

DixGardner

PTY. LTD.

Building Certifiers
Strata Plan Certifiers
Building Regulations
Consultants
Fire Safety Consultants

22 March 2010

COUNCIL COPY

The General Manager
Manly Council
PO Box 82
Manly NSW 1655

Attention: Planning Department

Dear Sir/Madam,

**RE: DA NO: 82/09
ST. GEORGE BANK MANLY, 15A & 17 THE CORSO, MANLY NSW 2095**

DA 82/09

MANLY COUNCIL	
REGISTERED BY RECORDS	
24 MAR 2010	
RESPONSIBLE OFFICER	M. Gidley
DOCUMENT NUMBER	120234

Please find attached a copy of the Construction Certificate for the proposed development that has been granted by the Accredited Certifier, Wayne Treble.

The certificate relates to the fitout for use as a bank and offices at the above address.

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

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

24/3 We have attached a cheque for the registration of this certificate. In forwarding the receipt for this cheque it is requested that reference be made to the address of the premises.

If you have any queries regarding the above please do not hesitate to contact the undersigned on 9279 3657 during business hours.

Yours faithfully,

Wayne Treble

Wayne Treble
Dix Gardner Pty Ltd

CC:- Gallagher Jeffs Consulting

WITH CC

AmT

NAME

FT

CERTIFIER

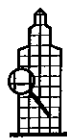
\$30

R 682742

24.3.10

On 7/4/10 I reviewed this CC. There is a minor increase in glazing to the Corso shopfront. Generally it is consistent with the consent.

Wayne Treble
7/4/10.



Construction Certificate

Issued under the Environmental Planning and Assessment Act 1979

Certificate No.: 086/10

Subject Land: St. George Bank Manly,
15A & 17 The Corso, Manly NSW 2095

Lot and DP: Lot 1, DP 64558 & Lot B, DP 373583

Applicant: Gallagher Jeffs Consulting
Address: Suite 2, Level 8, 171 Clarence Street, Sydney NSW 2000
Ph./Fax: 9397 7200 / 9397 7299

Owner: Hilrok Properties Pty Ltd; Tim Peterson

Description of Building Works: Fitout for use as Bank and offices.

BCA Classification: Class 5 & 6

Cost of Building Works: \$775,000

Builder: Roberts Constructions Pty Ltd; Lic No: 91623C

DA No.: 82/09
Determination Date: 24/08/2009
Consent Authority: Manly Council

Date of Receipt of CC application: 10/03/2010
Determination: Approved
Date of Determination: 22/03/2010

Approved Plans: Angley Arrowsmith; Project St George Manly ST011;
Drawing No's: Sheets 00/B, 01/M, 01/2/G, 01.2/-, 01.2/2/-,
09/H, 10/E, 11/C & 26/A.

Attachments:

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

Accreditation Level: A1 – Accredited Certifier – Building Surveyor Grade 1.
Registration No.: BPB0413
Accreditation Body: Building Professional 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:

Wayne Treble
Accredited Certifier

Date: 22/03/2010

Fire Safety Schedule

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

Premises: St. George Bank Manly,
15A & 17 The Corso, Manly NSW 2095

Development Consent No.: 82/09

Construction Certificate No.: 086/10

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 fail safe devices	BCA Clause D2.21		✓
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) and AS/NZS 1668.1-1998		✓
Portable fire extinguishers	BCA Clause E1.6 and AS 2444-2001		✓

INSPECTION RECORD

Address:	St. George Bank Manly, 15A & 17 The Corso, Manly NSW		
DA No.:	82/09	CC No.:	086/10
AC/PCA:	Wayne Treble BPB 0413	DG Project No:	09/0054
Inspection Type:	Prior to issue of CC.	Inspection By:	Wayne Treble

REQUIRED INSPECTION		Section 109E (3) (d) of the Act & Clause 143B & 143C of the Reg's	
In the case of a Class 1a & 10b building,	Critical Stage Inspection Satisfactory	Inspection Date	Officer
(a) Prior to issue of CC i) PLANS AND SPECIFICATIONS ADEQUATELY AND ACCURATELY DEPICT THE CONDITION OF THE EXISTING BUILDING ii) BUILDING WORK COMMENCED ON SITE	i) No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> ii) No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/>	16/02/2010	WT



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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 GALLAGHER JEFFES CONSULTING - MICHAEL OWENS
Address LEVEL 8, 171 CLARENCE ST
SYDNEY, NSW 2000
Signature & Date M.J. Owens
Phone & Fax (02) 9397 7200 (02) 9397 7299

OWNER

Name TIM PETERSON, HILBROK PROPERTIES PTY LTD
Address 17 THE CORSO, MANLY, NSW, 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 [Signature] 11/1/10

SUBJECT LAND

Address 15A and 17, The Corso, MANLY NSW 2095
Lot & DP Lot B, DP 373 583, Lot 1, DP 64558

PROPOSAL

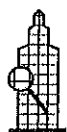
Description Change of use to a Bank/Office, Shop Fitout, ATM & Signage,
Or No. of Lots new slopfront.
(If Strata)

DEVELOPMENT CONSENT NOT APPLICABLE FOR APPLICATIONS FOR CDC

DA No. DA 82/09
Date of Lodgement 20/03/2009
Date of Determination 24/08/2009

VALUE OF WORKS

Estimated Cost
of Works \$ 775,000.00



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

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

SUBJECT LAND

Address 15A and 17, THE CORSO, MANLY NSW 2095
Lot 3, DP 373583, Lot 4, DP 64558

OWNER

Name HILROK PROPERTIES P/L
Address 17 THE CORSO, MANLY, NSW 2095

PROPOSAL

Description FIT OUT OF A NEW ST GEORGE BANK
AND ASSOCIATED SIGNAGE WORKS.

CONSENT

DA/CDC No. DA 82109
Date of Determination 24/08/2009

PRINCIPAL CERTIFYING AUTHORITY

Name: Wayne Treble
Accreditation no: BPB0413
Accreditation grade: A1 - Building Surveying Grade 1
Accreditation body: Building Professionals Board
Address: Level 4, 155 Castlereagh St, Sydney

COMPLIANCE WITH CONDITIONS & H.O.W. INSURANCE

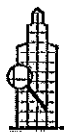
- Have relevant conditions of development consent/CDC been complied with? ☒ Yes ☐ No
▪ Have the requirements under the Home Building Act 1989 been complied with? ☒ Yes ☐ No N/A

DATE WORK IS TO COMMENCE

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

Owner's signature: [Signature]
Date: 11/1/2010

PCA signature: [Signature]
Date: 10/3/10



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Notification of Mandatory Inspections

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

Subject Land

Address ISA & 17 THE CORSO, MANLY NSW, 2095
Description of Works EIT OUT OF A NEW ST GEORGE BANK.

Consent

DA/CDC No. DA 82/09 CC No. TBA.

Principal Certifying Authority

Name: _____ Accreditation no. _____

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 MICHAEL OWENS Signature M.J. Owens Date 11/1/2010

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

Location

Use

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

Location

Use

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

materials to be used

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

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

ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1656
Ph 9976 1300 Fax 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

Date 17/03/2010 14:41
Receipt 00681773:0001 Terminal 3:350
Roberts Constructions Po Box 390 GATLEY

Details	Amount
Builders Deposits -	10000.00
010.2009.00000082.001	
15A&17 The Corso	
Total Value:	10000.00
Tendered	
Cheque	10000.00
Change	0.00

Thank you for Prompt Payment

26 February 2010

**ST GEORGE BANK LTD
C/O GALLAGHER JEFFS
LVL 8, 171 CLARENCE ST
SYDNEY NSW 2000**

Building and Construction Industry
Long Service Payments Corporation
Level 1
19-21 Watt Street
Gosford NSW 2250
Locked Bag 3000
Central Coast MC NSW 2252
Tel: 13 14 41
Fax: (02) 9287 5685
Email: info@lspc.nsw.gov.au
www.lspc.nsw.gov.au
ABN 93 646 090 808

As per your request for a copy of your receipt no. 00077557 dated 18 January 2010, the following information is provided:

Received from: (Name of person or organisation paying for levy) the amount of

ST GEORGE BANK LTD

\$2,712.00

Payment details:

Cheque 508524 \$2,712.00 GALLAGHER JEFFS P/L

being payment for Long Service Levy as detailed below

Levy Payment Form number	0308659
Council/Department/Authority	MANLY COUNCIL
D.A. Number	82/09
Work address	15A & 17 THE CORSO MANLY NSW 2095
Estimated value of work	\$775,000.00
Levy payable (No exemption)	\$2,712.00
Total levy paid	\$2,712.00

Signed: 

Date 26/2/10



See reverse of form for instructions

LEVY PAYMENT FORM

FORM NO.

OFFICE USE ONLY

PART A - DETAILS OF PERSON/COMPANY/ORGANISATION LIABLE TO PAY LEVY

PLEASE PRINT ALL DETAILS USING CAPITALS

Surname (if person)
or Company/Organisation name **ST GEORGE BANK LIMITED**

Given names (if person)
POSTAL ADDRESS **C/O GALLAGHER JEFFS**

No. and street or PO Box **171 CLARENCE ST - LEVEL 8**

Town/suburb **SYDNEY**

State **NSW** Postcode **2000** Bus. hours phone **0293977200**

PART B - ADDRESS OF BUILDING/CONSTRUCTION WORK

Number and street **15A AND 17 THE CORSO**

Town/suburb **MANLY**

State **NSW** Postcode **2095**

Estimated start date **D 15 M 02 Y 2010** Estimated finish date **D 30 M 05 Y 2010**

PART C - DETAILS OF WORK - To be completed by consenting/certifying authority with whom plans lodged for approval

Local Council Area **MANLY**

1 DA/CC/CDC No. **DA 82109**

Estimated value
of work (see note on back) \$ **775,000.00** Levy payable \$ **2,712.00**

1 If you have provided a CC above, please provide DA number here

Name of Officer/Private Certifier **IAN BOULLE** Business hours phone **0292793687**

PART D - DETAILS - To be completed by Depn/Authority where applicable - see reverse

Department/Authority

Contract/DA No (circle which)

Levy payable \$

Contract amount \$

Contact person (Print)

Phone number

Contact person (Signature)

Date

PART E - DECLARATION - To be signed by person liable to pay levy or authorised officer of company/organisation

Any false or misleading information provided on this form may result in prosecution under Section 58A.
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name **MICHAEL OWENS** Signature **M. J. Owens** Date **D 12 M 01 Y 2010**

PART F - TO BE COMPLETED WHERE APPLICABLE - SEE REVERSE

Exemption Approval Certificate No.

Wayne Treble

From: Nick Brownlee [nicholasb@nsw.gj.com.au]
Sent: Wednesday, 3 March 2010 3:44 PM
To: Wayne Treble
Cc: Michael Owens
Subject: St George Manly
Attachments: SGB Manly Outstanding Documentation.pdf

Wayne,

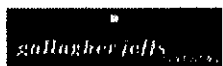
Please find attached outstanding documentation required for Construction Certificate, noting that Section 94 contributions are not required.

Copy of receipt of payment of the Trust Fund Deposit will be forwarded to yourself as soon as we have received it from the Contractor (Roberts Constructions Pty Ltd, Lic No. 91623C).

If you have any queries please don't hesitate to contact me.

Kind Regards,

Nicholas Brownlee
Project Manager



ABN 46 007 403 723

GALLAGHER JEFFS CONSULTING

Suite 2, Level 8, 171 Clarence Street, Sydney NSW 2000

T (612) 9397 7214

T (612) 0409 406 647

F (612) 9397 7299 E nicholasb@nsw.gj.com.au

Please visit our website www.gallagherjeffs.com.au

Melbourne Sydney Brisbane



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Nick Brownlee

From: Michael Owens
Sent: Wednesday, 3 March 2010 3:25 PM
To: Nick Brownlee
Subject: FW: Section 94 Contributions: DA82/2009 - 15A & 17 The Corso , Manly

FYI

Michael Owens
Project Manager

ABN 46 007 403 723

GALLAGHER JEFFS CONSULTING
Suite 2, Level 8, 171 Clarence Street, Sydney NSW 2000
T (612) 9397 7200
T (612) 9397 7208 M 0432 167 106
F (612) 9397 7299 E michaelo@nsw.gj.com.au

Please visit our website www.gallagherjeffs.com.au

Melbourne Sydney Brisbane



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




From: Yuan Zhang [<mailto:Yuan.Zhang@manly.nsw.gov.au>]
Sent: Wednesday, 3 March 2010 3:24 PM
To: Michael Owens
Subject: Section 94 Contributions: DA82/2009 - 15A & 17 The Corso , Manly

Hello Michael

Further to your request, I have received advice from Council's Principle Planer Nayeem Islam that in relation to condition number DA274 of DA 82/2009 (15A & 17 The Corso, Manly), Section 94 contributions are not required for the proposal.

Regards

Yuan Xin Zhang
Lodgement & Quality Assurance Services Officer
Land Use & Sustainability Manly Council

 Manly Council PO Box 82 Manly NSW 1655 DX 9205 Manly
 +61 2 9976 1695  +61 2 9976 1400
 yuan.zhang@manly.nsw.gov.au  www.manly.nsw.gov.au

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3/03/2010



design | retail | commercial | media

16th September

To Whom it may concern,

Subject: St George Branch at Manly

I can confirm that the drawings submitted for the above named project comply with the following clauses:

- Spec. C1.10 – Fire Hazard properties
- Clause D.27 – Installations in exits and paths of travel
- Clause D.2.21 – Operation of Latch
- Clause D3.2 – General Building access requirements
- Clause D3.6 – identification of Accessible Facilities, Services and Features
- Clause F1.7 – Waterproofing of Wet Areas
- Clause F2.5 – Construction of sanitary Compartments

Your Sincerely

Polly Glaysher

**Angle
Arrowsmith**

**A
&A**

street level | 700 collins street | docklands | VIC 3008
p | +61(0)3 8610 8300 f | +61(0)3 8610 8388



www.anglearrowsmith.com
info@anglearrowsmith.com



design | retail | commercial | media

16th September

To Whom it may concern,

Subject: St George Branch at Manly

I can confirm that the drawings submitted for the above named project for CC application are consistent with the Development Consent drawings apart from one minor change, which is the shopfront wall at the right hand side of the tenancy is now shown as masonry, it was previously shown as plasterboard, the finish will be the same.

Your Sincerely

Polly Glaysher

**Angle
Arrowsmith**

**A
&A**

street level | 700 collins street | docklands | VIC 3008
p | +61(0)3 8610 8300 f | +61(0)3 8610 8388



www.angleyarrowsmith.com
info@angleyarrowsmith.com

DESIGN CERTIFICATE

DESIGN CERTIFICATION	ELECTRICAL, MECHANICAL, FIRE, HYDRAULICS
Project Name	St George Bank
Address:	15A & 17 The Corso Manly
Part of Building to be certified	St George Tenancy

I hereby certify that: the design for all measures nominated below will be completed so as to ensure that each measure will fully comply with the nominated standard(s) of performance in the area of the building tenancy nominated above.

Measure and/or system	Standards of Performance
Light (lighting levels)	BCA2009 Clause F4.4 and AS 1680.0 – 1998
Lighting(energy efficiency)	BCA2009 Part J6.2
Lighting (control)	BCA2009 Part J6.3
Emergency Escape Lighting	BCA2009 Part E4 and AS2293.1-2005
Power Cabling & Submains	AS3000-2007 and AS3008-1998
Air Conditioning	BCA2009 Part J5 & AS1668 Parts 1 and 2
Ventilation	BCA2009 AS1668 Part 2
Fire Extinguishers	BCA2009 Part E1.6 and AS2444-2001
Fire Hose Reels	BCA2009 and AS2441
Drainage and Water	AS3500

The above items have been designed and assessed by properly qualified persons who have a good working knowledge of the relevant codes and standards referenced above.

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

Name of Certifier: GEOFF OWRID

Company: TCG CONSULTING ENGINEERS PTY LTD



Signature

18 March 2009

Date



**Cardno
Low & Hooke**

Shaping the Future

Our Ref 608421_LO-3 CF

Contact Cosmo Farinola

1 March 2010

St George Bank
Gallagher Jeffs Consulting
Suite 2
Level 8, 171 Clarence Street
SYDNEY NSW 2000

Attention: Mr. Michael Owens

Dear Sir,

**PROPOSED ST GEORGE BANK REFURBISHMENT AT
25 THE CORSO, MANLY**

This is to certify that we have carried out the design of the structural elements for the above project. The design has been in our opinion carried out to conform to the relevant SAA Codes, in particular the following:

AS	1170	Structural Design Actions Part 1 Permanent, Imposed and Other Actions Part 2 Wind Actions
AS	2870	Residential Slabs and Footings Code
AS	3600	Concrete Structures Code
AS	3700	Masonry Code
AS	4100	Steel Structures Code
Building Code of Australia - Section B - Structure		

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours faithfully

Cosmo Farinola
Cosmo Farinola BE MIE NPER
Principal - NSW Building Structures
for Cardno

Cardno Low & Hooke Pty Ltd
ACN 002 419 625
ABN 41 919 074 323

Level 3, 910 Pacific Highway
Gordon, New South Wales, 2072
Australia
Telephone: 02 9550 9966
Facsimile: 02 9499 3902
International: +61 2 9550 9966
Email: clh@cardno.com.au
Web: www.cardno.com.au

Offices - Australia

New South Wales

Sydney
Ballina
Newcastle
Gosford
Wollongong

Queensland

Brisbane
Cairns
Townsville
Mackay
Rockhampton
Bundaberg
Harvey Bay
Sunshine Coast
Toowoomba
Springfield
Gold Coast

Canberra

Victoria

Melbourne

Western Australia

Perth
Busselton

Northern Territory

Darwin