

12 December 2005

General Manager
Pittwater Council
PO Box 882
Mona Vale

Dear Sir

**Re: Development Consent No.NO219/03
Construction Certificate No.2005/609**

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005 /609
2. Attachments.

Yours faithfully



Bruce Gaal
Insight Building Certifiers Pty Limited

OCCUPATION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979
Sections 109C(1) and 109H

Certificate No:	2005/609
1. Type of Certificate:	Interim Certificate
2. Applicant:	Vicki Jellis
3. Applicants Address:	32 Old Barrenjoey Road Avalon NSW 2107
4. Owner:	Pittwater Council 1 Park Road, Mona Vale NSW 2103
5. Development Consent No:	NO219/03
6. Date of Determination of Development Consent:	16 November 2004
7. Construction Certificate No:	2005/609
8. Date of Issue of Construction Certificate:	27 April 2005
9. Location of Development Site:	32 Old Barrenjoey Road, Avalon being Lot 1 in DP 511980
10. Building Details:	Golf Club Additions excluding waste containment area and carparking for people with disabilities

11. Determination: * This certificate has been issued as
APPROVED.

12. Date of Determination: *12th December 2005*

13. **Attachments:**
- * Survey Report by DP Surveying Services dated 29 November 2005
 - * Final Fire Safety Certificates:
 - Emergency Lighting by Jeffery Drummond dated 2 December 2005
 - Exit Signs by Jeffery Drummond dated 2 December 2005
 - * Access Report by Trevor Beardsmore dated 28 November 2005
 - * Access Rectification certification by Cameron Pierce dated 8 December 2005
 - * Structural certification by DW Knox dated 25 November 2005
 - * Sydney Water Trade Waste application dated 8 December 2005
 - * Certification of kitchen fit-out by Nigel Merryweather dated 7 December 2005
 - * Certification of External Finishes by Nigel Merryweather dated 4 December 2005

14. **Right of Appeal:**
- Under Section 109K an applicant may Appeal to the Land and Environment Court against the refusal of an Occupation Certificate within 14 days after the application was made.

16. **Certificate:**
- Bruce Gaal certifies that:
- I have been appointed as the Principal Certifying Authority under Section 109E.
 - A development consent is in force with respect to the building.
 - A Construction 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.
 - When required, a report from the Commissioner of Fire Brigades has been considered.



Bruce Gaal
Principal Certifying Authority
Registration No. PO055

CP Exteriors

B/L No. 14458C

Building & Landscapes Contractor

16 Arnott Crescent, Warriewood NSW 2102

Phone/Fax: (02) 9944 7808 Mobile (0418) 961 771

Email: cpexteriors@optusnet.com.au

A.B.N 48 326 399 822

Fax

Attn: Bruce Gale**From:** Cameron Peirce**Co:** Insight Development Consultants**Pages:** 20**Phone:****Date:** 08.12.05**Fax:** 02 9979 1555**Re:** Avalon Golf Club **Urgent** **For Review** **Please Comment** **Please Reply** **Please Recycle**

Dear Bruce,

Please find documentation requested for interim occupation certificate.

- | | |
|---|---------------------------------|
| 1. Surveyors Certificate | - RL's etc DP Surveyors |
| 2. Exit Signs/Emergency Light | - Jeff Drummond Electrical |
| 3. Fire Safety Certificate | - Pittwater Fire Protection |
| 4. Disabled Report | - Trevor Beardsmore |
| 5. Disabled Access Report rectification work executed | - CP Exteriors |
| 6. Engineers Certificate | - DW Knox Engineers |
| 7. Evidence of food register | |
| 8. Kitchen Exhaust | - Elite Kitchens |
| 9. Trade Waste Agreement | - Sydney Water |
| 10. Kitchen Fitout | - Nigel Merryweather Architects |
| 11. Fire Egress | - Nigel Merryweather Architects |
| 12. External Finishes | - Nigel Merryweather Architects |

Thanks & Regards,

Cameron.



D.P. SURVEYING SERVICES

A.B.N. 72 489 908 140

Land & Engineering Surveys

David Parsons, B.Surv. M.I.S. (Aust)

Suite 17, 51 Old Barrenjoey Road, Avalon 2107

Phone: (02) 9918-2060 Fax: (02) 9918-7677

Mobile: 0414 183 220

Email: dpsurvey@iprimus.com.au

29 November, 2005

Our Ref: 878

PITTWATER COUNCIL
PO BOX 882
MONA VALE NSW 1660

Re: Avalon Golf Club

As instructed I have surveyed the additions to the abovementioned club.

The lower ground floor additions measure 11.86 X 5.505 metres and the upper ground floor additions measure 11.64 X 5.395 metres. The windowsill measures 0.70 metres above the restaurant floor level.

The new external toilet measures 3.765 X 3.52 metres.

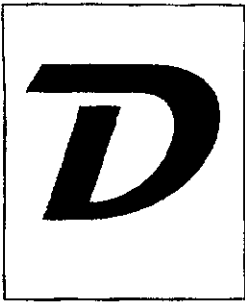
Finished as built levels, based on the Australian Height Datum, were measured and found to be, Lower Ground concrete 20.79, Upper Ground carpet 23.83, toilet ridge 27.53 and main ridge (which is original) at 28.91. Finished external finishes are Lower Ground is rendered and Upper Ground is timber clad to match existing.

All the above measurements appear to be approximately the same as those shown on the approved building plans and the additions therefore appear to comply with the approved building plans.

For further information and measurements see my plan dated 29/11/2005.

No other survey of the land was made.

David Parsons
Registered Surveyor

**Jeff Drummond Electrical Services Pty Ltd**

18 Marshall Crescent,

Beacon Hill. 2100.

Phone : 0418 266176.

Fax : 9401 0105.

Email : jdnd@ozemail.com.au

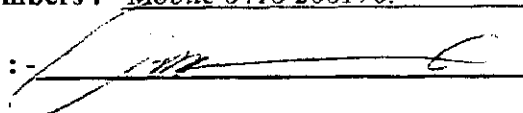
Lic No : 113237c

ABN : 68 091 716 808.

2nd December 05.

INSTALLATION CERTIFICATION**PROJECT : - Avalon Golf Club****ADDRESS : - Barrenjoey Rd, Avalon. 2107. NSW****Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.****I Jeff Drummond of Jeff Drummond Electrical Services Pty Ltd
(Name of Certifier) (Firm)****18 Marshall Crs, Beacon Hill. 2100
(Address)****hereby certify : -****That the Emergency Lighting installed in the building (Building work / element) project comply with :-**

- a) **The relevant clauses of the Building Code of Australia.
BCA E4.2, E4.4**
- b) **The architectural / services / structural plans and specifications approved by the Accredited Certifier and released for construction.**
- c) **The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)**
- d) **The following Australian Standards : - AS / NZ 2293.1 -1998.**

Full name of Certifier : - Jeffrey Bryan Drummond**Qualifications & Experience: - Electrical Contractor (15 Years.)****Address of Certifier : - 18 Marshall Crs, Beacon Hill. 2100. NSW****Phone Numbers : - Mobile 0418 266176. Fax 9401 0105.****Signature : -  Date : - 3rd December 2005.**

**Jeff Drummond Electrical Services Pty Ltd**

18 Marshall Crescent,

Beacon Hill. 2100.

Phone : 0418 266176.

Fax : 9401 0105.

Email : jdnd@ozemail.com.au

Lic No : 113237c

ABN : 68 091 716 808.

2nd December 05.

INSTALLATION CERTIFICATION**PROJECT : - Avalon Golf Club****ADDRESS : - Barrenjoey Rd, Avalon. 2107. NSW****Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, Volume 1.****I Jeff Drummond of Jeff Drummond Electrical Services Pty Ltd
(Name of Certifier) (Firm)****18 Marshall Crs, Beacon Hill. 2100
(Address)****hereby certify :-****That the Exit Signs installed in the building (Building work / element) project comply with :-**

- a) **The relevant clauses of the Building Code of Australia.
BCA E4.5, E4.6, E4.8**
- b) **The architectural / services / structural plans and specifications approved by the Accredited Certifier and released for construction.**
- c) **The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)**
- d) **The following Australian Standards : - AS / NZ 2293.1 -1998.**

Full name of Certifier : - Jeffrey Bryan Drummond**Qualifications & Experience: - Electrical Contractor (15 Years.)****Address of Certifier : - 18 Marshall Crs, Beacon Hill. 2100. NSW****Phone Numbers : - Mobile 0418 266176. Fax 9401 0105.****Signature :  Date : - 3rd December 2005.**

Form 15

Final / Interim Fire Safety Certificate

issued under the Environmental Planning and Assessment Regulation 1994, Clause 80E and 80F.

Issue Date: Interim Final

Issue Date: 30th November 2005

Issued by / Agent: I, ...Tim Holland... of ...Pittwater Fire Protection...

Certify that:

- a) Each of the essential fire measures listed below: * has been assessed by a person (chosen by me) who as 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 no 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.

Name of Building

House / Unit No or Name: Avalon Golf Club... Street: Barrenjoey Rd... Suburb: ...Avalon... Side of Street: ... Nearest Cross Street: ...

Part of Building: Whole / Part: ... Whole...

Description of Part: ...

DISABILITY ACCESS CONSULTANTS

28th November 2005

CP Exteriors
16 Amott Crescent
Warriewood NSW 2102

RE: AVALON GOLF CLUB
ATTENTION: CAMERON PEIRCE

Dear Sir,

Please find below our report on the disability access provisions in the alterations and additions to the Avalon Golf Club following our site visit on 24th November 2005, related to our report of 24th March 2005.

1. The accessible car space is yet to be constructed by Council and is not included in the builders contract.
2. The ramp from the accessible car space is yet to be constructed by Council and is not included in the builders contract.
3. The ramp is not yet constructed but the levels on site appear to be compliant depending on final ramp construction.
4. All doors to areas required to be accessible have a clear opening in excess of 850mm. The circulation spaces required by Figure 12 of AS1428.1 have been provided.
- ✓ 5. The lighting to the ramp and path has not yet been installed.
6. The surfaces of pathways between the main building and the toilet block and into the golf professional's office comply with AS1428.1 and appear to comply with AS/NZS 4586
7. The doors appear to have at least 30% luminance contrast with the surrounding walls.
8. Glazing adjacent to the path to the toilet block has a white line of at least 75mm depth located 900mm – 1000 above the ground. When viewed against the green foliage we believe that it provides at least a 30% luminance contrast, however no luminance contrast tests were carried out.
9. Door handles comply with AS1428.1.
10. The counter bench top into the kitchen is well above the suggested 850mm but we are advised that this is for serving staff use only and as such would therefore not require access.

DISABILITY ACCESS CONSULTANTS PTY LTD
ABN: 55 095 001 877

ARCHITECTS AND CONSULTANTS IN UNIVERSAL ACCESS TO THE BUILT ENVIRONMENT
PO Box 6283 Frenchs Forest Delivery Centre NSW 2086
Tel: 02 9452 6177 Fax: 02 9452 6188 Mobile: 0416 05 05 40 Email: dac@synflux.com.au

dac@synflux.
com.au.

11. Light switches viewed are installed between the heights of 900mm and 1100mm. The switch in the accessible toilet is of the large rocker type.
12. The path to the toilet block is weather protected by a glazed screen on the south side and the opposite side appeared to have provision for a roll down screen although this was not evident at the time of the inspection.

Unisex accessible sanitary facility.

- ✓13. The WC pan has been installed with approximately 860mm from the front of the pan to the wall behind. AS1428.1 requires this dimension to be 800mm +/- 10 and is therefore non compliant. The distance from the centreline of the pan to the adjacent wall is compliant at 460mm.

The distance of the handbasin from the toilet pan is 1340mm and complies with AS1428.1. The height of the basin is compliant at 790mm and the design of the lever control is compliant.

- ✓14. The door handle is compliant in design and height however the indicator bolt is too high and needs to be relocated immediately below the door handle to be within the required 900mm - 1100mm range. The locking system was not noted and should be an MLAK type to provide after hours access for people with a disability.

15. Lighting level is satisfactory. The light switch in the accessible toilet is of the large rocker type.

16. We were unable to determine the lighting level on the pathway as the inspection was carried out in daylight, however a light fittings were noted which should provide at least the minimum illumination on the ground to comply with AS 1680.0.

17. The accessible toilet signage was sighted and is in accordance with AS1428.1. The location for the sign was discussed and agreed.

18. Additional directional signage within the premises towards the accessible facility was also sighted and their location agreed.

- ✓19. The mirror in the toilet was not at the correct height and an additional mirror is to be installed to comply with Clause 10.4.1 of AS1428.1. This may be achieved by the installation of a mirror immediately below the existing or preferably a second mirror installed no less than 350mm wide, extending from 900mm to 1850mm above the plane of the floor.

- ✓20. The toilet paper holder is outside the location area shown on Figure 20 of AS1428.1 (attached) and needs to be relocated.

- ✓21. The grabrails are at 820mm to the top which is marginally above the 800 +/- 10 required and the side grabrail commences its upturn in excess of 150mm from the front of the pan. Refer to Figure 21(a) of AS1428.1 attached. The grabrail should be relocated.

22. The room dimensions comply with AS1428.1 as required by the BCA and are almost in compliance with AS1428.2.

23.

✓ We are of the opinion that the toilet pan should be correctly relocated so that the front of the pan is 800mm +/- 10 or the rear grabrail be blocked out so that the front of the pan to the rear of the grabrail is between 740mm to 760mm. This blocking is to be a solid surface behind the full width of the grabrail.

The kitchen is not considered to be an accessible area which is in accordance with the draft DDA Access to Premises Standard and was not reviewed.

The remaining areas of the development are in compliance with the requirements of AS1428.1. When the proposed access road works are completed an inspection of the accessible car space and its related ramps and walkways need to be assessed.

Should you wish to discuss any matters raised above please do not hesitate to contact the undersigned on 9452 6177 or 0416 05 05 40.

Yours sincerely

DISABILITY ACCESS CONSULTANTS PTY LTD.

Per
Trevor Beardsmore

CP Exteriors B/L No. 14458C

Building & Landscapes Contractor

16 Amott Crescent, Warriewood NSW 2102

Phone/Fax: (02) 9944 7808 Mobile (0418) 961 771

Email: cpexteriors@optusnet.com.au

A.B.N 48 326 399 822

8th December 2005

Re: Avalon Golf Club

This is to certify that CP Exteriors carried all rectification works as per Disability Access Consultants Report dated 28th November 2005.

Items 5, 13,14, 19, 20, 21 & 23 have been completed to AS 1428.1

Yours sincerely,

Cameron Peirce.
Proprietor.



CONSULTING ENGINEERS AND MANAGERS
Level 5, 53 Walker Street, North Sydney NSW 2060
Phone: (61) 2 936 1170 • Fax: (61) 2 936 1111
Email: info@d.w.knox.com.au • Website: www.d.w.knox.com.au

D.W. KNOX & PARTNERS

24th November 2005

C.P. Exteriors Pty Ltd
16 Amott Crescent
WARRIEWOOD NSW 2102

Attention: Cameron Peirce

Dear Sir,

203133 - AVALON GOLF CLUB
STRUCTURAL CERTIFICATION

This letter certifies that this firm carried out periodic site inspections during the construction phase to inspect foundation material in piers, reinforcement to slabs on ground, blockwork walls, suspended slabs and the final assembled structural steelwork and timber framing.

At the time of the inspections the work generally conformed to the council approved drawings and we are satisfied that the completed structure is suitable for its intended commercial use as a Golf Club including restaurant facilities.

This certificate shall in no way relieve any other party of their contractual obligations or responsibilities.

Yours faithfully,

D.W. Knox for
D.W. Knox & Partners

c.c. Nigel Merryweather & Associates

203133nov05.pdf

Your Notification for this Food Business has been recorded by NAFSIS.

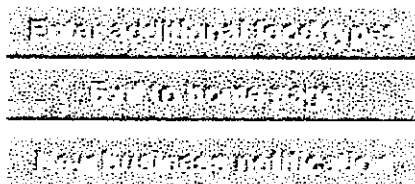
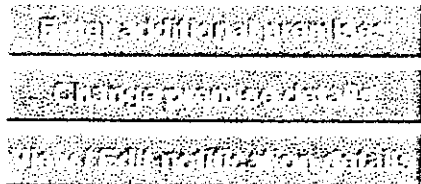
Please PRINT or keep your own record of the following details: Print

Business Notification Reference Number : 33808
Date of Notification :
Proprietor / Company Name : Victoria Carolyn JELLIS
Barrenjoey Road,
Trading Name : The Links Restaurant
Office Address : at Avalon Golf Course
Barrenjoey Road,

To keep a record of this notification, either press Print or highlight the text area with your mouse, press Ctrl-C, then paste the details into another application such as Microsoft Word or Excel.

Please note your Online access code (for viewing / changing details online): **snq845**

The above access code is confidential and is to be used in conjunction with your Notification Reference number to view / change your notification details online. We recommend you change this access code from time to time to maintain privacy and security.





SPECIFICATIONS

Hood Dimensions -

1 x 3000mm length
 1 x 1000mm length
 1000mm width
 600mm height

1 Dishwasher Hood
 1 Pizza Hood

Duct Dimensions -

450mm depth
 350mm breadth

Filters -

5 x 387mm height
 457mm width
 51mm thick

Grease plugs -

2 x 25mm x 25mm

Hood Gutters -

50mm x 25mm

Materials -

Duct 1.0mm galvanized steel
 Hood 1.0mm stainless steel

Equipment -

Fan 1 x 18 inch exhaust fan 240 volts
 Q = 1800 liters per second @ 190pa

2 x 12 inch exhaust Fan - 240 volts

I trust that this is sufficient to meet your requirements. 800 cfm per sec.

Thank you,

Nour Saraya

Supply & Installed



CERTIFICATE OF COMPLIANCE

November 25th, 2005

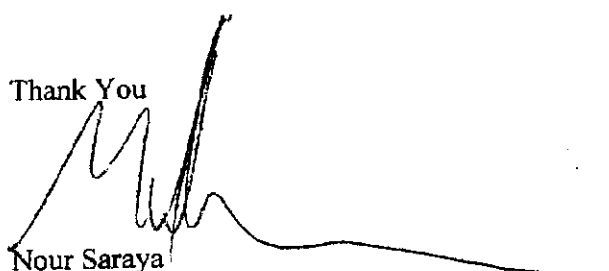
Dear Sir / Madam

I am writing you this letter to confirm that the ventilation hoods and ducting supplied to Avolon Golf Course was manufactured in conjunction with the A/S 1668 Part 1 and 2.

I trust that this will meet your needs. For further information please call me during business hours.

Thank You

Nour Saraya

A handwritten signature in black ink, appearing to read "Nour Saraya", is written over the printed name. The signature is stylized and extends to the right across the page.



November 25, 2005

The Health and Environmental Inspector
 City Council

**RE: VENTILATION HOOD APPLICATION FOR
 AVOLON GOLF COURSE.**

Dear Sir / Madam

Please find attached the designs and specifications for A/S 1668 Past 1 and 2 for the supply and installation of the ventilation hood for Avolon Golf Course.

I trust that this is sufficient to meet your requirements. Should you require further information, Please contact me during business hours.

Thank You

A handwritten signature in black ink, appearing to read "Nour Saraya", is written over a horizontal line. The signature is fluid and cursive.

Nour Saraya



FACSIMILE

To	Victoria Jellis	Facsimile	99182606
Company/Division	Links Restaurant-Avalon Golf Club Telephone: 99182606		
	Barrenjoey Road, Avalon.		
	Property No. 5438671		
From	Mal Stewart	Facsimile	99048507
Division	Trade Waste		
Location	Chatswood Tanks		
Telephone	0419 268 387		

Total Pages	1	Date	8/12/05
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This transmission is intended solely for the named addressee and may contain confidential or privileged information. The copying or distribution of it by anyone other than the addressee is strictly prohibited. If you have received this transmission in error please telephone us immediately. Sydney Water Corporation ABN 46 776 225 638.

This is to confirm that the above restaurant has applied to Sydney Water for a Trade Wastewater Permit.

The application has been accepted, and from the application date of 30/11/05 is permitted to discharge trade wastewater to the sewer.

The permit is being processed and a hard copy of the permit will be forwarded to the above on completion.

Yours Faithfully

MAL STEWART
Commercial and Industrial Customer Services Representative
Trade Waste

**NIGEL MERRYWEATHER
A R C H I T E C T**

7th December 2005

Pittwater Council
PO Box 882
Mona Vale N.S.W. 1660

ATTENTION THE GENERAL MANAGER

Dear Sirs,

AVALON GOLF CLUB - FOOD PREMISES FIT OUT

In accordance with DA Condition E12a I confirm that, working within the constraints provided by the existing Heritage Building, the Fit Out of the Food Premises is in accordance with the relevant BCA clauses, DA Conditions and Australian Standards.

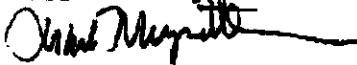
I confirm that the kitchen complies with the following:

- 1) AS 4674 - Design construction and fit out of food premises
- 2) The Food safety Standard 3.2.3 (as part of the Food Standards Code) required by the Food Regulation 2004

I confirm that work complies with clause B76 of the DA Conditions of Approval.

I confirm that the works have been inspected during construction by Council's Environmental Health Officer, including prior to kitchen wall linings.

Yours faithfully



Nigel Merryweather

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER + ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N. 67 003 440 908

email nigelmerryweather@bigpond.com.au

5 Elgata Close, AVALON N.S.W. 2107

NSW ARCHITECTS REGISTRATION BOARD NO 4146

NIGEL MERRYWEATHER
A R C H I T E C T

4th Dec 2005

Pittwater Council
PO Box 882
Mona Vale N.S.W. 1660

ATTENTION THE GENERAL MANAGER

Dear Sirs,

AVALON GOLF CLUB - FIRE EGRESS

I confirm that the means of egress and the paths of travel are clear of anything which may impede the free passage of persons.

I confirm that the means of egress are in accordance with Section D of the Building Code of Australia.

Yours faithfully,



Nigel Merryweather

copy to CP Exteriors attention Cameron Peirce fax 9944 7808

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 745

NIGEL MERRYWEATHER + ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N. 67 003 440 908

email nigelmerryweather@bigpond.com.au

5 Elgata Close, AVALON N.S.W. 2107

NSW ARCHITECTS REGISTRATION BOARD NO 4146

NIGEL MERRYWEATHER
A R C H I T E C T

4th Dec 2005

Pittwater Council
PO Box 882
Mona Vale N.S.W. 1660

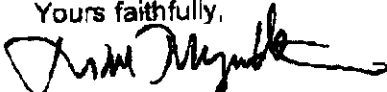
ATTENTION THE GENERAL MANAGER

Dear Sirs,

AVALON GOLF CLUB - EXTERNAL FINISHES

I confirm that the external finishes as built are as per the approved
Schedule of External Finishes issued as part of the Development Consent.

Yours faithfully,



Nigel Merryweather

copy to CP Exteriors attention Cameron Peirce fax 9944 7808

TEL (02) 9918 2839

FAX (02) 9918 2439

MOBILE 0414 940 746

NIGEL MERRYWEATHER + ASSOC PTY LTD (INC IN N.S.W.) A.C.N. 003 440 908 A.B.N. 67 003 440 908

email nigelmerryweather@bigpond.com.au

5 Elgata Close, AVALON N.S.W. 2107

NSW ARCHITECTS REGISTRATION BOARD NO 4146