

Par: 1000006
NAR. 1106638
483Z
Bld 878540
19 JAN 2009

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

15 January 2009

2/09

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

Manly Council
19 JAN 2009
Distribution
Document
Michael Gidday
Debbie
77898

COUNCIL COPY

Attention: Planning Department

Dear Sir/Madam,

**RE: CDC 1064/08
MANLY POST SHOP, 22 CENTRAL AVENUE, MANLY NSW 2095**

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

The certificate relates to the Internal alterations to the Post Shop including replacement entry door and glazing at the above address.

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

1. Notice of Commencement & Appointment of PCA
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:- Australia Post - Corporate Real Estate

✓ CERTIFIER
\$30

R. 582027
19.1.09

Complying Development Certificate

Issued under the Environmental Planning and Assessment Act 1979

COUNCIL COPY

Certificate No.: 1064/08

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

**Applicant:
Address:** Australia Postal Corporation
Level 4, Corporate Real estate
219-241 Cleveland Street, Strawberry Hills NSW 2012

PH./Fax: 9202-6184 / 9202-6176

Owner: Nasus (No.1) Pty Ltd

Proposal: Internal alterations to the Post Shop including replacement entry doors and glazing.

BCA Classification: Class 6

Cost of Works: \$150,000

Builder: Jendin Pty Ltd

**Determination:
Date of Determination:
Date of Lapse:** Approved
15/01/2009
15/01/2014

Relevant Planning Instrument: Manly Council LEP 1988

Approved plans: Nigel Merryweather Architect;
Drawing Nos: A1/A & A2/A, A3, A4/A to A7/A dated 7/11/2008

Attachments:

- Approved plans
- Council conditions of complying development
- Prescribed conditions under the regulations
- Fire Safety Schedule

Accreditation Level: A1 - Building Surveyor Grade 1

Registration No.: BPB 0371

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: 
Ramanathan Shanmuganathan
Accredited Certifier

Date: 15/01/2009

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.: 1064/08

COUNCIL COPY

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	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.



Whole title | Parent Act | Historical versions | Historical notes | Search title

Manly Local Environmental Plan 1988

Current version for 15 December 2008 to date (accessed 13 January 2009 at 09:23)

Schedule 10

<< page >>

Schedule 10 Conditions of complying development certificates

(Clause 10A (4))

General conditions applying to all complying development

Compliance

- 1 Notification of all affected persons is required, in accordance with council's Notification DCP adopted 28/6/99, on the date of receipt of the Complying Development Certificate application.

Before Commencement

- 2 Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, 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.

Additional conditions applying to specific types of complying development

Category	Condition No	Condition	Type of complying development to which the condition applies (being a type identified by the following number in the Table to Schedule 9)
Access	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.	1, 4, 6, 7, 8
	5	The existing surplus vehicular crossing and/or kerb layback shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.	1, 4, 6, 7, 8
	6	Any driveway within the property cannot exceed 5% slope at any point.	1, 4, 6, 7, 8
Building Construction	7	Any retaining walls must be constructed in accordance with a structural engineer's details. Certification of compliance with the structural detail during construction must be submitted to the Principal	1, 4, 6, 13

		<p>Certifying Authority.</p> <p>8 All construction shall be strictly in accordance with the Reduced Levels (RLs) as shown on the certified plans. Certificates of compliance prepared by a registered surveyor, showing compliance with ground and finished ridge levels, must be submitted to the Principal Certifying Authority.</p> <p>9 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.</p> <p>10 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 from a licensed applicator prior to the fixing of any wall or floor tiles</p> <p>11 All materials and finishes of the proposed additions are to match, as closely as possible the material and finish of the existing building.</p> <p>12 A suitable sub-surface drainage system must be provided adjacent to all excavated areas and such drains must be connected to an approved disposal system.</p> <p>13 Prior to excavation applicants must contact Sydney One Call Service to ascertain which utility services are underground in the proposed excavation.</p> <p>14 An adequate security fence, must be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence must be maintained in a state of good repair and condition until completion of the building project.</p> <p>Building Materials 15 All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes must be concealed within the building. Plumbing other than stormwater downpipes must not be attached to the external surfaces of the building.</p> <p>Car Parking 16 An approved water interceptor must be provided across the driveway at the street boundary and all stormwater must be conveyed by underground pipe to Council's street gutter.</p> <p>Drainage and Stormwater 17 Roofwater and surface stormwater from paved areas must be conveyed by pipeline to Council's street gutter.</p> <p>18 The width of inter-allotment drainage</p>	<p>1, 4, 6</p> <p>1, 2, 4, 7</p> <p>1, 2, 4, 7, 8, 13</p> <p>1</p> <p>1, 4, 6, 10</p> <p>1, 4, 6, 10</p> <p>1, 4, 6, 13</p> <p>1, 2, 4, 7</p> <p>4, 6</p> <p>1, 4, 6, 13</p> <p>1, 4, 6</p>
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easements is no less than:

(a) 1.0m for pipes up to 150mm, or

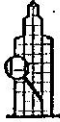
(b) 2.5m for pipes larger than 150mm

The easements must be free of encroachments and contain only a single pipeline.

	19	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.	1, 2, 4, 7, 8
Fencing	20	The details of the materials, size, height and design of all fences, including front, side and rear fences must be submitted to the Principal Certifying Authority prior to that stage of work being commenced.	4, 5, 6
Trees	21	A barrier or temporary fence must be erected around the existing street trees in front of the subject property to protect them from damage during construction.	1, 4, 6
	22	No existing street trees may be removed without Council approval. Where such approval is granted, the trees must be replaced at full cost by the applicant with super advanced trees of a species nominated by Council's relevant officer.	1, 3, 4, 9, 13
Road Reserve	23	Where the driveway construction necessitates the removal of street planting, a replacement tree of the same species must be planted elsewhere on the lot frontage. Details must be provided with the application for a Construction Certificate	4, 6
Lighting	24	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.	1, 3, 4, 6, 7, 8, 9, 13
Miscellaneous	25	Prior to the commencement of works on the land including demolition and site preparation, silt control fences must be provided. A Sediment/Erosion Control detail must be submitted to the Principal Certifying Authority.	1, 4, 6, 10
	26	All materials on site or being delivered to the site must be contained wholly within the site.	1, 2, 3, 4, 6, 7, 8, 13
	27	All site waters during excavation and construction must be contained on site to avoid pollutants entering into the Harbour or Council's stormwater drainage system.	1, 4, 6
	28	All demolition and excess construction materials are to be recycled wherever practicable.	1, 4
Noise/Nuisance	29	Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and	1, 4, 6

		7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays.	
	30	No sandwich boards or the like are to be placed on Council's footpath.	8
Termite Control	31	A durable termite protection notice must be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".	4
Traffic/Parking	32	Written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb and gutter, footway, naturestrip, or other property under Council's control.	1, 4, 6, 13
	33	All construction vehicles associated with the development must obtain a permit on a daily basis, for any access onto The Corso and Sydney Road Plazas.	1, 8
	34	Delivery vehicles associated with the completed development are only permitted to drive, stand or park on The Corso and Sydney Road Plazas between the hours of 5am-11am Mondays to Fridays. Such access cannot be obtained on weekends or Public Holidays.	8

Top of page



Dix Gardner
PTY. LTD.

RECEIVED

14 JAN 2009

DIX GARDNER P/L

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

MANKY Post OFFICE
22 CENTRAL AVENUE MANKY NSW 2095.

OWNER

Name

NASUS (NO.1) PTY. LTD.

Address

1. RIALTO LAKE
MANKY 2095

PROPOSAL

Description

Internal alterations to the Post Shop including
replacement entry doors and glazing.

CONSENT

DA/CDC No.

1064108

Date of Determination

PRINCIPAL CERTIFYING AUTHORITY

Name:

Ramanathan Shanmuganathan

Accreditation no:

BPB0371

Accreditation grade:

Grade 1

Accreditation body:

B.P.B.

Address:

Level 11, 66 King St, Sydney 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:

Date:

NASUS (NO.1) PTY LTD.
J. WEBB
13-1-2009
J. WEBB
DIRECTOR

PCA signature:

Date:

Ramanathan
14/01/09.

RECEIVED
14 JAN 2009
DIX GARDNER P/L

APPLICATION FORM

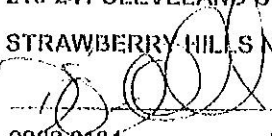
Environmental Planning & Assessment Act 1979, s.109C
 Environmental Planning & Assessment Regulation 2000, cl.126 or 139

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

APPLICANT

Name **Australia Postal Corporation**

Address **Level 4, Corporate Real Estate.
 219-241 CLEVELAND ST
 STRAWBERRY HILLS NSW 2012**

Signature & Date  19/12/08

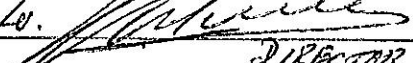
Phone & Fax 9202 6184 FAX 9202 6176

OWNER

Name **ANPOS (NO.1) PTY LTD**

Address **1 RIFLEDO LANE
 MANLY 2095**

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 **ANPOS (NO.1) PTY LTD**  **DIRECTOR**

SUBJECT LAND

Address **MANLY POST OFFICE
 22 CENTRAL AVE MANLY 2095**

Lot & DP **LOT 122 S.P. 13245**

PROPOSAL

Description **POSTSHOP REFURBISHMENT**

Or No. of Lots **LOT 122 S.P. 13245**
 (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 **\$150,000**

ABS Schedule to Construction Certificate Application

particulars of the proposal

What is the area of the land (m²) n/a

Gross floor area of existing building (m²) **560 sq m**

What are the current uses of all or parts of the building(s)/land?
(if vacant state vacant) **POSTSHOP**

Location	Use
22 CENTRAL AVE MANLY NSW 2095	POSTSHOP

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 MANLY NSW 2095	POSTSHOP

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	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 X		
unknown	90		
floor		frame	
concrete	20	timber	40 X
timber	10	steel	60
other	80	other	80
unknown	90	unknown	90

ANNUAL/SUPPLEMENTARY FIRE SAFETY STATEMENT
under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of Statement	<input type="checkbox"/> Annual <input type="checkbox"/> supplementary (Tick One)
<p>*annual statement name owner/agent address</p>	<p>I, Sean Bermingham Of Strata Associates Pty Ltd</p> <p>Certify: (a) That 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 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 (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 and (e) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.</p> <p><i>(*Delete if this does not apply)</i></p>
<p>*supplementary statement name owner/agent address</p>	<p>I N/A of</p> <p>Certify: (a) that each critical 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 to at least the standard required by the current fire safety schedule for the building for which this statement is issued. (b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.</p> <p><i>(*Delete if this does not apply)</i></p>
<p>Identification of building Location</p>	<p>Strata Plan 7114 Street 22 Central Avenue Suburb MANLY NSW 2095 Description of part (where applicable)</p>
<p>Owner's details Name Address</p>	<p>The Owners – SP 7114 Strata Associates Pty Ltd, Box Q210 QVB Post Shop NSW 1230</p> <p>Phone: 8303 2000 Fax: 8303 9500</p>

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 Ordinance 70 Part 27.2 Min Spec 10
	Path of Travel, Stairways, Passageways and Ramps	25/8/08	EPA Reg 2000 Part 9 Div 7
	Portable Fire Extinguishers & Fire Blankets	21/4/08	AS2444-1995
	Warning & Operation Signs	25/8/08	EPA Reg 2000 Part 9 Div 7

Date on which building or part of building was inspected	Dated this 25/8/08
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Date of Statement	Dated this 29/8/08
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Authorisation	<u>Sean Bermingham</u> owner/agent Signature
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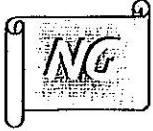
FALSE OR MISLEADING STATEMENTS
A person is guilty of an offence if the person makes any statement knowing it to be false or misleading in an important respect, in or in connection with any document lodged with a consent authority or certifying authority for the purposes of the Act or the Regulation (Clause 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,*

Fire Safety Division, Locked Bag 12, PO GREENACRE NSW 2190.

** A copy of this statement (together with a copy of the current fire safety schedule) must be prominently displayed in the building.*



NASUS GROUP

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

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

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

16 December 2008

Building and Construction Industry
Long Service Payments Corporation
Locked Bag 3000
Central Coast MC NSW 2262
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

JONES LANG LASALLE
ATT NIGEL MERRYWEATHER
5 ELGATA CLOSE
AVALON NSW 2107

Levy Receipt

Receipt No.
00065931

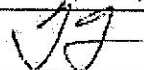
Received from: (Name of person or organisation paying for levy)	the amount of
JONES LANG LASALLE	\$525.00

Payment details:			
Cheque	272616	\$525.00	NIGEL MERRYWEATHER & ASSOCIATES

being payment for Long Service Levy as detailed below

Levy Payment Form number	0300866
Council/Department/Authority	MANLY COUNCIL
C.D.C. Number	1064/08
Work address	MANLY POSTSHOP 22 CENTRAL AVENUE MANLY NSW
Estimated value of work	\$150,000.00
Levy payable (No exemption)	\$525.00
Total levy paid	\$525.00

Signed: (Signature of authorised person)



Date

16/12/08

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

8 Jan 2009

ATTENTION CARL PARKINSON

Dear Sirs

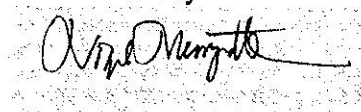
**ALTERATIONS TO MANLY POST OFFICE FOR JONES LANG LASALLE
AGENTS FOR AUSTRALIA POST
22 CENTRAL AVENUE, MANLY NSW 2095
CDC APPLICATION**

COMPLIANCE WITH BCA PROVISIONS

On behalf of the Applicant , Jones Lang Lasalle agents for the Australian Postal Corporation, I confirm that new work is designed to comply with the BCA including but not limited to the following provisions of the BCA :-

- a) Spec C1.10 – Fire Hazard Properties
- b) Clause D2.19 – Doorways and doors (Power operated doors)
- c) Clause D2.21 – Operation of Latch
- d) Clause D3.2- General Building Access Requirements
- e) AS1428.1- Circulation spaces for disabled access
- f) Clause E4.2 – Emergency Lighting
- g) Clause E4.5 Exit Signs
- h) Part F4 Lighting and Ventilation
- i) Part J5 Air conditioning/ventilation
- j) Part J6 Artificial Lighting

Yours faithfully



NIGEL MERRYWEATHER

Copy to JLL , Adam Alamein

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

Carl Parkinson

From: Alamein, Adam (Australia) [Adam.Alamein@ap.jll.com]
Sent: Tuesday, 13 January 2009 10:15 AM
To: Carl Parkinson
Subject: Manly Builders Details

Hi Carl,

The builders details for the works to the Manly Post Office are as Follows:

Jendin Pty Ltd
Address: PO Box Mona Vale NSW 1660
Contact: Chris Tye
Ph: 9979 6037
Mobile: 0418 210 731

I hope to have the revised owners consent to you today

Cheers

ADAM ALAMEIN
Senior Project Engineer, Project & Development Services
Australia Post Retail Operations Programme
Level 4
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25 November 2008

Carl Parkinson
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Level 11/66 King Street
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**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
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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