

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB0043
Level 2, 41 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Your Ref: N0134/11 & N0134/11/S96/1

16 June 2014

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660

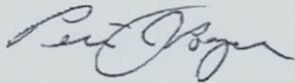
Dear Sir,

Pre Final Inspection & Interim Occupation Certificates
4 Kalinya Street Newport

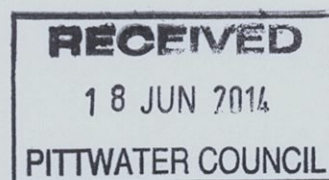
Please find enclosed copy of Pre Final Inspection Certificate and Interim Occupation Certificate for the above property issued under N0134/11 & N0134/11/S96/1.

Enclosed please find a cheque for \$36.00 for registration of the Interim Occupation Certificate together with Annual/Final Fire Safety Certificates.

Yours faithfully



Peter Boyce



\$36 rec 361965 18/6/14.

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Interim Occupation Certificate

Certificate no.

BP13110 & BP12304.

SECTION A. The Application			
1. Details of the applicant			
Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other: ☐			
First name Sean McDonagh		Family name/Name of company and ABN c/- Rowell Marine Group Pty Ltd	
Unit/Street no. 4	Street name Kalinya Street		
Suburb or town Newport		State NSW	Postcode 2106
2. Details of the property			
Unit/Street no. 4	Street name Kalinya Street		
Suburb or town Newport		Postcode 2106	
Lot no. Lot 315	Section 		
DP / SP no. DP 822344		Volume/folio 	
3. Description of the building or part of the building			
Alterations & additions to marina building & floating marina			
4. Class of building			
Class* of the proposed building under the Building Code of Australia. *Note: If parts of the building will have different classes, include all classes.		5, 8 & 7b	
Development consent reference no.		N0134/11 & N0134/11/S96/1	

5. Date of the application

22 April 2014

6. Date application received by the certifying authority

15 March 2013

SECTION B. Certifying authority

Name

Peter Boyce

Accreditation no.

BPB 0043

Address

Level 2, 41 Rawson St

Epping NSW 2121

SECTION C. Attachments (tick box/s as applicable)☐

Fire safety schedule

☐

Fire link conversion schedule

☐

Fire safety certificate

SECTION D. Certification**I certify that:**

- a current development consent is in force for the building
- a construction certificate has been issued with a respect to the plans and specifications for the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
- the health and safety of the occupants of the building has been taken into consideration

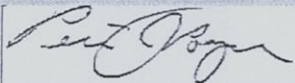
☐

a fire safety certificate has been issued for the building (tick if applicable)

☐

a report from the Fire Commissioner has been considered (tick if applicable)

Signed



(Must only be signed by the PCA)

SECTION E. Date

Date of this certificate

16 JUN 2014

SECTION F. Attachments (tick as applicable)☐

Fire safety certificate

☐

Fire safety schedule

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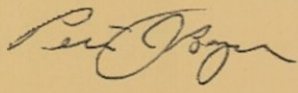
Ref: BP13110 & BP12304

5 June 2014

Pre Final Inspection Certificate

Development Consent No.	N0134/11 & N0134/11/S96/1
Construction Certificate No.	BP13110 & BP12304
Council Area:	Pittwater Council
Property Address:	4 Kalinya Street Newport
Owners Name:	Sean McDonagh c/- Rowell Marine Group Pty Ltd
Address:	4 Kalinya Street Newport

Pre Final Inspection: A pre final inspection of the building work at the above property has revealed that the work is being carried out generally in accordance with the approved plans, conditions of the Development Approval, and the requirements of the Building Code of Australia. Upon completion of the outstanding work, a further inspection will be carried out and if satisfactory, the Final Occupation Certificate will be issued.

Certifier 

Date: 5 June 2014

Peter J Boyce & Associates

BPB Accredited Certifier No: BPB00043
Level 2, 41 Rawson Street Epping NSW 2121
Email: info@boycecorp.com.au

Ph: 9868 2855

Fax: 9868 2655

Final fire safety certificate

SECTION A: Details of the building

Unit/Street no.
4

Street name
KALINYA STREET

Postcode
2106

Suburb or town
NEWPORT BEACH

State
NSW

Description of the building
COMMERCIAL, STEEL, CAC/GLASS WITH CORRUGATED ROOF

SECTION B: Owner details

Mr ☐ Ms ☐ M/s ☐ Or ☐ Other ☐

First name
SEAN

Family name
MCDONAGH

Unit/Street no.
4

Street name
KALINYA STREET

Postcode
2106

Suburb or town
NEWPORT BEACH

State
NSW

SECTION C: List of all essential fire safety measures in the building

Essential fire safety measure

Minimum standard of performance specified in the relevant fire safety schedule

FIRE HYDRANT FLOW TEST

PASSED TO AS 2419.1

FIRE HYDRANT FLOW TEST

PASSED TO AS 2419.1

POTABLE FIRE EXTINGUISHERS

PASSED TO AS 2444

FIRE HOSE REELS SYSTEM

PASSED TO AS 2441

PATHS OF TRAVEL

DIV 7 OF PART 9 EP & AR

4: Date(s) essential fire safety measures were assessed

4/2/14

SECTION D: Certification

I certify, as required by clause 170 of the EP&A Regulation, that each essential fire safety measure specified in the current fire safety schedule for the building to which this certificate relates:

a) has been assessed by a properly qualified person, and

b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule

Signature of owner or owner's agent

Date

15/4/14

Notes:

1. As soon as practicable after this certificate has been issued, the owner must:
a) forward a copy of this certificate together with a copy of the current fire safety schedule to the Fire Commissioner
b) prominently display a copy of this certificate (together with a copy of the current fire safety schedule) in the building

2. Attach a copy of the relevant fire safety schedule to this certificate

SF

Annual Fire Safety Statement

Sedgman Fire Pty Ltd
ABN 67 094 135 458 - ACN 094 135 459
PO Box 138 - COLLAROY BEACH NSW 2097
Phone: (02) 9971 8483
Facsimile: (02) 9971 5121
Email: sedgmanfire@bigpond.com

Environmental Planning & Assessment Amendment Regulation 1998

Annual Fire Safety Statement

Under the Environmental Planning and Assessment Regulation 1994 Clauses 80E and 80F

Name of Building: ROWELL MARINE GROUP PTY LTD
Address of Building: END QUEENS PARADE WEST - NEWPORT NSW 2106
Owner's Name: ROWELL MARINE GROUP PLC
Owner's Address: 1 QUEENS PARADE, NEWPORT NSW 2106
Date of Assessment: 4th February, 2014

Essential Fire Safety Measures

MEASURE	STANDARD OF PERFORMANCE	STANDARD OF MAINTENANCE
Portable Fire Extinguishers	AS2444	AS1851 - 2005
Fire Hose Reel Systems	AS2441	AS1851 - 2005
Fire Hydrant systems	AS2441	AS1851.4 - 2005
Paths of Travel	Div 7 of Part 9 - EP & AR	Visual Inspection

I, SEAN MCDONAGH of 1 QUEENS PARADE, NEWPORT NSW 2106
Owner / Agent Address

Certify that:

a) each of the essential fire safety measures listed above:

- has been assessed by a person (chosen by me) who was properly qualified to do so, and
- was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued.

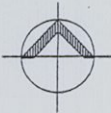
b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Date of Certificate:

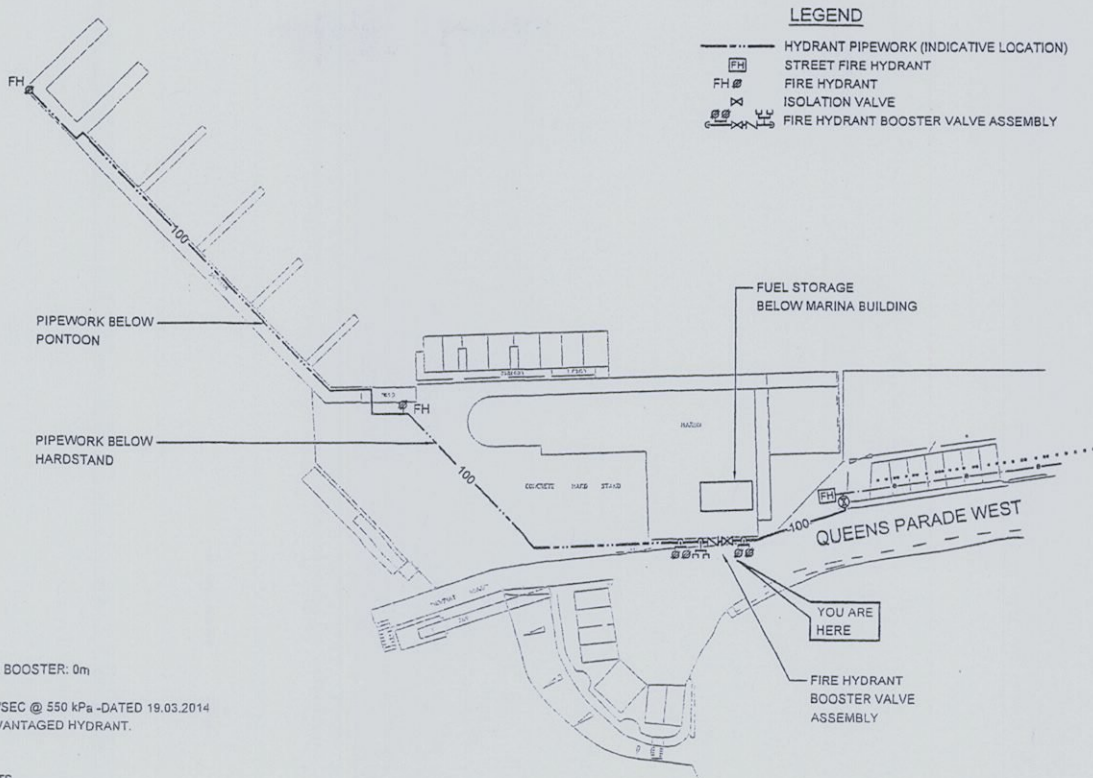
Dated this 4th Day of FEBRUARY, 2014

Notes

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to Local Council and
- The Commissioner of the FRNSW - Email: als@fire.nsw.gov.au or Post to: FRNSW - Fire Safety Division - Locked Bag 12 - Greenacre NSW 2190
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.
- 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 Council.



FIRE HYDRANT BLOCK PLAN
ROWELL MARINE- KALINYA ST, NEWPORT



- LEGEND**
- HYDRANT PIPEWORK (INDICATIVE LOCATION)
 - [FH] STREET FIRE HYDRANT
 - FH FIRE HYDRANT
 - [X] ISOLATION VALVE
 - [BVA] FIRE HYDRANT BOOSTER VALVE ASSEMBLY

NOTES

1. HEIGHT OF HIGHEST HYDRANT ABOVE BOOSTER: 0m
2. SYSTEM DESIGN: 10 L/SEC @ 250 kPa
3. SYSTEM COMMISSIONING TEST: 11.16 L/SEC @ 550 kPa -DATED 19.03.2014 AT THE MOST HYDRAULICALLY DISADVANTAGED HYDRANT.
4. TOTAL NUMBER OF HYDRANTS: 3
5. YEAR OF INSTALLATION: 2014
6. SYSTEM INSTALLED BY: MPS PRODUCTS
7. SYSTEM MAINTAINED BY: MPS PRODUCTS / SEDGMAN FIRE
8. SYSTEM TESTED BY: COMPLETE FIRE CERTIFICATION
9. FIRE HYDRANT BLOCK PLAN NOT TO SCALE

SF

Sedgman Fire Pty Ltd
ABN 67 094 135 458 - ACN 094 135 458
PO Box 138 ~ COLLAROY BEACH NSW 2097
Phone: (02) 9971 8483
Facsimile: (02) 9971 5121
Email: sedgmanfire@bigpond.com

ANNUAL STATEMENT OF MAINTENANCE COMPLIANCE

(Supporting Document by Maintenance Contractor for
preparation of Statutory Compliance Certification by Owner)

BUILDING NAME: ROWELL MARINE GROUP PTY LTD
BUILDING ADDRESS: END QUEENS PARADE WEST
NEWPORT NSW 2106

LOCATION & DETAILS Whole Building - "Inspection & Testing" Fire Protection Equipment
OF WORKS:

ESSENTIAL FIRE SAFETY MEASURE (ESSENTIAL SERVICE)	STANDARD OF PERFORMANCE	STANDARD OF MAINTENANCE	DATE OF LAST INSPECTION
Portable Fire Extinguishers	AS2444	AS1851.1 - 2005	4/02/2014
Fire Hose Reel Systems	AS2441	AS1851.14 - 2005	4/02/2014
Fire Hydrant System	AS2441	AS1851.4 - 2005	4/02/2014
Paths Of Travel	Div 7 of Part 9 - EP&R	Visual Inspection	4/02/2014

I, Graeme Sedgman of Sedgman Fire Pty Ltd

certify that the Essential Fire Safety Measures specified above have been assessed, inspected, tested, and maintained by a properly qualified person and were found, when assessed, to have been capable of performing to a Standard of Performance not less than that to which the measures were originally designed and implemented.

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

Signed:

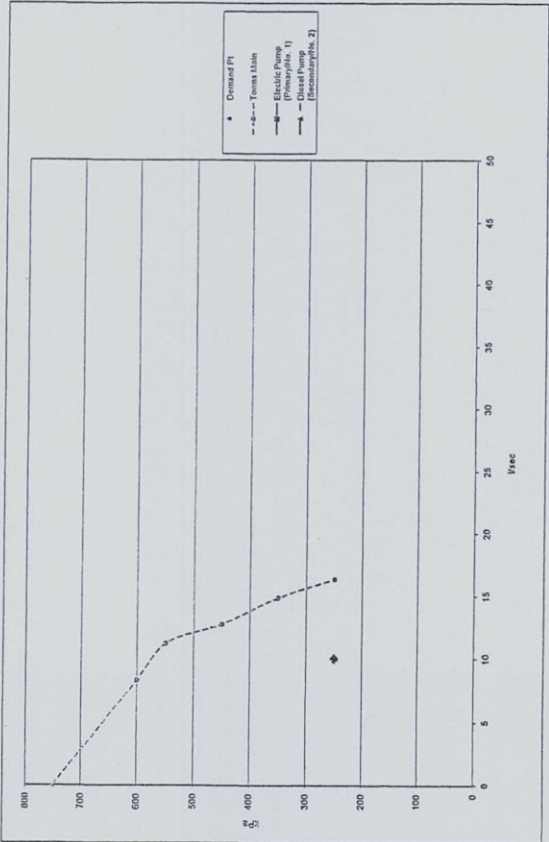
Date: 4th February, 2014

Hydrant System Flow Test Results at: Rowell Marine

Complete Fire Certification

Job #: _____ Date: 19th March 2014 Address: 1 Queens Pde Newport
Location: Slipway Driver 1: N/A Pump 1: N/A Driver 2: N/A Pump 2: N/A
Test Point: _____ Imp: _____
Test Device: Ambil Flowmeter Imp: _____

Control Data		Towns Main		Electric Pump (Primary/No. 1)		Diesel Pump (Secondary/No. 2)		System Demand Points	
Test Points	Flow Rate (l/sec)	Supply Pressure (kPa)	Discharge Pressure (kPa)	Motor Current (A)	Discharge Pressure (kPa)	Engine RPM	Flow (l/sec)	Pressure (kPa)	
1	0	7.50					10	250	
2	8.333	600							
3	11.166	550							
4	12.7	450							
5	14.333	350							
6	16.333	250							
7									
8									
9									
10									



Comment: Result: PASSED to AS 2419.1
Flow test has exceeded its duty point in accordance with Australian Standards AS 2419.1 (10 litres/second at 250kpa)

Comment: Result: Flowed 11.166 l/s @ 550 kpa
We test flowed from the slipway

Note: New installation / No pump
No Block Plan available.

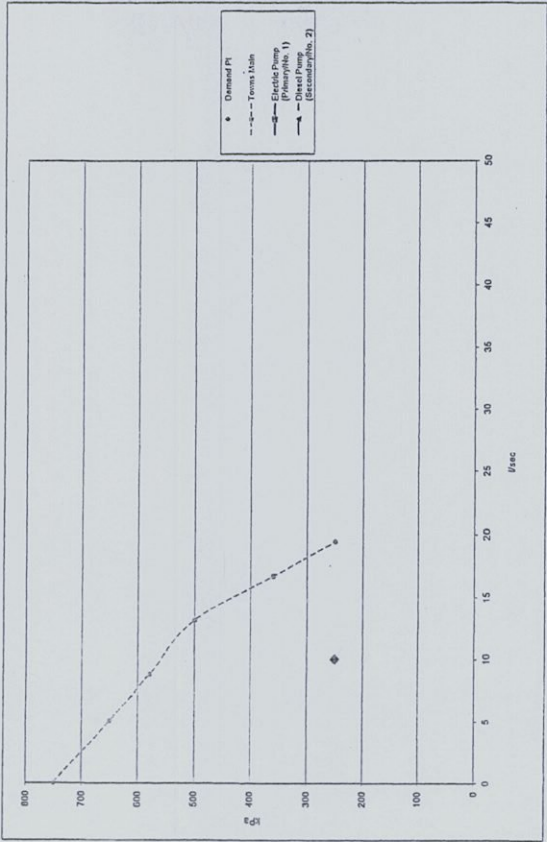
Test Conducted By: Peter Ryce/Craig Zapirain

Hydrant System Flow Test Results at: Rowell Marine

Complete Fire Certification

Job #: _____ Address: 1 Queens Pde Newport
Date: _____ Driver 1: N/A Pump 1: N/A Driver 2: N/A Pump 2: N/A
Location: Bottom Marina Imp: _____
Test Point: _____ Imp: _____
Test Device: Ambil Flowmeter Imp: _____

Control Data		Towns Main		Electric Pump (Primary/No. 1)		Diesel Pump (Secondary/No. 2)		System Demand Points	
Test Points	Flow Rate (l/sec)	Supply Pressure (kPa)	Discharge Pressure (kPa)	Motor Current (A)	Discharge Pressure (kPa)	Engine RPM	Flow (l/sec)	Pressure (kPa)	
1	0	7.50					10	250	
2	8.333	600							
3	11.166	550							
4	13.166	500							
5	16.000	300							
6	19.5	250							
7									
8									
9									
10									

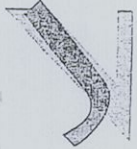


Comment: Result: PASSED to AS 2419.1
Flow test has exceeded its duty point in accordance with Australian Standards AS 2419.1 (10 litres/second at 250kpa)

Comment: Result: Flowed 13.166 l/s @ 500 kpa
We test flowed from the most disadvantaged point. (End of marina)

Note: New installation / No pump
No Block Plan available.

Test Conducted By: Peter Ryce/Craig Zapirain



Jack Hodgson Consultants Pty Limited
CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

MM 27867.
8th August, 2013.
Page 1.

Dear Sir,

ROWELL MARINA No. 1 QUEENS PDE, NEWPORT

On the 25th of July, 2013 we inspected the completed steel roof structure for the extension on the western wing of the subject address.

At the time of our inspection the steel structure was in accordance with our plans 27867-S1 rev A, S2 rev A, S3 rev A and S4 rev A, our on-site instructions which included:

- The removal of an existing 89x89SHS on the condition that the existing curved 200UB is to have a 10mm steel plate welded (6mm fillet, on site) to the underside or in-between the flanges. This is to continue at least 100mm past (each side) the checked out section of the UB to strengthen this section.
- To reduce the cantilever of the tapered 100x75x10 UA outriggers to 1200mm instead of 1500mm.

It is also in accordance with the relevant Australian Standards AS 1170.1, AS 1170.2, AS 1684.2, AS 1720.1 and AS 4100.

Please note the works for the eastern wing and noted on our structural drawing 27867-S5 Rev A were not completed at the time of our inspection.

In our opinion, the completed works to date are structurally adequate.

JACK HODGSON CONSULTANTS PTY. LIMITED.

PACIFIC ELECTRICS PTY LTD
LICENCED ELECTRICAL CONTRACTORS
License No. EC31980
PO BOX 188 Mona Vale NSW 1660
Domestic, Industrial, & Commercial Installations
ABN No. 88000580450
Phone: 99971930

30/5/14

Rowell Marine Group P/L
1 Queens Parade
Newport Beach
NSW 2106

Re: Installation of Exit Lighting at Rowell Marine, 1 Queens Parade Newport, NSW 2106

Exit lighting has been installed at the premises listed above in accordance with AS 2293.1 1996 And E4.5, E4.6, E4.7, E4.8 of the BCA

Yours Sincerely

Mark Halling
Director