

BCA Performance Pty Ltd

Accredited Certifiers and Principal Certifying Authority

ABN 24 105 106 634
Suite110, 30-40 Harcourt Parade
ROSEBERY NSW 2018
AUSTRALIA
Ph: 61 2 9700 8699
Fax: 61 2 9700 9988

E-mail: *TKS*
joseph@bcaperformance.com

23 January 2009

General Manager
Manly Council
PO Box 82
MANLY NSW 1665

Dear Sir/Madam,

**FINAL OCCUPATION CERTIFICATE (CDC 416-1008)
Level 2, 39 East Esplanade, Manly**

We submit the attached Occupation Certificate for the above premises, as required under the EP&A Act Section 109C (1) and of the EP&A Regulation.

*A Submission Fee of \$30-00 is also attached.

Should you require any further assistance, please contact Mr Joseph Hallal on 9700 8699.

Yours sincerely
BCA Performance Pty Ltd

JP
Joseph Hallal
Senior Building Surveyor

*AuthOC
pm
NAME*

CERTIFIER

\$ 30

R. 582703

27.1.09

Manly Council

REC 27 JAN 2009

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BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

FINAL
Occupation Certificate

Issued under the EP&A Act 1979, S.109 C (1) (c), 109 H and 109 I
and the EP&A Regulation 2000 Part 8 Div. 3

APPLICANT DETAILS

Name: Intact Projects
Address: Unit 9, 15-17 Gartmore Avenue, Bankstown NSW 2200
Contact: Ph: 97081533 Fax: 97081566 Email: Danny@intactprojects.com

DEVELOPMENT CONSENT DETAILS

Development Application No:
Date the consent was issued:
Description of development:
Date of Inspection:

DETAILS OF THE BUILDING

Description of the building: Office Building
Address: Tenancy 1 Level 2, 39 East Esplanade, Manly
Date of Inspection: 22/1/2009
Lot No / Section:
Volume / Folio:
BCA Classification: Class 5

DECISION OF THE PCA

Joseph Hallal certifies that:

- The health and safety of the buildings occupants have been taken into consideration;
- A Complying Development Certificate has been issued for the works;
- The building is suitable for occupation and use as a class 5 in accordance with the BCA 2008;

Occupation Certificate No: - 416-1008 Date of certificate: 23/1/2009

SIGNATURE

Signature: 
Name: Joseph Hallal
Address: Suite 110, 30-40 Harcourt Parade Rosebery NSW 2018
Contact: Ph: (02) 9700 8699 Fax: (02) 9700 9988
Accreditation Body: Building Professionals Board
Accreditation No: BPB 0159

Final

Occupation Certificate

(Page 2 of 2)

Certificate Number: 416-1008

ESSENTIAL AND FIRE SAFETY MEASURES SCHEDULE

(Refer to attached schedule)

Attachments

Copy of Occupation Certificate application form

Copy of Interim Occupation Certificate

Copy of Mandatory Inspection Report

Glazing Certificate

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

FIRE SAFETY SCHEDULE

FIRE SAFETY SCHEDULE				
Fire Safety System	Existing	Performance Standard	Proposed	Performance Standard
Fire rated access panels & doors	NO		NO	
Automatic fail safe devices	NO		NO	
Automatic fire detection & alarm	YES	AS1670.1	YES	AS1670.1-2004
Automatic fire suppression systems dry pipe	NO		NO	
Emergency lifts	NO		NO	
Emergency lighting	YES	AS2293.1	YES	AS2293.1-2005
EWIS	NO		NO	
Exit signs	YES	AS2293.1	YES	AS2293.1-2005
Fire control centres & rooms	NO		NO	
Fire dampers	NO		NO	
Fire doors	YES	AS1905.1	NO	
Fire hydrant systems	YES	AS2419.1	NO	
Fire seals	NO		NO	
Fire shutters	NO			
Fire windows	NO		NO	
Hose reel systems	YES	AS2441	NO	
Lightweight construction	NO		NO	
Mechanical air handling systems	NO		NO	
Perimeter emergency vehicle access	NO		NO	
Portable fire extinguishers	YES	AS2444	YES	AS2444-2001
Safety curtain in proscenium opening	NO		NO	
Smoke & heat vents	NO		NO	
Smoke dampers	NO		NO	
Smoke detectors & heat detectors	NO		NO	
Smoke doors	NO		NO	
Solid core doors	NO		NO	
Standby power systems	NO		NO	
Wall-wetting sprinkler / drenchers	NO		NO	
Warning & operational signs	NO		NO	
OTHER	NO		NO	

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

ATTACHMENTS

OCCUPATION CERTIFICATE
APPLICATION FORM

APPLICATION

OC Occupation Certificate

Under the Environmental Planning and Assessment Act 1979

APPLICATION SUBMITTED TO: **BCA Performance**
Suite 110, 30-40 Harcourt Parade
ROSEBERY NSW 2018

Subject Land

Address: **Level 2, 39 East Esplanade, Manly NSW**

Lot Number etc.
(DP, SP, Vol/Fol.)

Applicant

Name/ Company: **Intact Projects Pty Ltd**

Address: **Unit 9/15-17 Gartmore Ave Bankstown**

Post code: **2200**

Contact numbers: **Phone: 97081533**
Email: danny@intactprojects.com

Fax: 97081566

Signature of Applicant



Date: **12/11/08**

Description of proposed development

Office fitout

Estimated cost of work \$

Existing use of Site:

Gross floor Area of building m²: (Existing)

(Proposed)

Site Area m²:

Number of storeys (including underground storeys):

Development Consent No:

Date of determination:

(Please attach copy of Consent and approved drawings)

Is the new dwelling attached to that existing?

YES or NO

Does the land contain a dual occupancy?

YES or NO

Building Code of Australia classification as per DA Consent:

List of documents accompanying this application:

Schedule to Application for Construction Certificate & PCA

Schedule of existing/proposed or modified Fire Safety measures
(for the existing building and the land on which it is situated)

Item No.	Proposed OR Existing Measures	Is this measure installed OR proposed to be installed or altered in the building? (* to indicate if new) Yes/ No	If yes, enter the standard of performance (eg: AS 2118)
1.	Access Panels, doors and hoppers to fire resisting shaft		
2.	Automatic fail safe devices		
3.	Automatic fire detection and alarm system		
4.	Automatic fire suppression system (sprinkler)		
5.	Automatic fire suppression system (others - specify)		
6.	Emergency lighting		
7.	Emergency lifts		
8.	Emergency warning and intercommunication system		
9.	Exit signs		
10.	Fire control centres and rooms		
11.	Fire dampers		
12.	Fire Doors		
13.	Fire hydrant systems		
14.	Fire seals (protecting openings in fire resisting components of the building)		
15.	Fire shutters		
16.	Fire windows		
17.	Hose reel system		
18.	Light weight construction		
19.	Mechanical air handling systems		
20.	Perimeter vehicle access for emergency vehicles		
21.	Portable fire extinguishers		
22.	Pressurising system		
23.	Safety curtains in proscenium openings		
24.	Smoke and Heat Vents		
25.	Smoke dampers		
26.	Smoke detectors and heat detectors		
27.	Smoke doors		
28.	Solid-Core doors		
29.	Stand-By Power Systems		
30.	Wall wetting sprinkler and drencher systems		
31.	Warning and operational signs		
32.	Others		

This is an accurate statement of the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed:
(owner/agent)

Name :

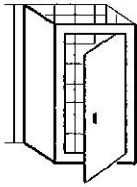
Date :

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

COPY OF FIRE SAFETY CERTIFICATE

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

OTHER DOCUMENTAION



BOWEN GLASS SERVICE

Glass Merchant - Specialist in all types of glazing - Silhouette Shower Screens
5 Cook St FORESTVILLE 2087. Phone 9451 6202 Fax 9453 9553
E - mail bowenglass@bigpond.com
ACN: 003 287 670 ABN: 28 003 287 670

Dated: 16/12/08
Air Support Inds
Suite 201/39 East Esplanade
Manly NSW 2095

5 Cook Street
Forestville NSW 2087
Phone: 02 9451 6202
Fax: 02 9453 9553

GLAZING CERTIFICATE

Site Address: Suite 201/39 East Esplanade Manly NSW 2095

This letter is to certify that the office door installed at the above address were glazed with safety glass, which is warranted by their supplier to be manufactured to meet or exceed AS 1288 - 2006 as 'A' Grade Safety Glass, the aluminium also meets or exceeds the requirements of AS 2047.

Yours Sincerely,
Wayne Newman

Bowen Glass

BCA PERFORMANCE PTY LTD - RECORD OF INSPECTION

FILE REFERENCE: 416-1008

SITE ADDRESS: Level 2, 39 East Esplanade, Manly

Inspection Date	Inspection Type	Site Contact	Inspection Result/Action Taken	Inspected by (initials) & Accreditation No
29/10/2008	At-Commencement Inspection	Danny	Undertook at commencement inspection to determine that no works had began and that there were toilet facilities and waste management facilities in place. I have advised the applicant of the documentation for the Occupation Certificate and the ongoing inspection required.	JH BPB 0159
12/11/2008	Pre-Final Inspection	Danny	Undertook Final inspection of the works to determine that all works had been completed as per the approval. All works were as per the approval except the door in the Conference Room wasn't constructed. I have advised the applicant of the documentation required and another inspection once the door goes in.	JH BPB 0159
22/1/2009	Final Inspection	Danny	Undertook Final inspection of the works to determine that all works had been completed as per the approval. All works were as per the approval. I have advised the applicant of the documentation required and another inspection once the door goes in	JH BPB 0159

POSTED

ENTERED

BCA Performance Pty Ltd
Accredited Certifiers and Principal Certifying Authority

ABN 24 105 106 634
Suite 110, 30-40 Harcourt Parade
ROSEBERY NSW 2018
AUSTRALIA
Ph: 61 2 9700 8699
Fax: 61 2 9700 9988
E-mail: koloadin@bigpond.net.au

12 November 2008

Intact Projects
Unit 9, 15-17 Gartmore Avenue
BANKSTOWN NSW 2200

Attn: Mr Danny Pavicic

Dear Sir,

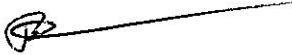
INTERIM OCCUPATION CERTIFICATE (416-1008)
Level 2, 39 East Esplanade, Manly

We submit the attached Occupation Certificate for the above premises as required under the EP&A Act Sections 109C(1)(c) and 109H.

In accordance with the Act, we have forwarded a copy of this Certificate to Manly Council on your behalf.

Should you require any further assistance, please contact Mr Joseph Hallal on 9700 8699.

Yours sincerely
BCA Performance Pty Ltd


Joseph Hallal
Senior Building Surveyor

BCA Performance Pty Ltd
Accredited Certifiers and Principal Certifying Authority

ABN 24 105 106 634
Suite110, 30-40 Harcourt Parade
ROSEBERY NSW 2018
AUSTRALIA
Ph: 61 2 9700 8699
Fax: 61 2 9700 9988
E-mail: koloadin@bigpond.net.au

12 November 2008

General Manager
Manly Council
PO Box 82
MANLY NSW 1665

Dear Sir/Madam,

**INTERIM OCCUPATION CERTIFICATE (CDC 416-1008)
Level 2, 39 East Esplande, Manly**

We submit the attached Occupation Certificate for the above premises, as required under the EP&A Act Section 109C (1) and of the EP&A Regulation.

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Should you require any further assistance, please contact Mr Joseph Hallal on 9700 8699.

Yours sincerely
BCA Performance Pty Ltd



Joseph Hallal
Senior Building Surveyor

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

INTERIM
Occupation Certificate

Issued under the EP&A Act 1979, S.109 C (1) (c), 109 H and 109 I
and the EP&A Regulation 2000 Part 8 Div. 3

APPLICANT DETAILS

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Address: Unit 9, 15-17 Gartmore Avenue, Bankstown NSW 2200
Contact: Ph: 97081533 Fax: 97081566 Email: Danny@intactprojects.com

DEVELOPMENT CONSENT DETAILS

Development Application No:
Date the consent was issued:
Description of development:
Date of Inspection:

DETAILS OF THE BUILDING

Description of the building: Office Building
Address: Tenancy 1 Level 2, 39 East Esplanade, Manly, This Certificate excludes the door to the Conference room which has not been constructed as of yet.
Date of Inspection: 12/11/2008
Lot No / Section:
Volume / Folio:
BCA Classification: Class 5

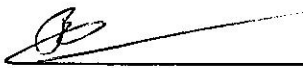
DECISION OF THE PCA

Joseph Hallal certifies that:

- The health and safety of the buildings occupants have been taken into consideration;
- A Complying Development Certificate has been issued for the works;
- The building is suitable for occupation and use as a class 5 in accordance with the BCA 2008;

Occupation Certificate No: - 416-1008 **Date of certificate:** 12/11/2008

SIGNATURE

Signature: 
Name: Joseph Hallal
Address: Suite 110, 30-40 Harcourt Parade Rosebery NSW 2018
Contact: Ph: (02) 9700 8699 Fax: (02) 9700 9988
Accreditation Body: Building Professionals Board
Accreditation No: BPB 0159

BCA PERFORMANCE PTY LTD
ACCREDITED CERTIFIERS & PCA

**Interim
Occupation Certificate**

(Page 2 of 2)

Certificate Number: 416-1008

ESSENTIAL AND FIRE SAFETY MEASURES SCHEDULE

(Refer to attached schedule)

Attachments

Copy of Occupation Certificate application form

Copy of Mandatory Inspection Report

Copy of Fire Safety Certificate

Glazing Certificate

Electrical Certificate

Letter from builder relating to no changes to Mechanical, Penetrations, lighting and no new carpet

BCA PERFORMANCE PTY LTD

ACCREDITED CERTIFIERS & PCA

FIRE SAFETY SCHEDULE

FIRE SAFETY SCHEDULE				
Fire Safety System	Existing	Performance Standard	Proposed	Performance Standard
Fire rated access panels & doors	NO		NO	
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Automatic fire suppression systems dry pipe	NO		NO	
Emergency lifts	NO		NO	
Emergency lighting	YES	AS2293.1	YES	AS2293.1-2005
EWIS	NO		NO	
Exit signs	YES	AS2293.1	YES	AS2293.1-2005
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Fire dampers	NO		NO	
Fire doors	YES	AS1905.1	NO	
Fire hydrant systems	YES	AS2419.1	NO	
Fire seals	NO		NO	
Fire shutters	NO			
Fire windows	NO		NO	
Hose reel systems	YES	AS2441	NO	
Lightweight construction	NO		NO	
Mechanical air handling systems	NO		NO	
Perimeter emergency vehicle access	NO		NO	
Portable fire extinguishers	YES	AS2444	YES	AS2444-2001
Safety curtain in proscenium opening	NO		NO	
Smoke & heat vents	NO		NO	
Smoke dampers	NO		NO	
Smoke detectors & heat detectors	NO		NO	
Smoke doors	NO		NO	
Solid core doors	NO		NO	
Standby power systems	NO		NO	
Wall-wetting sprinkler / drenchers	NO		NO	
Warning & operational signs	NO		NO	
OTHER	NO		NO	