



28 JUN 2007
Our Ref: CP26022-2 JS
Your Ref: DA N0073/99

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Re: Construction Certificate No. 5
regarding Stage 3 of Masterplan for DA N0073/99 for
Pittwater RSL Club, 82 Mona Vale Rd, Mona Vale**

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

Please note that this is a staged Construction Certificate only and includes a number of exclusions in respect to the works approved for construction.

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

Yours faithfully,

Jason Storer
Technical Manager
for Trevor R. Howse & Associates Pty Ltd

Encl.

28 JUL 2007

R. 218327 2/7/07 \$30 -

CONSTRUCTION CERTIFICATE

BUILDING WORKS

PRELIMINARIES

CERTIFICATE NO. :	CP26022-2 JS
PROPERTY :	Pittwater RSL Club, 82 Mona Vale Rd, Mona Vale.
APPLICANT :	Paynter Dixon Constructions

DEVELOPMENT CONSENT

CONSENT NO. :	DA N0073/99 and Section 96 modification.
DATE OF ISSUE :	6.12.99 and 20.6.02 respectively.
CONSENT AUTHORITY :	Pittwater Council.

DETERMINATION

DETERMINATION :	Approved
DATE :	28 JUN 2007
REFUSAL REASONS :	N/A

DEVELOPMENT DESCRIPTION

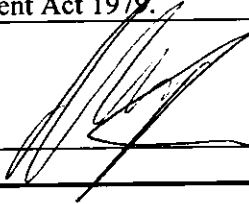
APPROVED WORKS :	This approval is for the installation of the smoke detection and alarm system and the auto-shutdown of the air-handling system only.
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DEVELOPMENT DESCRIPTION

CLASSIFICATIONS :	9b (POPE)
COST OF WORKS :	\$1,700,000.00 (cost included in stage 4 CC)
BUILDING SOLUTION :	Deemed-to-satisfy
EXCLUSIONS :	This certificate relates only to those works approved within the Development Consent, and excludes all other works / inconsistencies.

CERTIFYING AUTHORITY

CERTIFIER :	Hayden L Howse - Accreditation No. BPB 0188
ACCREDITED BY :	Building Professionals Board

CERTIFYING AUTHORITY	
STATEMENT :	Work completed in accordance with approved documentation, without variation to the Development Consent, will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in Section 81A (5) of the Environmental Planning & Assessment Act 1979.
SIGNED :	

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	BCA E2.2a and AS1670.1 – 2004	YES	BCA E2.2a and AS1670.1 – 2004
Automatic fire suppression systems	NO		NO	
Emergency lifts	NO		NO	
Emergency lighting	YES	BCA E4.2, E4.4 AS 2293.1 – 1998 and 2005	NO	
EWIS	YES	<ul style="list-style-type: none"> ▪ BCA E4.9 – AS 2220.1 and 2 ▪ BCA E4.9, AS 1670.4 – 2004. 	NO	
Exit signs	YES	BCA E4.5, E4.6 AS 2293.1 – 1998 & 2005	NO	
Fire control centres & rooms	NO		NO	
Fire dampers	YES	BCA C3.15, AS 1668.1 – 1991 and AS 1682.2 – 1990.	NO	
Fire doors	YES	AS 1905.1	NO	
Fire hydrant systems	YES	AS 2419.1 and BCA Cl. E1.3, AS 2419.1 – 2005.	NO	
Fire seals	YES	BCA C3.15	NO	
Fire shutters	NO		NO	
Fire windows	NO		NO	
Hose reel systems	YES	AS 2441 and BCA Cl. E1.4, AS 2441 – 2005.	NO	
Lightweight construction	YES	BCA C1.8	NO	
Mechanical air handling systems				
1. Auto-shutdown of air-handling System.	YES	BCA table E2.2b, AS 1670.1 – 1995.	YES	BCA table E2.2b, AS 1670.1 – 2004.
Perimeter emergency vehicle access	NO		NO	

FIRE SAFETY SCHEDULE				
Fire Safety System	Existing	Performance Standard	Proposed	Performance Standard
Portable fire extinguishers	YES	AS 2444	NO	
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	YES	NSW H101.8	NO	
OTHER	NO		NO	

CONSTRUCTION CERTIFICATE DOCUMENTATION		
ANNEXURE	TITLED	DATED
1	CONSTRUCTION CERTIFICATE APPLICATION FORM	27.6.07
2	CERTIFICATION FOR AUTOMATIC SHUTDOWN OF THE AIR-HANDLING SYSTEM	28.2.07
2	CERTIFICATION FOR THE SMOKE DETECTION AND ALARM SYSTEM TO AS 1670.1.	18.6.07
2	CERTIFICATION FOR LINK FROM MECHANICAL SYSTEM TO SMOKE DETECTION AND ALARM SYSTEM FOR AUTO-SHUTDOWN.	28.6.07

CONSTRUCTION CERTIFICATE PLANS – ELECTRICAL		
PLAN NO	TITLED	DATED
07/ES04/B	ELECTRICAL SERVICES – LOWER GROUND AND GROUND FLOOR SMOKE DETECTION, SOUND SYSTEM AND INTERCOM SYSTEM FOR EMERGENCY PURPOSED LAYOUT	4.5.07

ANNEXURE "1"

**CONSTRUCTION CERTIFICATE
APPLICATION FORM**

Received 27/6/07



APPLICATION FORM

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

APPLICANT (complete for any application)	
NAME / COMPANY :	PRYNTER DIXON CONSTRUCTION PK
ADDRESS :	320 LIVERPOOL Rd
SUBURB / STATE :	ASHFIELD
STATEMENT :	I apply for approval to carry out the development / works described within this application. I declare all information given to be true and correct.
SIGNED :	

CONSENT OF OWNER (complete for CDC & CC only)	
NAME / COMPANY :	PITWATER RSL CLUB
ADDRESS :	82 MONA VALE Rd
SUBURB / STATE :	MONA VALE
STATEMENT :	As owner (s) of the subject land, I / we consent to this application and Trevor R. Howse & Associates Pty Ltd entering the land for inspection.
SIGNED :	

SUBJECT LAND (complete for any application)	
ADDRESS :	82 Mona Vale Rd
SUBURB / STATE :	Mona Vale NSW
COUNCIL AREA :	Pittwater Council
LOT NO :	DP / SP :

DEVELOPMENT DESCRIPTION (complete for any application)	
CLASSIFICATION :	SMOKE DETECTION, ALARM SYSTEMS & A/C SYSTEM AUTO SHUT DOWN.
COST OF WORKS :	\$ Cost included in previous CC (\$ 1,700,000.00)
D/A CONSENT NO. :	No 73/99
DATE :	6.12.1999

DEVELOPMENT DESCRIPTION (complete for any application)	
<ul style="list-style-type: none"> ▪ PROPOSED WORKS ▪ AREA OF OCCUPATION : 	Installation of smoke detection & alarm system & auto-shutdown of the air handling system

ACCOMPANYING DOCUMENTATION (complete for any application)	
NO.	TITLED
→	Plans, certification application form

FIRE SAFETY SCHEDULE (complete for CDC & CC only)				
Fire Safety System	Existing	Performance Standard	Proposed	Performance Standard
Fire rated access panels & doors	(See attached)			BCA C3.13
Automatic fail safe devices				AS 1670
Automatic fire detection & alarm				AS 3786
Automatic fire suppression systems				AS 2118.1
Emergency lifts				BCA C3.4
Emergency lighting				AS/NZS 2293.1
EWIS				AS 1670.4 AS 4428.4
Exit signs				AS/NZS 2293.1
Fire control centres & rooms				BCA E1.8
Fire dampers				AS/NZS 1668.1, 2
Fire doors				AS 1905.1
Fire hydrant systems				AS 2419.1
Fire seals				BCA C3.15, C3.16
Hose reel systems				AS 2441
Lightweight construction				BCA C1.8
Mechanical air handling systems				AS/NZS 1668.1, 2
Perimeter emergency vehicle access				BCA C2.4
Portable fire extinguishers				AS 2444
Safety curtain in proscenium opening				BCA H101.10
Smoke & heat vents				BCA Spec. E2.2c
Smoke dampers				AS/NZS 1668.1, 2
Smoke detectors & heat detectors				AS 1670
Smoke doors				BCA Spec. C3.4
Solid core doors				BCA Spec. C3.4
Standby power systems				
Wall-wetting sprinkler / drenchers				BCA C3.2
Warning operational signs				BCA C3.6, D2.23, E3.3, H101.8
Other				

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	BCA E2.2a and AS1670.1 – 2004	YES	BCA E2.2a and AS1670.1 – 2004
Automatic fire suppression systems	NO		NO	
Emergency lifts	NO		NO	
Emergency lighting	YES	BCA E4.2, E4.4 AS 2293.1 –1998 and 2005	NO	
EWIS	YES	<ul style="list-style-type: none"> ▪ BCA E4.9 – AS 2220.1 and 2 ▪ BCA E4.9, AS 1670.4 – 2004. 	NO	
Exit signs	YES	BCA E4.5, E4.6 AS 2293.1 – 1998 & 2005	NO	
Fire control centres & rooms	NO		NO	
Fire dampers	YES	BCA C3.15, AS 1668.1 – 1991 and AS 1682.2 – 1990.	NO	
Fire doors	YES	AS 1905.1	NO	
Fire hydrant systems	YES	AS 2419.1 and BCA Cl. E1.3, AS 2419.1 – 2005.	NO	
Fire seals	YES	BCA C3.15	NO	
Fire shutters	NO		NO	
Fire windows	NO		NO	
Hose reel systems	YES	AS 2441 and BCA Cl. E1.4, AS 2441 – 2005.	NO	
Lightweight construction	YES	BCA C1.8	NO	
Mechanical air handling systems 1. Auto-shutdown of air-handling System.	YES	BCA table E2.2b, AS 1670.1-1995.	YES	BCA table E2.2b, AS 1670.1 – 2004.
Perimeter emergency vehicle access	NO		NO	
Portable fire extinguishers	YES	AS 2444	NO	
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	YES	NSW H101.8	NO	
OTHER	NO		NO	

AUSTRALIAN BUREAU OF STATISTICS (complete for CDC & CC only)											
Legislative requirement											
PARTICULARS OF BUILDING											
What is the area of the land (m ²)?										4 hectares	
What are the proposed uses of all parts of the building(s)/Land?										Club (existing)	
How many pre-existing dwellings?										none	
What is the gross floor area of the existing building (m ²)										5430m ²	
What are the current uses of the building?										Club	
Does the site contain a dual occupancy?										No	
How many dwellings are to be demolished?										None	
How many dwellings are proposed?										None	
What is the gross floor area of the proposed addition or new building (m ²)?										N/A services only	
How many storeys will the building consist of?										two	
MATERIALS TO BE USED											
(tick the empty box as applicable)											
ROOF			WALL			FLOOR			FRAME		
Tiles	10		Brick (double)	11		Concrete slate	/	20	Timber	40	
Concrete slate	/	20	Brick (veneer)	12		Timber		40	Steel	60	
Fibre cement	30		Concrete stone	/	20	Other		80	Aluminium	70	
Steel	60		Fibre cement	30		Not specified		90	Other	80	
Aluminium	70		Timber	40					Not specified	90	
Other	80		Curtain glass	50							
Not specified	90		Steel	60							
			Aluminium	70							
			Other	80							
			Not specified	90							

RESIDENTIAL WORKS – BUILDER DETAILS (complete for CDC & CC only)	
NAME :	N/A
ADDRESS :	
SUBURB / STATE :	
LICENSE NO : (attach copy of license)	
OWNER BUILDER :	Where the works are to be performed by an owner builder, a declaration signed by the owner of the land is required, to the effect that reasonable market cost of the labour and materials is less than the amount prescribed in section 29 of the Home Building Act for <i>owner builder work</i>

ANNEXURE "2"

OTHER DOCUMENTATION

Engineered Environments Pty. Ltd.

28 February 2006

Paynter Dixon Constructions Pty. Ltd.
Locked Bag No. 9
Ashfield NSW 2131

Attention: **Mr. R Clarke**

Project: **Pittwater RSL Club – Northern Extension**

Dear Sir,

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, this is to certify that the mechanical services design to be carried out by Engineered Environments Pty. Ltd. for works at the above project will be in accordance with normal engineering practice and meet our interpretation of the requirements of the Building Code of Australia, relevant Australian Standards and the relevant conditions of the Development Consent. In particular our design is in accordance with our interpretation of the following statutory requirements.

Item.	Requirement.
Ventilation	BCA Part F4 and AS1668.2 (1991)
Fire Separation	BCA Part C3 and AS1668.1 (1998) as applicable.
Smoke Hazard Management	BCA Part E2 as applicable. (excluding Smoke Detection and Alarm Systems and Fire Fans Control panel)

I am an appropriately qualified and competent person in the area of mechanical services and am an Accredited Practitioner by the Australian Institute of Refrigeration Air Conditioning and Heating (AIRAH) and as such can certify that the design of the works will comply with the above.

Engineered Environments possess Professional Indemnity Insurance to the satisfaction of our client.

Sincerely,



Ross Warner AP (AIRAH)
Director.

18 June, 2007

Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

Attention: Tony Fucile

RE: PITTWATER RSL CLUB – GAMING LOUNGE EXTENSION AND TERRACE
ELECTRICAL SERVICES STATEMENT OF DESIGN

The Electrical Services Drawings 12650 07/ES01B to 12650 07/ES07B for the above project in the new and refurbished areas covered under DA No. 0073/99 (Stage 3) are DA/N0625/06 have been documented in accordance with the following:

- The Smoke Detection System has been designed in accordance with Australia Standard AS 1670.1.
- The Emergency Warning and Intercommunication System has been designed in accordance with Australian Standards AS 1670.4. Please note the existing EWIS Panel is not being replaced and therefore the panel shall comply with the previous AS 2220 requirements and not AS 4428.4.
- The Emergency and Exit Sign Lighting System has been designed in accordance with Clause E4.2 to E4.8 of the Building Code of Australia 2006 and AS 2293.
- The electricity supply system has been designed in accordance with Clause C2.13 of the Building Code of Australia 2006.
- The interior lighting has been designed in accordance with Clause F4.4 of the Building Code of Australia 2006.
- The external lighting within the development has been designed in accordance with Australian Standard AS 4282-1997 "Control of the obtrusive effects of outdoor lighting".

Please note a copy of the Client's Emergency Procedures (in accordance with AS 3745) is required to be positioned next to the Indicator Panel. The Client may already have existing procedures that would need to be revised. Please also note that the existing EWIS Indicator Panel does not comply with the new AS 4428.4 as to our knowledge there are currently no panels available in Australia certified to this new standard.

When the Services Contractors have completed the installation, testing and commissioning of the systems they shall have to provide Statements of Compliance (as per Building Code of Australia) that the systems have been installed, tested and found to operate in accordance with the requirements of the Building Code of Australia and the relevant Australian Standards.

PITTWATER RSL CLUB – GAMING LOUNGE
EXTENSION AND TERRACE
ELECTRICAL SERVICES STATEMENT OF DESIGN

HARON ROBSON
Electrical Consultants and Lighting Designers

Should you have any questions on this matter please do not hesitate to contact Mr CK Chan or the undersigned at this office.

Yours faithfully,
HARON / ROBSON PTY LTD

A handwritten signature in black ink, appearing to read 'Tom Russell', with a long horizontal flourish extending to the right.

Tom Russell
Director

trussell@haronrobson.com.au

28 June, 2007

Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

Attention: Tony Fucile

RE: PITTWATER RSL CLUB – GAMING LOUNGE EXTENSION AND TERRACE
REVISED ELECTRICAL SERVICES STATEMENT OF DESIGN

The Electrical Services Drawings 12650 07/ES01B to 12650 07/ES07B for the above project in the new and refurbished areas covered under DA No. 0073/99 (Stage 3) are DA/N0625/06 have been documented in accordance with the following:

- The Smoke Detection System has been designed in accordance with Australia Standard AS 1670.1 and NSW Table E2.2b, and has been linked to the Mechanical Services System to provide shutdown signals on activation of the fire alarm system.
- The Emergency Warning and Intercommunication System has been designed in accordance with Australian Standards AS 1670.4. Please note the existing EWIS Panel is not being replaced and therefore the panel shall comply with the previous AS 2220 requirements and not AS 4428.4.
- The Emergency and Exit Sign Lighting System has been designed in accordance with Clause E4.2 to E4.8 of the Building Code of Australia 2006 and AS 2293.
- The electricity supply system has been designed in accordance with Clause C2.13 of the Building Code of Australia 2006.
- The interior lighting has been designed in accordance with Clause F4.4 of the Building Code of Australia 2006.
- The external lighting within the development has been designed in accordance with Australian Standard AS 4282-1997 "Control of the obtrusive effects of outdoor lighting".

Please note a copy of the Client's Emergency Procedures (in accordance with AS 3745) is required to be positioned next to the Indicator Panel. The Client may already have existing procedures that would need to be revised. Please also note that the existing EWIS Indicator Panel does not comply with the new AS 4428.4 as to our knowledge there are currently no panels available in Australia certified to this new standard.

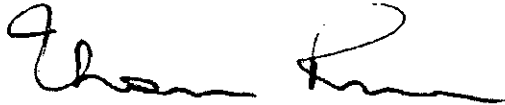
When the Services Contractors have completed the installation, testing and commissioning of the systems they shall have to provide Statements of Compliance (as per Building Code of Australia) that the systems have been installed, tested and found to operate in accordance with the requirements of the Building Code of Australia and the relevant Australian Standards.

PITTWATER RSL CLUB – GAMING LOUNGE
EXTENSION AND TERRACE
ELECTRICAL SERVICES STATEMENT OF DESIGN

HARON ROBSON
Electrical Consultants and Lighting Designers

Should you have any questions on this matter please do not hesitate to contact Mr CK Chan or the undersigned at this office.

Yours faithfully,
HARON / ROBSON PTY LTD



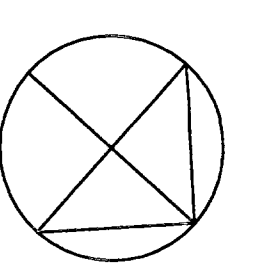
Tom Russell
Director

trussell@haronrobson.com.au

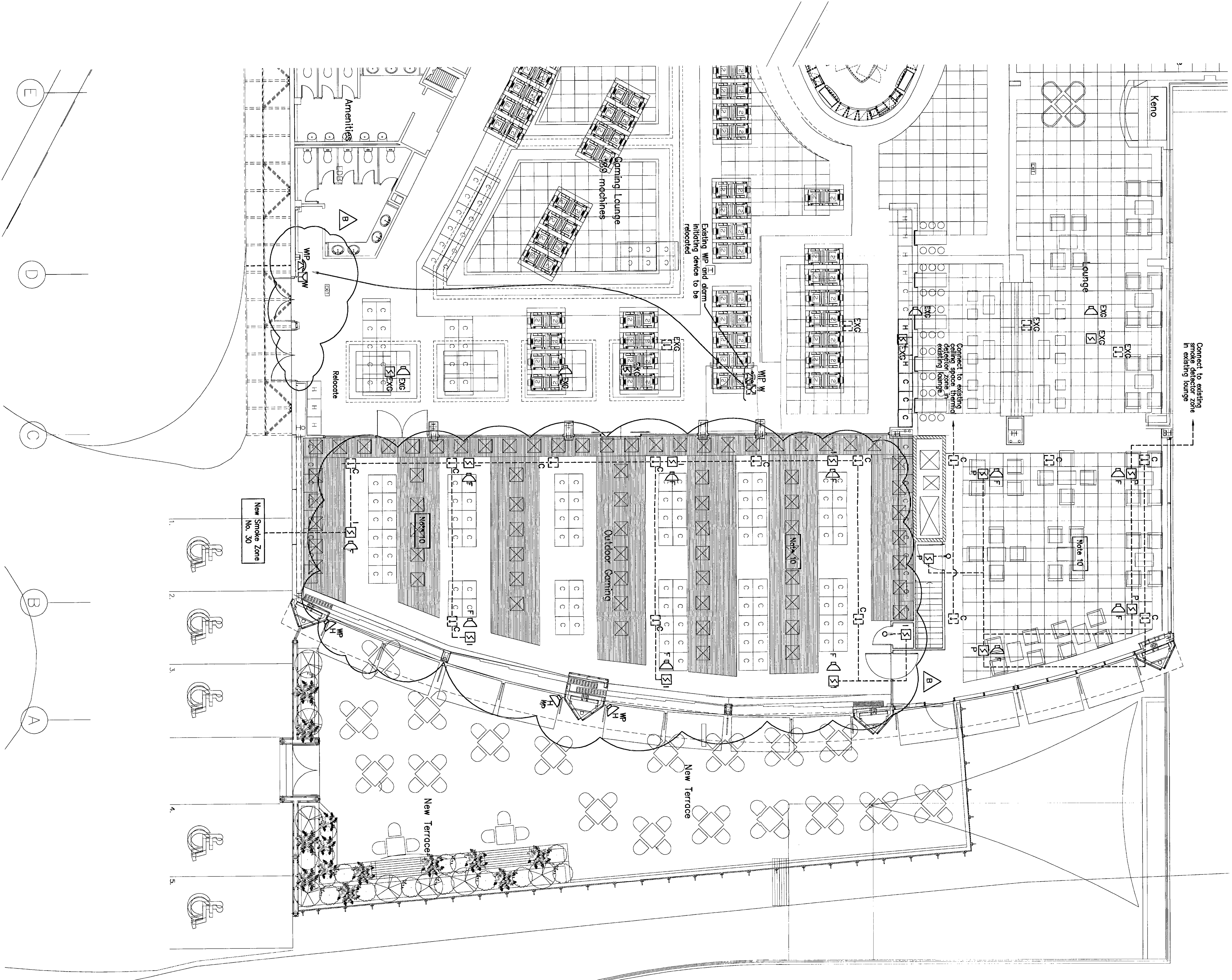
REFERENCE DOCUMENT REGISTER

DISCIPLINE	DRAWING NO.	DATE	REVISION DATE
ARCH	DA001	12/01/20	
ARCH	DA002	12/01/20	
MEP	MEP 2.01	12/01/20	
MEP	MEP 2.02	12/01/20	
MEP	MEP 2.03	12/01/20	
MEP	MEP 2.04	12/01/20	
MEP	MEP 2.05	12/01/20	
MEP	MEP 2.06	12/01/20	
MEP	MEP 2.07	12/01/20	
MEP	MEP 2.08	12/01/20	
MEP	MEP 2.09	12/01/20	
MEP	MEP 2.10	12/01/20	
MEP	MEP 2.11	12/01/20	
MEP	MEP 2.12	12/01/20	
MEP	MEP 2.13	12/01/20	
MEP	MEP 2.14	12/01/20	
MEP	MEP 2.15	12/01/20	
MEP	MEP 2.16	12/01/20	
MEP	MEP 2.17	12/01/20	
MEP	MEP 2.18	12/01/20	
MEP	MEP 2.19	12/01/20	
MEP	MEP 2.20	12/01/20	
MEP	MEP 2.21	12/01/20	
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MEP	MEP 2.24	12/01/20	
MEP	MEP 2.25	12/01/20	
MEP	MEP 2.26	12/01/20	
MEP	MEP 2.27	12/01/20	
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MEP	MEP 2.94	12/01/20	
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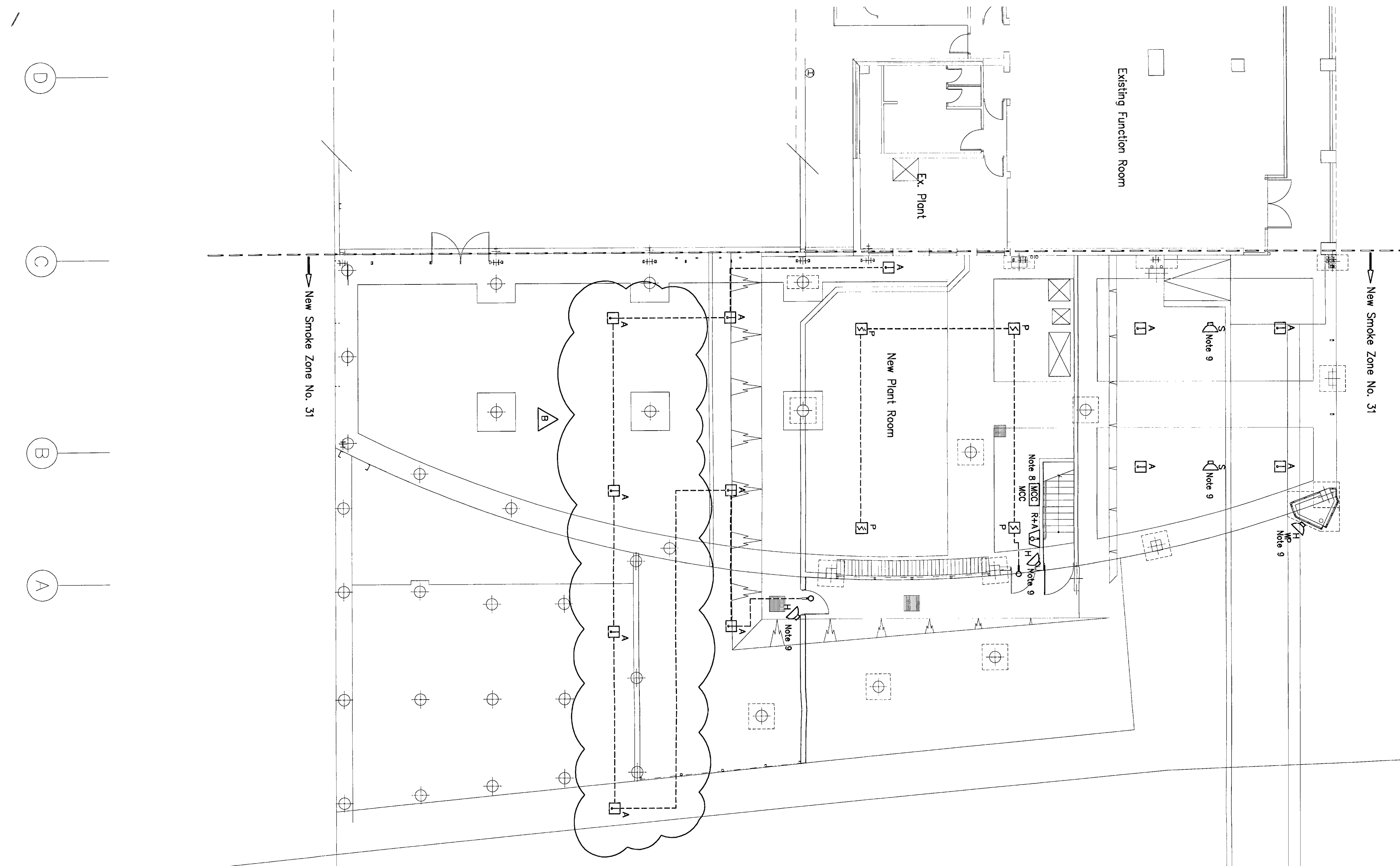
OTHER:



- NOTES:
1. Refer to the notes on the drawings for the correct installation of the emergency lighting system.
 2. Do not install emergency lighting in areas where it is not required.
 3. Emergency lighting should be installed in accordance with the relevant standards.
 4. No connection to the system shall be undertaken without prior written consent.
 5. This drawing is an indication only and shall not be used for construction without prior written consent.
 6. The installation of the emergency lighting system shall be undertaken in accordance with the relevant standards.
 7. Remove all redundant equipment, cabling and make good.
 8. Provide a 24V fire signal from existing fire alarm system to mechanical control panel (MCP) to shutdown all mechanical plant in the event of a fire alarm. Mechanical control panel shall be provided by the relevant contractor.
 9. Connect new emergency lighting system to adjacent function room emergency lighting zone.
 10. Connect new emergency lighting system to adjacent function room emergency lighting zone.



Ground Floor Smoke Detection Layout



Lower Ground Floor Smoke Detection Layout

Drawn by: **28 June 2020**
 Checked by: **28 June 2020**
 Approved by: **28 June 2020**
 Project No: **28 June 2020**
 Drawing No: **28 June 2020**
 Revision No: **28 June 2020**

HARON ROOSON
 Electrical Consultants and Lighting Designers

lightmatters
 creative lighting solutions from haron rooson

PAYNTER DIXON
 PAYNTER DIXON CONSTRUCTION PTY LTD
 GAMING LOUNGE EXTENSION & TERRACE
 PITTSWATER RSL CLUB

ELECTRICAL SERVICES - LOWER GROUND AND GROUND FLOOR SMOKE DETECTION, SOUND SYSTEM AND INTERCOM SYSTEM, FOR EMERGENCY PURPOSES LAYOUT

Project No: **PRL 1/10**
 Drawing No: **12850**
 Revision No: **07/ES04**
 Date: **MAY '20**

10/10/2020 15:00:00

