



R26685-2

Date **10 SEP 2009**

Our Ref CP28047-1

Your Ref N0082/08

General Manager  
Pittwater Council  
PO Box 882  
MONA VALE, NSW, 1660

Dear Sir/ Madam,

**Re Pittwater RSL Club –  
Bowling green external lighting  
Occupation Certificate**

We refer to our engagement in respect of the above and enclose the Occupation Certificate for such in accordance with the provisions of the Environmental Planning and Assessment Act 1979

Should you require any further information please do not hesitate to contact the undersigned

Yours faithfully,

Hayden L. Howse  
**Managing Director**  
Trevor R. Howse & Associates Pty Limited

Encl



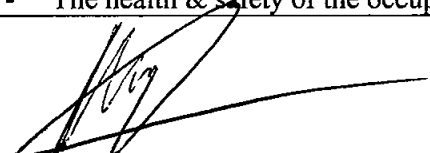
# FINAL OCCUPATION CERTIFICATE

PRELIMINARIES	
CERTIFICATE NO	CP28047-1
PROPERTY	Pittwater RSL Club – 84 Mona Vale Road, Mona Vale
APPLICANT	Pittwater RSL Club
APPROVAL DATE	<b>10 SEP 2009</b>

DEVELOPMENT CONSENT / COMPLYING DEVELOPMENT CERTIFICATE	
REFERENCE NO	N0082/08
DATE OF ISSUE	21 May 2008
ISSUING AUTHORITY	Pittwater Council

CONSTRUCTION CERTIFICATE	
REFERENCE NO	CP28047-1
DATE OF ISSUE	15 September 2008
ISSUING AUTHORITY	Hayden L Howse

AREA OF OCCUPANCY	
DATE OF INSPECTION	6 8 2009
AREA OF OCCUPANCY	Erection of external light poles to bowling greens

CERTIFYING AUTHORITY	
CERTIFIER	Hayden L Howse
ACCREDITED BY	Building Professionals Board – BPB 0188
STATEMENT	<ul style="list-style-type: none"> <li>▪ A current Development Consent is in force,</li> <li>▪ A current Construction Certificate has been issued with respect to the building plans &amp; specifications,</li> <li>▪ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia,</li> <li>▪ A Fire Safety Certificate has been issued for the building,</li> <li>▪ The health &amp; safety of the occupants has been considered,</li> </ul>
SIGNED	

<b>FIRE SAFETY SCHEDULE</b>				
<b>Fire Safety System</b>	<b>Existing</b>	<b>Performance Standard</b>	<b>Installed</b>	<b>Performance Standard</b>
Fire rated access panels & doors	NO	BCA C3 13	NO	BCA C3 13
Automatic fail safe devices	NO	BCA Clause D2 19, & D2 21	NO	BCA Clause D2 19, & D2 21
Automatic fire detection & alarm	NO	BCA Spec E2 2a, AS 1670 1- 2004	NO	BCA Spec E2 2a, AS 1670 1- 2004
Automatic fire suppression systems	NO	BCA E1 5, AS 2118 1 – 1999	NO	BCA E1 5. AS 2118 1 – 1999
Emergency lifts	NO	BCA E3 4	NO	BCA E3 4
Emergency lighting	NO	BCA E4 2, E4 4, AS 2293 1 – 2005	NO	BCA E4 2, E4 4, AS 2293 1 – 2005
Sound system and intercom system for emergency purposes	NO	BCA E4 9, AS 1670 4 – 2004	NO	BCA E4 9, AS 1670 4 – 2004
Exit signs	NO	BCA E4 5, E4 6, E4 8, AS 2293 1 – 2005	NO	BCA E4 5, E4 6, E4 8, AS 2293 1 – 2005
Fire control centres & rooms	NO	BCA E1 8	NO	BCA E1 8
Fire dampers	NO	BCA C3 15, AS 1668 1 – 1991	NO	BCA C3 15, AS 1668 1 – 1991
Fire doors	NO	BCA C2 12, C2 13, C3 5, C3 8, C3 11, E1 5, 1905 1 – 2005	NO	BCA C2 12, C2 13, C3 5, C3 8, C3 11, E1 5, 1905 1 – 2005
Fire hydrant systems	NO	BCA E1 3, AS 2419 1 – 2005	NO	BCA E1 3, AS 2419 1 – 2005
Fire seals	NO	BCA C3 15	NO	BCA C3 15
Fire shutters	NO	BCA C3 4	NO	BCA C3 4
Fire windows	NO	BCA C3 4	NO	BCA C3 4
Hose reel systems	NO	BCA E1 4, AS 2441 – 2005	NO	BCA E1 4, AS 2441 – 2005
Lightweight construction	NO	BCA C1 8	NO	BCA C1 8
Mechanical air handling systems	NO		NO	
1 Auto-shutdown of the air-handling system		BCA NSW table E2 2b		BCA NSW table E2 2b
2 Zone smoke control system		BCA Table E2 2a, AS 1668 1 – 1991		BCA Table E2 2a, AS 1668 1 – 1991
3 Air-pressurisation		BCA Table E2 2a, AS 1668 1 – 1991		BCA Table E2 2a, AS 1668 1 – 1991
4 Mechanical ventilation to a carpark		BCA Table E2 2a, AS 1668 1 – 1991		BCA Table E2 2a, clause 5 5 of AS/NZS 1668 1 – 1991
5 Smoke exhaust system		BCA Table E2 2a, clause 5 5 of AS/NZS 1668 1 – 1991		
Perimeter emergency vehicle access	NO	BCA C2 4	NO	BCA C2 4
Portable fire extinguishers	NO	BCA E1 6, AS 2444 – 2001	NO	BCA E1 6. AS 2444 – 2001
Safety curtain in proscenium opening	YES	BCA H101 10	YES	BCA H101 10

<b>FIRE SAFETY SCHEDULE</b>				
<b>Fire Safety System</b>	<b>Existing</b>	<b>Performance Standard</b>	<b>Installed</b>	<b>Performance Standard</b>
Smoke & heat vents	NO	BCA Spec E2 2c	NO	BCA Spec E2 2c
Smoke dampers	NO	BCA Spec C2 5	NO	BCA Spec C2 5
Smoke detectors & heat detectors	NO	AS 1668 1 – 1991	NO	AS 1668 1 – 1991
Smoke doors	NO	BCA Specifications C2 5 and C3 4	NO	BCA Specifications C2 5 and C3 4
Solid core doors	NO	BCA C3 11	NO	BCA C3 11
Standby power systems	NO	BCA Spec G3 8	NO	BCA Spec G3 8
Wall-wetting sprinkler / drenchers	NO	BCA 3 4	NO	BCA C3 4
Warning & operational signs	NO	BCA C3 6, D2 23, E3 3, H101 8 and EPA Regs clause 183	NO	BCA C3 6, D2 23, E3 3, H101 8 and EPA Regs clause 183
OTHER	NO		NO	

<b>OCCUPATION CERTIFICATE DOCUMENTATION</b>		
<b>NUMBER</b>	<b>TITLED</b>	<b>DATED</b>
-	Application form	11 8 2009 (received)
PRL 1/10	Structural certificate	8 9 2009
-	Mandatory inspection sheet	undated

**ANNEXURE "A"**

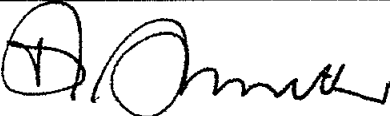
**OCCUPATION CERTIFICATE  
APPLICATION FORM**

received from PDC via email 11/8/09



# APPLICATION FORM

- COMPLYING DEVELOPMENT CERTIFICATE (CDC)
- CONSTRUCTION CERTIFICATE (CC)
- INTERIM OCCUPATION CERTIFICATE (IOC)
- OCCUPATION CERTIFICATE (OC)

<b>APPLICANT</b>	
(Must be completed by person having ultimate benefit of DA)	
<b>NAME / COMPANY</b>	Pittwater RSL Club
<b>ADDRESS</b>	84 Mona Vale Road
<b>SUBURB / STATE</b>	Pittwater, NSW
<b>STATEMENT</b>	I apply for approval to carry out the development / works described within this application. I declare all information given to be true and correct
<b>SIGNED</b>	

<b>SUBJECT LAND (complete for any application)</b>			
<b>ADDRESS</b>	84 Mona Vale Road		
<b>SUBURB / STATE</b>	Pittwater, NSW		
<b>COUNCIL AREA</b>	Pittwater		
<b>LOT NO</b>	120	<b>DP / SP</b>	135512

<b>DEVELOPMENT DESCRIPTION (complete for any application)</b>			
<b>CLASSIFICATION</b>	10b		
<b>COST OF WORKS</b>	\$120,000 00		
<b>D/A CONSENT NO</b>	N0082/08	<b>DATE</b>	21 5 2008

<b>DEVELOPMENT DESCRIPTION (complete for any application)</b>	
<b>AREA OF OCCUPATION</b>	Erection of external light poles to blowing greens

Trevor R Howse & Associates Pty Ltd ABN 24 003 753 839  
 Suite 3 Level 1 19 Harris Street Pyrmont NSW 2009  
 Telephone +612 9518 6550 Facsimile +612 9518 6551 Email trh@trh.com.au www.trh.com.au  
 A member of Greencap Limited (ASX Code GOG)

Building Regulations  
 Fire Safety Engineering  
 Management Services

**ANNEXURE "B"**

**OTHER DOCUMENTATION**

8 September 2009



Job Ref PRL 1/10

Paynter Dixon Constructions Pty Limited  
ABN 84 097 120 315

320 Liverpool Road Ashfield NSW 2131  
Telephone (02) 9797 5555  
Facsimile (02) 9716 6870  
[www.paynterdixon.com.au](http://www.paynterdixon.com.au)

Trevor Howse & Associates  
Level 8  
210 George Street  
SYDNEY NSW 2000

Attention Hayden Howse

Dear Sir

**RE. PITTWATER RSL CLUB – 84 Mona Vale Road, Mona Vale  
Bowling Green Light Pole Footings**

We confirm that the bowling green light pole footings on the abovementioned project, built August 2007, were erected in accordance with the structural engineer's design (Refer TTW Site Inspection Report attached)

Yours faithfully  
**PAYNTER DIXON CONSTRUCTIONS PTY LIMITED**

A handwritten signature in black ink, appearing to read 'John Mayne', with a long horizontal line extending to the right.

John Mayne  
**CONSTRUCTION MANAGER**  
Direct Line 9797 5517  
Mobile 0417 407 268  
e-mail [john.mayne@paynterdixon.com.au](mailto:john.mayne@paynterdixon.com.au)  
web [www.paynterdixon.com.au](http://www.paynterdixon.com.au)



# Site Inspection Report

To **Paynter Dixon**

320 Liverpool Road  
Ashfield NSW 2131

Project **Pittwater RSL Club Extensions**

Job No **061117**

Report No **18**

Attention **Theo Penglis**

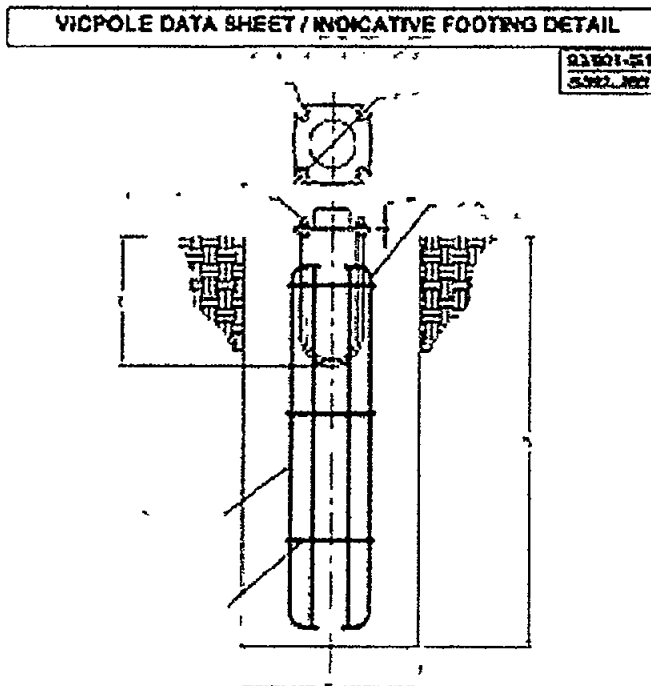
Date **17/08/2007**

Page No **1 of 2**

Date and time of inspection **Friday 17/08/2007 @ 12 30 p m**

As requested, on site to inspected the reinforcement cage for the light pole base and pier. At the time of the inspection, the work as completed generally complied with TTW recommendations except for the following

- L bar to be extended into U bar holding down bolts as per manufacturer's recommendation



## Generally

- The length of embedment of the U bar into the pier is the responsibility of the Builder
- Maintain specified concrete cover to reinforcement during concrete placement
- Reinforcement Inspections are subject to final clean out of formwork and maintaining specified cover during placement of concrete
- Remove all debris within forms. Maintain formed areas clean and dry during concrete placement

Copy to **Paynter Dixon, Bruce**

Engineer **James KWOK**

Director

ENG 100 NSW/1



TaylorThomsonWhitting

## Site Inspection Report

To **Paynter Dixon**

320 Liverpool Road  
Ashfield NSW 2131

Project **Pittwater RSL Club Extensions**

Job No **061117**

Report No **18**

Attention **Theo Penglis**

Date **17/08/2007**

Page No **2 of 2**

- The formwork has not been inspected and should be separately certified by an experienced formwork engineer

### Note

- If the Builder considers that a cost or time variation may be involved as a consequence of this report they must refer immediately to the Architect/Superintendent
- The builder proceeds at their own risk if they fail to rectify the defects listed in this report. The final certificate by Taylor Thomson Whitting is not valid if the defects listed in the Site Inspection Reports are not rectified

Copy to **Paynter Dixon, Bruce**

Engineer **James KWOK**

Director 

ENG 100 NSW/1

# TRH - RECORD OF INSPECTION

**FILE REFERENCE: CP28047**

**SITE ADDRESS: Pittwater RSL Club – 84 Mona Vale Road, Mona Vale.**

<b>Inspection Date</b>	<b>Inspection Type</b>	<b>Site Contact</b>	<b>Inspection Result/Action Taken</b>	<b>Inspected by (initials) &amp; Accreditation No</b>
15 9 2008	At-commencement	Tony Fucile	No site establishment works yet set-up Site conditions as per plan	HH 0188
6 8 2009	Final Inspection	Tony Fucile	Final inspection of bowling green lights works complete	HH 0188