

COUNCIL COPY

Bernie Cohen & Associates Pty Ltd Trading as

ESSENTIAL CERTIFIERS

ACN 100386650
ABN 84100386650



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☒ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☒ Facsimile (02) 9612 5050

CERT NO

FINAL OCCUPATION CERTIFICATE

CC2010-01196

*issued under the Environmental Planning and Assessment Act 1979
Sections 109C(1)(c) and 109H*

COUNCIL

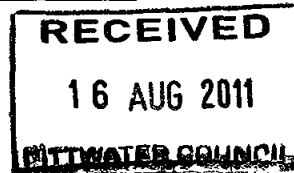
PITTWATER

APPLICANT

Name Pittwater RSL Club C/- Paynter Dixon Constructions
Address 320 Liverpool Road, ASHFIELD 2131
Contact no (telephone/fax) 97975555

OWNER

Name Pittwater RSL Club
Address 80-82 Mona Vale Road, MONA VALE 2103
Contact no (telephone/fax) 99973833



SUBJECT LAND

Address 22 Jubilee Road, MONA VALE 2103
Lot No 27
DP - 5055

APPROVAL DETAILS

D A No N0123/09
D A Approval Date 1/02/2010
CC No CC2010-01196
Date of CC Approval 13/04/2010
Issued by Essential Certifiers

Essential Certifiers Certificate No CC2010-01196

330 REC: 306301

16/8/11

18 AUG 2011

WORKS APPROVED

Description	Construction of six social (three competition) futsal (mini soccer) courts, associated amenities building & landscaping
Classification	10b

DETERMINATION

Type of Certificate	Final
Decision	Approved
Date of Decision	12/08/2011

RIGHT OF APPEAL

under S109K where the Certifying Authority is a Council an applicant may appeal to the Land and Environmental Court against the refusal to issue a Construction Certificate within 12 months from the date of the decision

ACCREDITATION BODY

BUILDING PROFESSIONALS BOARD
10 Valentine Street, Parramatta NSW 2150

CERTIFICATE

This is to certify that

I have been appointed as the Principal Certifying Authority under S109E

I have taken into consideration the health and safety of the occupants of the building

A Development Consent/Complying Development Certificate is in force with respect to the building

A Construction Certificate/Complying Development Certificate has been issued with 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.

Where required a final Fire Safety Certificate has been issued for the building

Where required a report from the Commissioner of Fire Brigades has been considered

Essential Certifiers Certificate No CC2010 01196

FINAL REPORT

The Accredited Certifier certifies that the subject stages of construction were inspected and found to be satisfactory and the development is completed in accordance with the approved plans and specifications and Council's Development Consent conditions if applicable

Date	Inspection	Inspected by
07/04/10	Pre CC Site Inspection	Bernie Cohen
23/07/10	Storm Water	Stephen Murray
09/09/10	Final Inspection	Chris Manzi
14/09/10	Interim OC Completion	Chris Manzi
05/04/11	Final Inspection	Chris Manzi
12/08/11	Final OC Completion	Chris Manzi

CERTIFICATES RELIED UPON

- \$30 00 Council Cheque for FOC submission fee
- Certificates as per Interim Occupation Certificate dated 14/9/10
- Positive Covenant AF953627J
- Civil Engineering Works Certificate of Construction by Northrop dated 15/6/11
- Works-As-Executed Plan by Proust & Gardener dated 14/9/10
- Record of Inspections by Essential Certifiers for -
Final dated 5/4/11
Final OC Completion dated 12/8/11

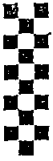
CERTIFYING AUTHORITY

Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

SIGNED



Essential Certifiers Certificate No CC2010 01196



essentialCERTIFIERS

Berrie Cohen and Associates Pty Ltd T/As Essential Certifiers
ABN 84047117254

PO Box 208 Casula Mall NSW 2170
Level 1 405 Hume Highway
Liverpool NSW 2170

T 02 9612 5000
F 02 9612 5050
E info@essentialcertifiers.com.au
www.essentialcertifiers.com.au

OCCUPATION CERTIFICATE APPLICATION FORM

Occupation Certificate In accordance with Clause 149 Division 3 of the Environmental Planning and Assessment Regulations 2000

PART A – Identification of the Land

Lot No 27 Street No 22 DP No

Street Jubilee Rd Suburb Mona Vale Postcode 2103

PART B – Applicant Details (Person having Benefit of Development Consent) within the meaning and under the EP&A ACT 1979

Mr Mrs Miss Other

Surname/s SMITH

First Name/s BRUCE

Company/Organisation PITTWATER ISL

Full Address of Applicant 80 Mona Vale Rd, Mona Vale NSW

Phone 9997-3833
Fax 9999-3535

Mobile
Email bruce@pittwaterisl.com.au

Signature of the Applicant/s

Date 13/9/10

PART C – Billing Details

Billing Name PAYNTER DIXON CONSTRUCTIONS P/L ABN 84 097 120 315

Billing Address 320 LIVERPOOL RD, ASMFIELD NSW

PART D – Description of Development

Describe the completed building works **6 FUTSAL COURTS**

Number of Stories

Number of Structures

Building Classification

Has development consent been granted for the development?

No

Yes

Consent Number **N0123/09**

Date of Determination **1/2/10**

Council Area

Has a Construction Certificate/Complying Development Certificate been granted for the development?

No

Yes

Construction Certificate/Complying Development Certificate Number **2010/1196**

Date certificate issued **13/4/10**

PART E – Application Type

If you want to occupy or use a new building that is only partially completed or change the use of part of an existing building you require and Interim Occupation Certificate. If you want to occupy or use a new building that has been completed or change the whole use of an existing building you require a Final Occupation Certificate

Interim Occupation Certificate

Final Occupation Certificate

PART F – Information to be Attached to the Application

Please cross the appropriate boxes where relevant:

A copy of the Development Consent or Complying Development Certificate

A copy of the Construction certificate

A copy of the Final Fire Safety Certificate

A copy of the Interim Fire Safety Certificate

Any other certificate or document relied upon



essentialCERTIFIERS



Form 13PC
 Release 1
 www.lpi.nsw.gov.au

POSITIVE COVENANT
 New South Wales
 Section 88E(3) Conveyancing Act

AF953627J

PRIVACY NOTE this information is legally required and w

(A) TORRENS TITLE
 120/135512

(B) LODGED BY

Delivery Box <i>W</i>	Name, Address or DX and Telephone RYGADE COMPANY PTY LTD LEVEL 9, 89 YORK STREET SYDNEY - 92626800 Reference 74344	CODE PC
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(C) REGISTERED PROPRIETOR
 Pittwater RSL Club Limited

(D) LESSEE MORTGAGEE or CHARGE
 Of the above land agreeing to be bound by this positive covenant

Interest	Number	Name of lessee, mortgagee or chargee
Mortgage	5384658 AND 8792489	State Bank of New South Wales Limited and Commonwealth Bank of Australia

(E) PRESCRIBED AUTHORITY
 Within the meaning of section 88E(1) of the Conveyancing Act 1919
 Pittwater Council

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900

DATE 14 September 2010

(G) Execution by the prescribed authority

I certify that the authorised officer of the prescribed authority signing below who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness <i>[Signature]</i>	Signature of an authorised officer <i>[Signature]</i>
Name of witness <i>Amara Clarke</i>	Name of authorised officer <i>Warwick Lawrence</i>
Address of witness <i>1 Park St, Mona Vale</i>	Position of authorised officer <i>Public officer</i>

(G) Execution by the registered proprietor

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below

Signature of witness <i>[Signature]</i>	Signature of authorised officer <i>[Signature]</i>
Name of witness <i>ADRIAN DANN</i>	Authorised officer's name <i>CHIEF EXECUTIVE OFFICER</i>
Address of witness <i>11/345 VICTORIA PLACE DRUMMOYNE, NSW 2047</i>	Authority of officer <i>PITWATER RSL CLUB LTD</i>

(H) Consent of the mortgagee

The mortgagee under mortgage No agrees to be bound by this restriction
 I certify that the above mortgagee who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence

Signature of witness <i>[Signature]</i>	Signature of mortgagee
Name of witness <i>Oliver Jacobsen</i>	
Address of witness <i>2, 633 Pittwater Rd Dee Why, 2089</i>	COMMONWEALTH BANK OF AUSTRALIA by its attorney who is <i>Carole Lamon</i> <i>Attorney</i> <i>Executive</i> for the time being at <i>Dee Why</i> and who is the attorney mentioned and referred to in Power of Attorney registered in the LAND TITLES OFFICE Book 4449 No 351

All handwriting must be in block capitals

[Handwritten signature]
m 16

Annexure A to POSITIVE COVENANT

Parties

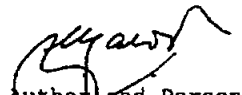
Dated 14 September 2010

- 1 The proprietor of the burdened lot from time to time shall do all things necessary to maintain, repair and replace the outlet grates and pipes and structures of and incidental to the stormwater detention system within the land so burdened to the satisfaction of Pittwater Council and in this regard must comply with any written request of the Council within such reasonable time period as nominated in the said request
- 2 Where the proprietor of the burdened lot fails to comply with any written request of Pittwater Council referred to in 1) above the proprietor shall meet all reasonable cost incurred by the Council in completing the works requested
- 3 Full and free right for Pittwater Council and every person authorised by it to enter upon the burdened lot in order to inspect, maintain, cleanse, replace, repair any pipeline, grate, pit other structure or alter surface levels to ensure the on-site detention system within the land so burdened functions as designed
- 4 Such improvements, alterations or amplifications to the stormwater detention system on the land shall be made at anytime and as from time to time as Pittwater Council shall by notice in writing reasonably require
- 5 Nothing shall be done upon the land or allowed to remain upon the land which
 - a) Alters the level of the land,
 - b) Impedes or interferes with the normal flow of stormwater or other water through the stormwater and detention structures constructed on the land or which interferes with their proper operation

NAME OF AUTHORITY WHOSE CONSENT IS REQUIRED TO RELEASE, VARY OR MODIFY THE POSITIVE COVENANTS FIRSTLY AND SECONDLY REFERRED TO IN THE ABOVEMENTIONED PLAN

Pittwater Council Council

Approved by Pittwater Council



Authorized Person


COMMONWEALTH BANK OF AUSTRALIA by its attorney
 who is ~~CAIRO LATIFA BELATONJHY~~ *Executive*
 for the time being at *De WH7*
 and who is the attorney mentioned and referred to in
 Power of Attorney registered in the LAND TITLES OFFICE
 Book 4449 No 351 *[Signature]*

SIGNED IN MY PRESENCE BY

Oliver Jacobson

of the Commonwealth Bank of Australia,
the duly constituted Attorney of the said
bank who is personally known to me

Page 3 of 3



CEO
 PITWATER RSL CLUB LTD

LEGEND

- STORMWATER PIPE
- STORMWATER INLET PIT WITH GRATE
- PIPE SIZE AND DIRECTION
- REDUCED LEVEL
- EXISTING LEVEL
- TOP OF WALL
- RETAINING WALL
- CONCRETE FOOTPATH
- HIGH END RISER
- SUBSOIL DRAINAGE LINE
- SUBSOIL CLEANOUT
- CONTOUR LINE
- SURFACE FALL
- 35-44.8

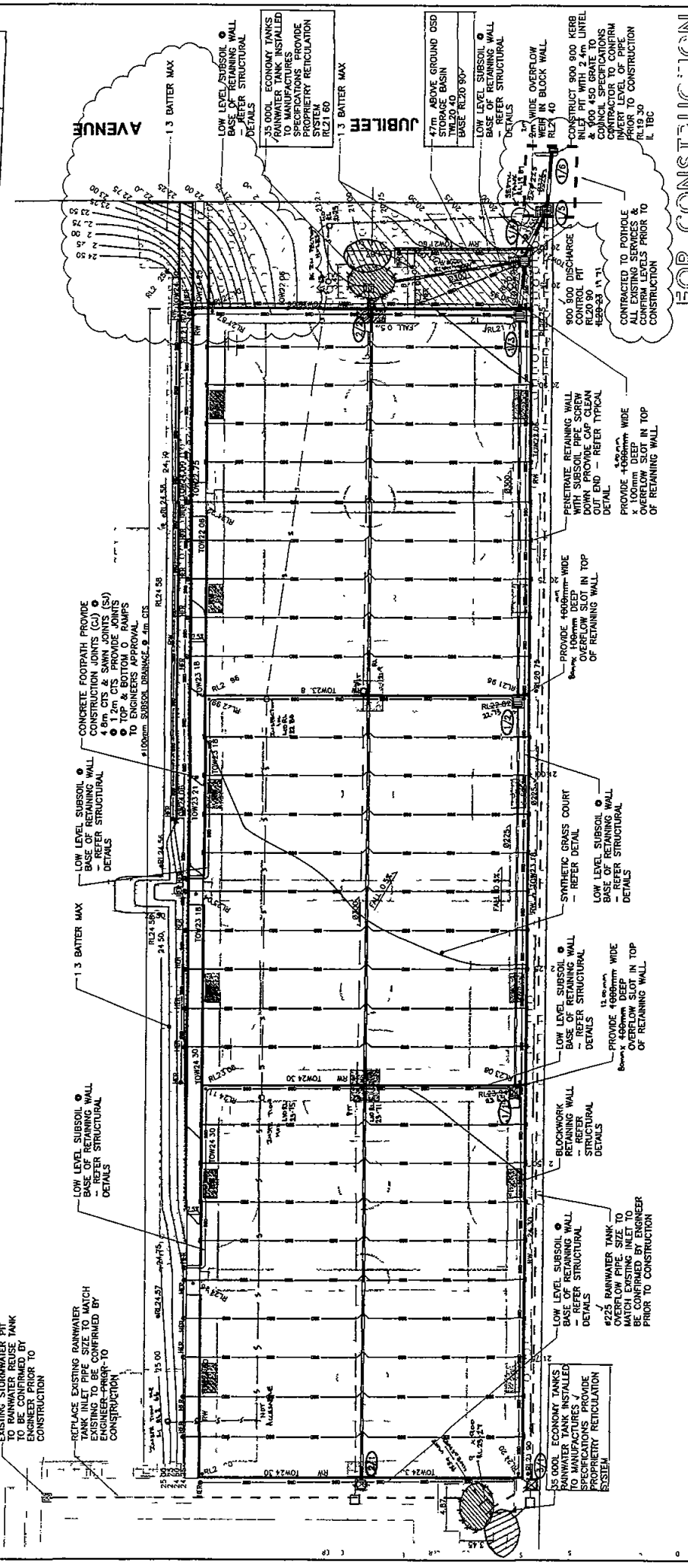
NOTES

- 1 PROVIDE SUBSOIL DRAINAGE TO THE BASE OF ALL RETAINING WALLS - REFER STRUCTURAL DETAILS. DISCHARGE TO STORMWATER DRAINAGE SYSTEM.

PIT SCHEDULE

PIT No.	PIT SIZE	PIT TYPE	RL	L
1/1	3000x3000	SURFACE INLET PIT	21.84	22.18
1/2	3000x3000	SURFACE INLET PIT	22.82	21.38
1/3	3000x3000	SURFACE INLET PIT	21.76	20.25
1/4	3000x3000	POSSIBLE CONTROL PIT	20.90	20.2
1/5	3000x3000	POSSIBLE CONTROL PIT	19.30	19.30
1/6	3000x3000	2.4m INLET PIT	19.30	19.30
1/7	3000x3000	2.4m INLET PIT	24.30	23.80
1/8	3000x3000	2.4m INLET PIT	21.30	20.65
1/9	3000x3000	2.4m INLET PIT	21.90	20.15

WORK AS EXECUTED
 PROUST & GARDNER
 CONSULTING SURVEYORS
 DATE 14/9/10
 OFFICIAL SURVEYOR
 COUNCIL REF.



FOR CONSTRUCTION

PITWATER RSL CLUB FUTSAL COURTS

SITINGWORKS & STORMWATER LAYOUT PLAN

PROJECT: PITWATER RSL CLUB FUTSAL COURTS

DRAWING TITLE: SITINGWORKS & STORMWATER LAYOUT PLAN

JOB NO: 08622

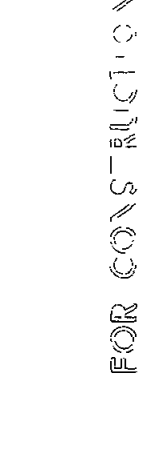
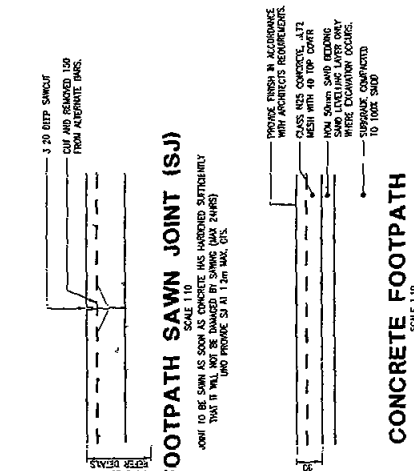
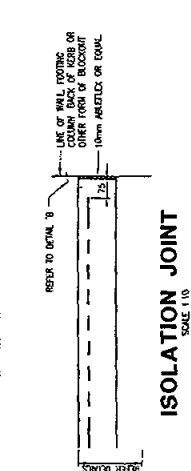
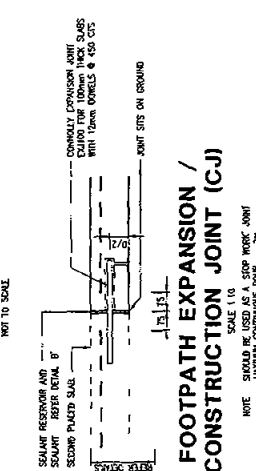
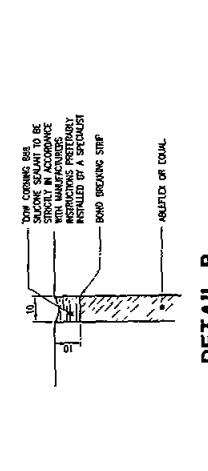
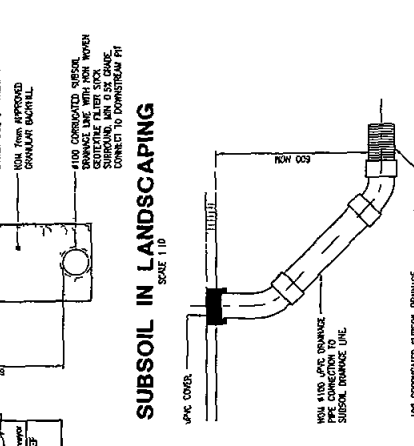
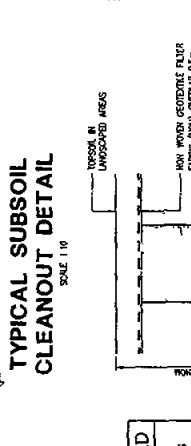
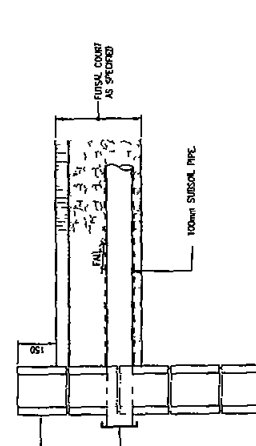
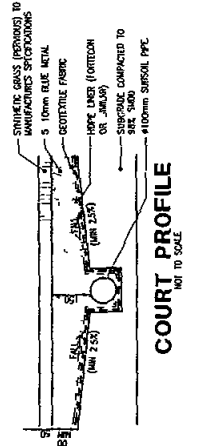
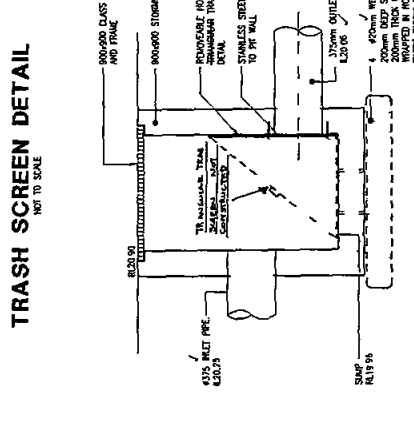
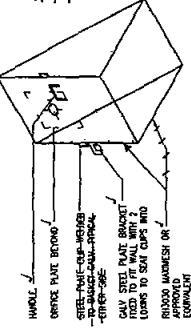
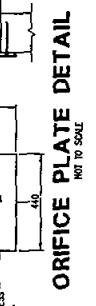
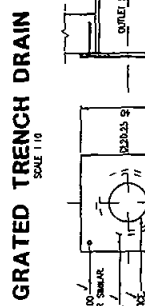
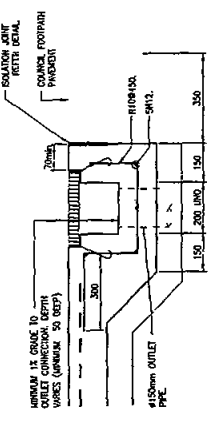
DATE: 14/9/10

SCALE: AS SHOWN

NORTHROP
 CIVIL ENGINEERING & SURVEYING
 10/1100 BUNN STREET, SYDNEY NSW 2015

CONZEPT
 LANDSCAPE ARCHITECTS
 11/1000 BUNN STREET, SYDNEY NSW 2015

NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR TENDER	18/08/10	AD	AD
2	ISSUED FOR CONSTRUCTION CERTIFICATE	18/08/10	AD	AD
3	ISSUED FOR CONSTRUCTION CERTIFICATE	18/08/10	AD	AD
4	ISSUED FOR CONSTRUCTION CERTIFICATE	18/08/10	AD	AD
5	ISSUED FOR CONSTRUCTION CERTIFICATE	18/08/10	AD	AD



WORK AS EXECUTED
PROJECT & GARDENER
CONSULTING SURVEYORS
DATE 14/9/10

NO.	DATE	BY	CHKD.	REVISED	REVISIONS
1	14/9/10	AS	AS	1	ISSUED FOR CONSTRUCTION
2	14/9/10	AS	AS	2	ISSUED FOR CONSTRUCTION
3	14/9/10	AS	AS	3	ISSUED FOR CONSTRUCTION
4	14/9/10	AS	AS	4	ISSUED FOR CONSTRUCTION
5	14/9/10	AS	AS	5	ISSUED FOR CONSTRUCTION

SCALE: 1:10

PROJECT: PITTWATER RSL CLUB FUTSAL COURTS

ARCHITECT: Concept Landscape Architects

CLIENT: PITTWATER RSL CLUB

DRAWING TITLE: DETAILS SHEET

JOB NUMBER: 08622

OR: 5 UNDER

REVISED: C5015

OR: 5 REV. 5

OR: 5 REV. 5

FOR CONSTRUCTION

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ACN 100386650
ABN 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☎ Level 1, 405 Hume Hwy, Liverpool 2170
Telephone (02) 9612 5000 ☎ Facsimile (02) 9612 5050

RECORD OF INSPECTION

CCNo	CC2010-01196
COUNCIL	PITTWATER
Type of Inspection	Final Inspection
Date of Inspection	5/04/2011
Applicant Name	Pittwater RSL Club C/- Paynter Dixon Constructions
Owner Name	Pittwater RSL Club
Bulder Name	Paynter Dixon Constructions P/L

SUBJECT LAND -

Address 22 Jubilee Road , MONA VALE 2103

COUNCIL'S D/A CONSENT

Development Consent No N0123/09
D A Approval Date 1/02/2010

CONSTRUCTION CERTIFICATE DETERMINATION

Decision	Approved	Amendment
Date of Decision	13/04/2010	13/09/2010

RESULT OF INSPECTION

Result Satisfactory
Re Inspection Required No

CERTIFYING AUTHORITY

Name of Certifying Authority Essential Certifiers Liverpool
Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

Signature

Essential Certifiers Liverpool Certificate No CC2010 01196

Bernie Cohen & Associates Pty Ltd Trading as
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RECORD OF INSPECTION

CCNo CC2010 01196
COUNCIL PITTWATER

Type of Inspection Final OC Completion
Date of Inspection 12/08/2011
Applicant Name Pittwater RSL Club C/- Paynter Dixon Constructions
Owner Name Pittwater RSL Club
Builder Name Paynter Dixon Constructions P/L

SUBJECT LAND
Address 22 Jubilee Road MONA VALE 2103


COUNCIL'S D/A CONSENT
Development Consent No N0123/09
D A Approval Date 1/02/2010

CERTIFICATE DETERMINATION
Decision Approved Amendment
Date of Decision 13/04/2010 13/09/2010

RESULT OF INSPECTION
Result Satisfactory
Re Inspection Required No

CERTIFYING AUTHORITY
Name of Certifying Authority Essential Certifiers
Name of Accredited Certifier Chris Manzi
Accreditation No BPB0248

Signature



Essential Certifiers Certificate No CC2010 01196