIGN CERTIFICATION

Project: 15, 15a and 17 The Corso Manly
Project No. 9.134
Site Address: The Corso Manly
Services: Mechanical
Documents: Drawings as detailed below and associated reports;

Drawing No.	Rev	Description
09.134-M00	01	Mechanical Services Legend, Notes and Drawing Schedule
09.134-M01	01	Mechanical Services Ground and First Floor layout
09.134-M02	01	Mechanical Services Roof Layout, Sections and Standard Details
09.134 – Specs.	01	Mechanical Services Specifications

SCOPE: *MECHANICAL SERVICES*

CONSULTANT: *KNOX ADVANCED ENGINEERING PTY LTD*

We, Knox Advanced Engineering Pty Ltd, advise that the design documentation has been prepared by experienced and appropriately qualified Mechanical Services Engineers and hereby certify that the design is in accordance with or to satisfying the following nominated standards.

As a minimum the mechanical services design complies with the current requirements of the following:

- **Australian Standards**
 - To AS/NZS1668.1, *Fire and smoke control in multi-compartment buildings;*
 - To AS/NZS1668.2, *Mechanical ventilation for acceptable indoor air quality,* as required by the Building Code of Australia.
- **Building Code of Australia 2009 (inclusive of Section J)**
- **DA conditions**

The above design documentation meets with the requirements of the contract and all relevant building services have been internally reviewed.

SYDNEY
Level 1, 231 Miller Street
North Sydney NSW 2060
T | 02 9929 1222 F | 02 9929 1233

W | knoxadv.com.au

MELBOURNE
Suite 4.01, 9 Eades Street
Melbourne East VIC 3002
T | 03 9415 9778 F | 03 9415 9779

AIR

WATER

ESD

POWER

LIGHTING

NOISE

STRUCTURE

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Our involvement and this certificate shall not be taken as confirmation that the services in the entire building are in compliance with the relevant codes and standards, nor relieving the Services Contractor and any of his sub-consultants of any of their responsibilities.

Mienna Salama
Knox Advanced Engineering Pty. Ltd.
29/10/2009

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T|02 9929 1222 F|02 9929 1233

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AIR

WATER

ESD

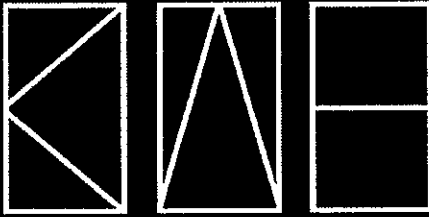
POWER

LIGHTING

NOISE

STRUCTURE

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Project: Manly Corso

Rev: A

Date: 29/10/09

Site Address: 15, 15a, 17 The Corso, Manly.

Services: Electrical

Extent: In accordance with documents detailed below.

Documents: Drawings as detailed below and associated specification.

Drawing No.	Rev	Description
09.134-E01	A	Legend, Drawing Schedule & General Notes
09.134-E02	A	Ground and Level 1 Lighting & Fire Services Layout
09.134-E03	A	Ground and Level 1 Power & Communications Layout
09.134-E04	A	Roof Electrical Layout
09.134-E05	A	Single Line Diagrams and Schematics

SCOPE:

ELECTRICAL SERVICES

CONSULTANT:

KNOX ADVANCED ENGINEERING PTY LTD

We, Knox Advanced Engineering Pty Ltd, advise that the design documentation has been prepared by experienced and appropriately qualified Electrical Services Engineers and hereby advise that the design is in accordance with or to satisfying the following nominated standards.

SYDNEY

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MELBOURNE

Suite 4.01, 9 Eades Street
Melbourne East VIC 3002

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AIR

WATER

ESD

POWER

LIGHTING

NOISE

STRUCTURE

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As a minimum the electrical services design complies with the current requirements of the following:

Measure and/or system Standards of Performance	Measure and/or system Standards of Performance
Automatic fire detection and alarm system (<i>smoke detection system</i>)	BCA2009 Specification E2.2a and AS 1670.1 – 2004
Automatic fire detection and alarm system (<i>smoke detection system to automatically shutdown airhandling system</i>)	BCA2009 Clause 5 of Specification E2.2a and AS/NZS 1668.1 – 1998
Emergency lighting	BCA2009 Clause E4.2, E4.4 and AS 2293.1 – 2005
Exit Signs	BCA2009 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005
Artificial lighting (general)	BCA2009 Clause F4.4 and AS 1680.0.
Energy Efficiency (Artificial Lighting and Power)	BCA2009 Part J6 and Specification J6 Council requirements: DA condition 51

- **Australian Standards**

AS/NZS3000 - Electrical installations (known as the Australian/New Zealand Wiring Rules)

The above design documentation meets with the requirements of the contract and all relevant building services have been internally reviewed.

Our involvement and this certificate shall not relieve any Services Contractor and any of his sub-consultants of any of their responsibilities.

Jacob Theodorou
Knox Advanced Engineering Pty. Ltd.
28/10/ 2008

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Melbourne East VIC 3002
T|03 9415 9778 F|03 9415 9779

AIR WATER ESD POWER LIGHTING NOISE STRUCTURE

27th October 2009

Email ; cp@dixgardner.com.au

Att; Mr C Parkinson

Dear Carl,

**RE; BCA COMPLIANCE STATEMENT
15-17 THE CORSO MANLY
DA No; 17/09**

We have reviewed the construction documents issued for construction certificate approval and confirm their general compliance with the relevant sections of the BCA.

Included in this documentation is the provision for compliant disabled access to the retail tenancies and section J roof fabric and glazing.

Also note the windows have not been increased in area and no increase in fire load occurring. We have received no conditions or request from the council indicating any variance to this requirement.

Your independent detail inspection of the documentation should be undertaken to verify these statements prior to your certification.

Yours Sincerely
NBRS+ Partners



GRAHAM NICHOLAS
General Manager
Reg; Architect 3159

Carl Parkinson

From: Tim Peterson [timpeterson@hilrokproperties.com.au]
Sent: Thursday, 4 June 2009 9:51 AM
To: Andrew Duffin
Subject: FW: DA 17/09

Andrew,
FYI.
Regards,

Tim Peterson
Hilrok Properties Pty Ltd
17 The Corso
Manly NSW 2095
P: (02) 9977 2418
F: (02) 9977 2410
M: 0412 10 55 66
E: timpeterson@hilrokproperties.com.au

From: Nayeem Islam [mailto:Nayeem.Islam@manly.nsw.gov.au]
Sent: Wednesday, 3 June 2009 16:36
To: Tim Peterson
Subject: RE: DA 17/09

Dear Tim,

I refer to our discussion this morning:

1. The deferred commencement approval condition (A1) of Consent No. 17/09 requires details of a dedicated garbage area for the retail premises. Once you submit those details and, if satisfactory, a letter will be issued to activate the consent.
2. Condition No. DA274 – As indicated in the Assessment report, no Section 94 Contribution is applicable to this consent No. 17/09.
3. As per the submitted plans, the shopfront to Nos. 15a & 17 The Corso indicates “shopfronts to future DA tenants”, shopfront to No. 15 The Corso has been approved as indicated; the shopfront to Nos. 15 & 15a The Corso facing Market Lane will require access for people with disabilities and therefore will require some changes to the shopfront.

Please note that first use of the revamped retail premises will require the submission of separate Development Applications to Council.

Hope the above answers your queries.

Regards,

Nayeem

From: Tim Peterson [mailto:timpeterson@hilrokproperties.com.au]
Sent: Wednesday, 3 June 2009 1:17 PM
To: Nayeem Islam
Subject: DA 17/09

Dear Nayeem,

Thank you for your time this morning regarding DA 17/09.

Confirming our discussion:

1. Condition A1

I will forward plans for garbage/storage area to you in due course

2. Condition 274

Please advise if any s.94 contribution is required

3. Ans05

Please confirm the following interpretation is correct. We have already included new shop fronts for all tenancies facing both The Corso and Market Lane in DA 17/09. These shop fronts will be installed unless the tenant changes the design. If so, the tenant, in their DA submission, will provide new shopfront detail.

Regards,

Tim Peterson
Hilrok Properties Pty Ltd
17 The Corso
Manly NSW 2095
P: (02) 9977 2418
F: (02) 9977 2410
M: 0412 10 55 66
E: timpeterson@hilrokproperties.com.au

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26th October 2009

Email ; cp@dixgardner.com.au

Att; Mr C Parkinson

Dear Carl,

**RE; DESIGN COMPLIANCE STATEMENT
15-17 THE CORSO MANLY
DA No; 17/09**

We have reviewed the construction documents issued for construction certificate approval and confirm they comply with the approved DA 17/09.

Yours Sincerely
NBRS+ Partners



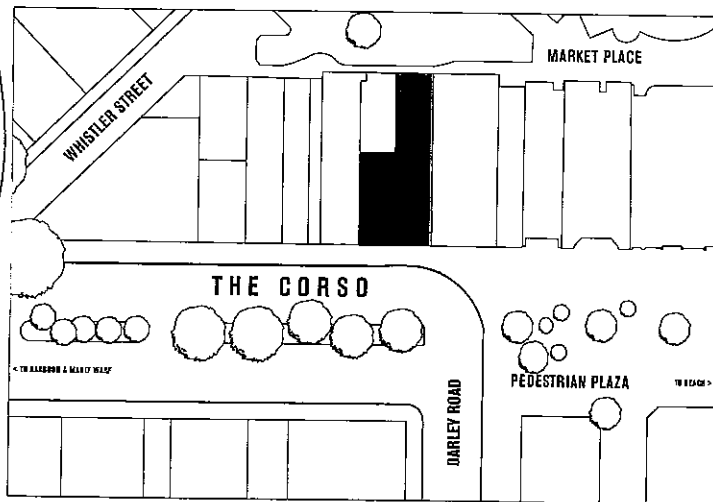
GRAHAM NICHOLAS
General Manager
Reg; Architect 3159



FOR INFORMATION ONLY - IMAGE FROM GOOGLE MAPS.

POD SITE PLAN
N.T.S.

Copy of
other works
separate CC
not under this
scope



KEY - 10 METRES
0 20M 40M 60M 80M 100M

POD SITE PLAN
1:2000

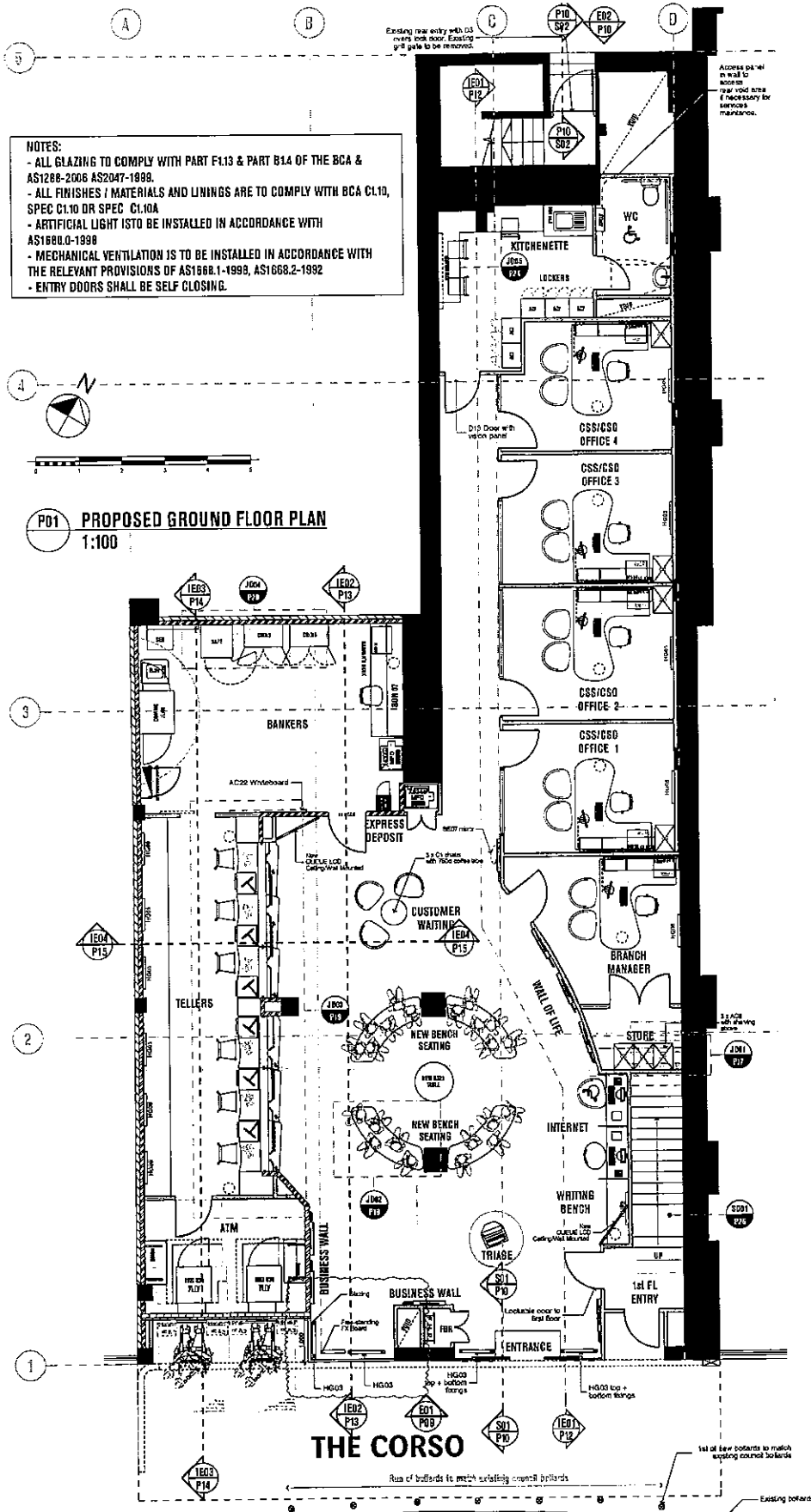
angle arrowsmith
MSP/Engineers Building, Lower Ground Floor
550 Collins Street, Melbourne, VIC, 3000
t: +61 (0)3 9610 8300 f: +61 (0)3 9610 8388

st. george
ST.GEORGE: Manly,
St George, 16A & 17 The Corso,
Manly, NSW 2095
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REVISIONS		
Amendment:	Iss:	Date:
A. Footprint of building shown in red updated	SM	04/08/09
B. Footprint of building shown in red updated	PE	04/08/09

DRAWING:
Site Plan
CAD FILE NAME: WSP021608032701 Manly.stp
Date: 2/06/09
Scale: 1:2000 Sheet Size: A3 Drawn: SM
AA Project Number: ST011 Sheet: 00 Rev: B



NOTES:

- ALL GLAZING TO COMPLY WITH PART F4.13 & PART B1.4 OF THE BCA & AS1288-2006 AS2047-1999.
- ALL FINISHES / MATERIALS AND LININGS ARE TO COMPLY WITH BCA C1.10, SPEC C1.10 OR SPEC C1.10A
- ARTIFICIAL LIGHT IS TO BE INSTALLED IN ACCORDANCE WITH AS1680.0-1999
- MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF AS1688.1-1999, AS1688.2-1992
- ENTRY DOORS SHALL BE SELF CLOSING.

- KEY:**
- EXISTING MASONRY WALL (Show any exposed masonry in plasterboard & paint)
 - NEW MASONRY WALL (In BR blockwork)
 - NEW INTEREACHWAY STUD WALL BY LARDER
 - NEW PARTITION WALL (65-100mm block cavity)
 - NEW BR WALLS (100mm block cavity)
 - NEW INTERNAL GLAZING PARTITIONS
 - NEW LOW HEIGHT WALL (75mm 9' lip wall in 122 with external glazing channel and glazing to 1700mm A.F.L. 100mm 9' kicker in LxL NEW SECURITY MESH WALL
- NOTE:**
- Standard 'SUIVED' Partitions:** 16mm MDF Floor Plates, 80 x35 structural pine studs at 450mm centres, 2 rows of noggles.
 - Standard 'STRAIGHT' Partitions:** 75mm galvannead steel proprietary system as per spec. manual.
 - BR Walls:** Heavy duty Roducted steel framing. Steel armoured core to 2100 A.F.L. Polled R1/S1-secure over with 100-mesh in underside of ceiling / roof.
 - Security Mesh Walls:** Heavy duty roducted steel framing with security mesh attached in wall. With security mesh from wall up to underside of roofing.
 - Fire Rated walls:** The Wall shall have a fire resistance Level-F20/120 in accordance with the requirements of AS1530.4 & SBR175 FR-120/120 120mm wall thickness.

angley arrowsmith
 145 Cullers Street, Melbourne, VIC 3009
 ph: +61 (0) 3919 8200 fax: +61 (0) 3919 8205

ST.GEORGE: Manly,
 St George, 15A & 17 The Corso,
 Manly, NSW 2095

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REVISIONS		
Amendment:	Int:	Date:
0. Obtain sealing, electrical ballasts, ceiling	SM	17/07/11
1.0 1.0 location updated	SM	28/02/09
E. Bricks updated / door / floor / ballast recovered	SM	25/02/09
F. Add floor notes to Tenders included	SM	19/02/09
G. FC Board / Mesh Tensing walls updated	SM	11/02/09
H. TV Board / Mesh Tensing walls updated, Mesh	SM	11/02/09
I. TV Board / Mesh Tensing walls updated, Mesh	PF	23/05/09
J. Add wall to Teller room, Ballast recovered	PF	02/06/11

DRAWING:
 Proposed Ground Floor Plan

CAD FILE NAME: WPD022009020711 Manly.rvt

Date: 2/10/09

Scale: 1:100 Sheet Size: A3 Drawn: SM

AA Project Number: ST011 Sheet: 01 Rev: J

KEY:

- EXISTING MASONRY WALL (Sheet key exposed masonry in plan/section & elevs)
- NEW INTERMEDIARY STUD WALL BY LAYELOAD
- NEW PARTITION WALL (35-100mm thick over/ft)
- NEW BA WALLS (140mm thick over/ft)
- NEW INTERNAL GLAZING PARTITIONS
- NEW LOW HEIGHT WALL 75mm H (for wall in LAB with coated glazing glass) and glazing in 770mm H/L, 100mm H (for wall in LAB)
- NEW SECURITY MESH WALL

NOTE:

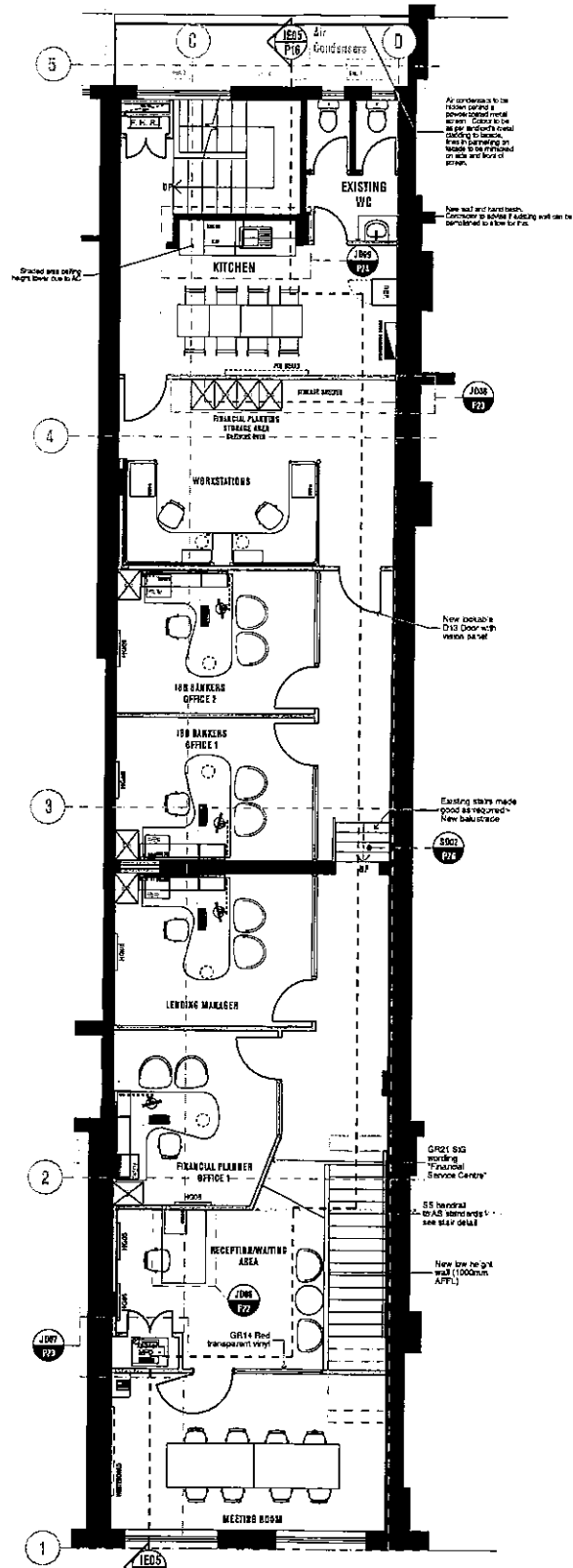
Standard "SHIMMED" Partitions:
16mm MDF Panel, 30 x 35 structural pine studs at 400mm centres, 2 rows of noggins.

Standard "STRAIGHT" Partitions:
75mm galvanneal steel proprietary system as per spec. manual

BA Walls:
Heavy Duty Reinforced steel framing. Steel armoured core to 4100 AFL. Rated B1S1 structure over with top-mesh to underside of ceiling / roof.

Security Mesh Walls:
Heavy duty reinforced steel framing with security mesh enclosed in wall. With security mesh from wall up to underside of roofing.

Fire Rated walls:
The wall shall have a fire resistance Level-1/20/120 in accordance with the requirements of AS1538.4 CSB175 FRL-1/20/120 128mm wall thickness.



PD1/22 PROPOSED FIRST FLOOR PLAN
1:100

THE CORSO

angle arrows south
140 Phillipson's Building, Lower Ground Floor
54-56 Colborne Street, Melbourne VIC 3000
PH: +61 (0)3 9610 6300 Fax: +61 (0)3 9610 6300

ST.GEORGE: Manly,
St George, 15A & 17 The Corso,
Manly, NSW 2095

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Authorisation is given to carry out the work shown on this drawing in accordance with the conditions of use set out below. This authorisation is given on the understanding that the user of this drawing will be responsible for ensuring that the work is carried out in accordance with the conditions of use set out below. The user of this drawing will be responsible for ensuring that the work is carried out in accordance with the conditions of use set out below. The user of this drawing will be responsible for ensuring that the work is carried out in accordance with the conditions of use set out below.

REVISIONS			
Amendment:	Int:	Date:	
A. Wallboard/SRM not trace vinyl loc.	SM	23/02/20	
B. Meeting room, 2 x 8225 loc reception, office	SM	23/02/20	
C. Office 2 room / shelves / reception graphic updated, MFB adding, PBR + RB locational	SM /	24/02/20	
D. Shelves updated / vinyl angled	SM	24/02/20	
E. Additional notes to be added / included	SM	24/02/20	
F. Shelves moved back, after handover notes revised	SM	24/02/20	

DRAWING:
Proposed 1st Floor Plan

CAD FILE NAME: WPP011408000101 Manly/Manly

Date: 2/08/09

Scale: 1:100 Sheet Size: A3 Drawn: SM

AA Project Number: **ST011** Sheet: 01/2 Rev: **F**

Finishes

Paint Finishes

- P100T01**
SPEC TO MATCH - Resene Roadster
Satin 18027 Exterior (St.G Red)
- P100T02**
SPEC TO MATCH - Dulux
WeatherShield Antique White USA
23412 Colour Specifier
- P100T03**
SPEC TO MATCH - Dulux
WeatherShield Colour matched to
Laminex Fossil (L01)
- P100T04**
SPEC TO MATCH - Resene
Roadster Satin 18027 Low sheen
Interior (St.G Red)
- P100T05**
SPEC TO MATCH - Dulux
Wash 'n' Wear Antique White USA
23412 Colour Specifier
- P100T06**
SPEC TO MATCH - Haymes Green
Valley 2637AC LSA Interior
- P100T07**
SPEC TO MATCH - Haymes Black
WV1 2052AC LSA Interior
- P100T08**
SPEC TO MATCH - Dulux
Wash 'n' Wear Colour matched
to Laminex Fossil (L01)
- P100T09**
SPEC TO MATCH - Dulux 5-Pack
Gloss Red, colour matched to
M(E001)
- P100T10**
SPEC TO MATCH - Dulux Powder
Coat Flame Red

Floorcoverings

- F101 F01 Carpet Tiles**
SPEC TBC
- F102**
SPEC TO MATCH - Arnicas Space
Traditional Oak, Colour S/WC314
Flank 355mm x 1220mm
- F103 Carpet tile**
SPEC TO MATCH Interface - Escal
plus, Speed Out
- F104**
SPEC TO MATCH Harbo Marmoleum
Classic Smaragd 48666
- F105**
SPEC TO MATCH Abrus Matting
Systems, Duramat (Ribbed Rubber
Insert) Natural AI Frame.

Ceramic Tiles

- C101**
SPEC TO MATCH - Granite Tile
Castello, dark black - R10 slip rating
- C102**
SPEC TO MATCH - Johnson Tiles
Elite Ultra White Smooth 1 - 613375
- C103**
SPEC TO MATCH - Rock Imperio
Marselan Avero Matte 6056605 R11
- S101**
Signation, TGF CD Signline, 320x600
Contact: Rive Furman 03 9427 9100

Textiles

- T02**
SPEC TO MATCH games Richardson
Falcone Teak

Laminates

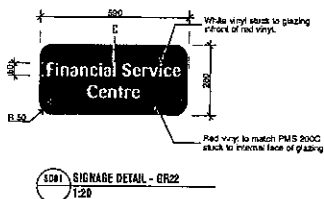
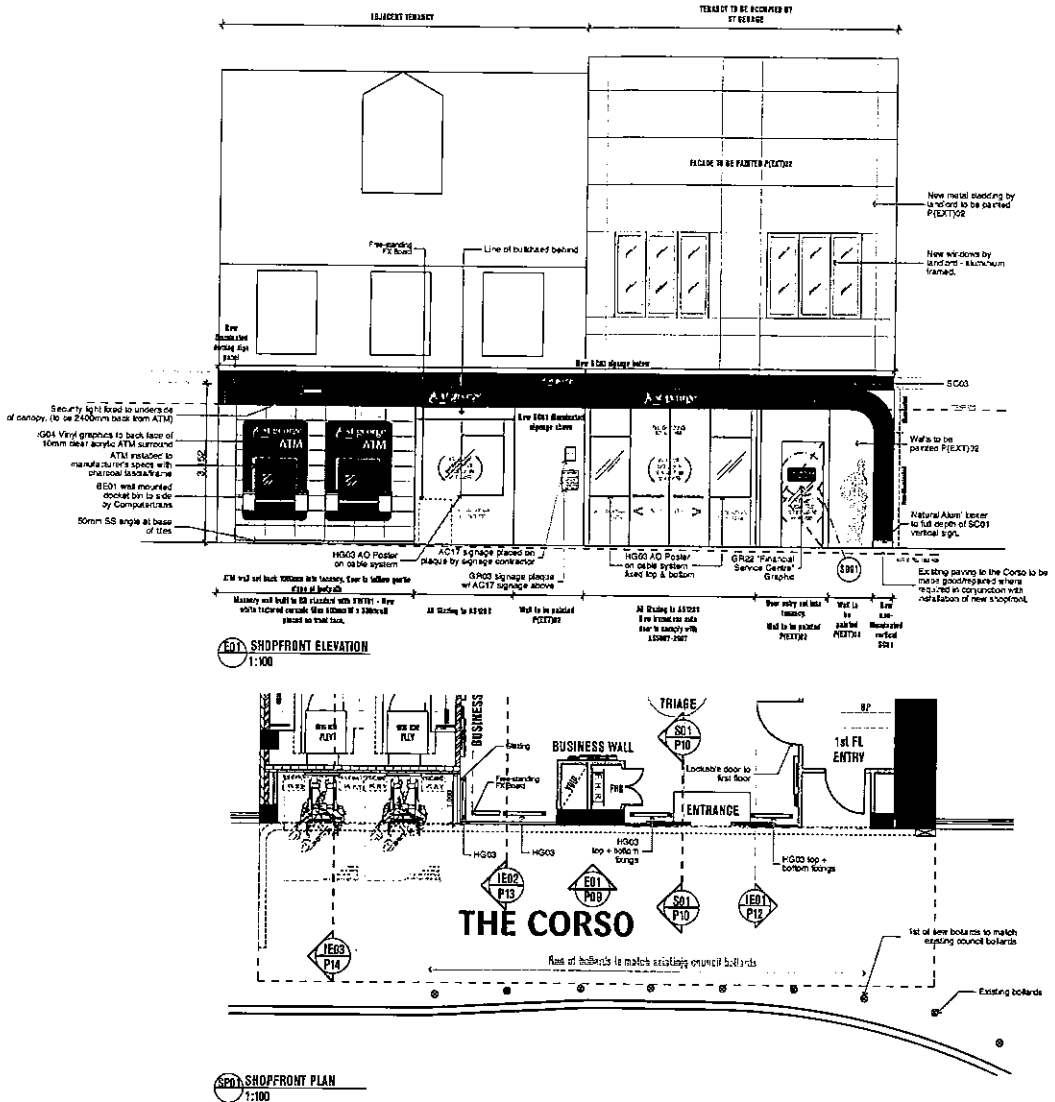
- L11**
SPEC TO MATCH - Laminex Fossil -
Flint Finish 463
- L12**
SPEC TO MATCH - Laminex
Parliament, Flint Finish 202
- L13**
SPEC TO MATCH - Laminex Olympia
Red - Flint Finish 433

Acrylics

- A11**
SPEC TO MATCH - Perspex CN16
Red ST 4150
- A12**
SPEC TO MATCH - Perspex Green
ST21

Powdercoated

- A101**
SPEC TO MATCH - 2mm
powdercoated angles / c sections
colour Dulux white Satin 32312



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544 Collins Street, Melbourne, VIC 3000
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St George, 15A & 17 The Corso,
Manly, NSW 2095
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REVISIONS	Amendment:	Int:	Date:
A. Additional bollards shown, notes included.	SM	SM	24/02/09
B. ATM right centre over ATM's LHS bumper.	SM	SM	25/02/09
C. ATM right centre over ATM's LHS bumper.	SM	SM	25/02/09
D. ATM right centre over ATM's LHS bumper.	SM	SM	25/02/09
E. ATM recessed in, due to 1st floor recessed, necessary above at ATM with glass.	SM	SM	24/02/09
F. Bollards revised.	SM	SM	24/02/09
G. Additional bollards included.	SM	SM	22/02/09

DRAWING:
Shopfront Elevation E01
CAD FILE NAME: W:\PROJECTS\09\STG\STG01.dwg
Date: 20/02/09
Scale: 1:100, 1:50, 1:20 & R Size: A3
Drawn: SM
AA Project Number: **ST011**
Sheet: **09**
Rev: **E**

