



Date 16 NOV 2007

Our Ref CP27038-1 JS
Your Ref N0625/06

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam,

**Re Pittwater RSL, Northern Terrace
Interim Occupation Certificate**

We refer to our engagement in respect of the above and enclose the Interim 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,


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

Encl

Rec 228559 830
14/11/07

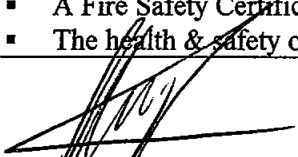
INTERIM OCCUPATION CERTIFICATE

PRELIMINARIES	
CERTIFICATE NO	CP27038-1 JS
PROPERTY	Pittwater RSL, 80-82 Mona Vale Rd, Mona Vale
APPLICANT	Paynter Dixon Constructions Pty Limited
APPROVAL DATE	16 NOV 2007

DEVELOPMENT CONSENT	
REFERENCE NO	N0625/06
DATE OF ISSUE	24 th May 2007
ISSUING AUTHORITY	Pittwater Council

CONSTRUCTION CERTIFICATE	
REFERENCE NO	CP27038-1 MV
DATE OF ISSUE	4 6 07
ISSUING AUTHORITY	Hayden L Howse

AREA OF OCCUPANCY	
DATE OF INSPECTION	10 10 07
AREA OF OCCUPANCY	Whole of the approved works other than the landscaping and the fire upgrade works, (which due to the size and nature of the works are to be approved under a new approval)

CERTIFYING AUTHORITY	
CERTIFIER	Hayden L Howse – Accreditation No BPB 0188
ACCREDITED BY	Building Professionals Board
STATEMENT	<ul style="list-style-type: none"> ▪ A current Development Consent is in force, ▪ A current Construction Certificate has been issued with respect to the building plans & specifications, ▪ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, ▪ A Fire Safety Certificate has been issued for the building, ▪ The health & safety of the occupants has been considered
SIGNED	

FIRE SAFETY SCHEDULE				
Fire Safety System	Existing	Performance Standard	Installed	Performance Standard
Fire rated access panels & doors	NO		NO	
Automatic fail safe devices	NO		NO	
Automatic fire detection & alarm	YES	BCA NSW E2 2b and AS1670 1 – 2004	YES	BCA NSW E2 2b 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	YES	BCA E4 2, E4 4 AS 2293 1 – 2005
EWIS	YES	<ul style="list-style-type: none"> ▪ BCA E4 9 – AS 2220 1 and 2 ▪ BCA E4 9, AS 1670 4 – 2004 	YES	BCA E4 9, AS 1670 4 – 2004 and AS 4428 4 - 2004
Exit signs	YES	BCA E4 5, E4 6 AS 2293 1 – 1998 & 2005	YES	BCA E4 5, E4 6 AS 2293 1 – 2005
Fire control centres & rooms	NO		NO	
Fire dampers	YES	BCA C3 15, AS 1668 1 – 1991 and AS 1682 2 – 1990	YES	BCA C3 15, AS 1668 1 – 1991 and AS 1682 2 – 1990
Fire doors	YES	AS 1905 1	YES	AS 1905 1, C3 5, C3 7 – 2005
Fire hydrant systems	YES	AS 2419 1 BCA C1 E1 3, AS 2419 1 – 1994 and 2005	YES	AS 2419 1 BCA C1 E1 3, AS 2419 1 – 2005
Fire seals	YES	BCA C3 15	YES	BCA C3 15
Fire shutters	NO		NO	
Fire windows	NO		NO	
Hose reel systems	YES	AS 2441 and BCA C1 E1 4, AS 2441 – 2005	YES	BCA C1 E1 4, AS 2441 – 2005
Lightweight construction	YES	BCA C1 8	YES	BCA C1 8
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	BCA E3 3, NSW H101 8	NO	
OTHER	NO		NO	

OCCUPATION CERTIFICATE DOCUMENTATION		
NUMBER	TITLED	DATED
1	APPLICATION FORM	16 8 07
2	FIRE SAFETY CERTIFICATE (COMPLETE)	17 8 07
2	CERTIFICATION RE DA CONDITION B6	24 9 07
2	CERTIFICATION RE DA CONDITION C10	Oct 07
2	CERTIFICATION RE DA CONDITION E1	13 11 07
2	CERTIFICATION RE DA CONDITIONS E5 AND E7	16 10 07
2	CERTIFICATION RE DA CONDITION E6	27 9 07
2	SURVEY CERTIFICATION FOR ROOF RIDGE HEIGHTS	25 6 07
2	WATERPROOFING CERTIFICATE	8 10 07
2	SURVEY CERTIFICATE	9 10 07
2	ARTIFICIAL LIGHTING CERTIFICATE	24 7 07
2	BALUSTRADING CERTIFICATE	8 10 07
2	TERMITE CERTIFICATE	20 6 07
2	GLAZING CERTIFICATE	21 6 07
2	STORMWATER CERTIFICATE	N/A
2	STRUCTURAL ENGINEERS CERTIFICATE	24 10 07
2	FIRE DOORS CERTIFICATE	3 7 07
2	LIGHTWEIGHT CONSTRUCTION CERTIFICATE	31 8 07
2	AUTOMATIC SHUTDOWN CERTIFICATE	7 8 07
2	FIRE HOSE REELS AND HYDRANTS CERTIFICATE	26 6 07
2	CERTIFICATION FOR EMERGENCY LIGHTING, EXIT SIGNS, AUTOMATIC FIRE DETECTION AND ALARM AND EWIS	6 7 07
2	NOISE NOTICE INSTALLATION PHOTO	N/A
2	MANDATORY INSPECTION REPORT	N/A

ANNEXURE "1"

**OCCUPATION CERTIFICATE
APPLICATION FORM**

16/8/06 receipt



APPLICATION FORM

- ☒ INTERIM OCCUPATION CERTIFICATE (IOC)
☐ OCCUPATION CERTIFICATE (OC)

APPLICANT	
NAME / COMPANY	PAYNTER OIXON
ADDRESS	320 LIVERPOOL RD
SUBURB / STATE	ASHFIELD, NSW 2131
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

SUBJECT LAND			
ADDRESS	80 - 82 MONA VALE RD		
SUBURB / STATE	MONA VALE		
COUNCIL AREA	PITTWATER		
LOT NO	26 + 120	DP / SP	654262 + 135512

DEVELOPMENT DESCRIPTION			
CLASSIFICATION	98		
COST OF WORKS	\$ 450,000		
D/A CONSENT NO	625/06	DATE	24/5/07

DEVELOPMENT DESCRIPTION	
PROPOSED WORKS	OUTDOOR TERRACE TO NORTHERN SIDE OF PITTWATER RSL CLUB
AREA OF OCCUPATION	NORTHERN EXTERNAL TERRACE DECK

ACCOMPANYING DOCUMENTATION	
NO	TITLED
	Certification, application form, fire certificate

ANNEXURE "2"

OTHER DOCUMENTATION

Environmental Planning and Assessment Regulation

Fire Safety Certificate

issued under the *Environmental Planning and Assessment Regulation 2000*

Type of certificate

interim

☒ final

(please tick applicable box)

Certification

I THEO PENGUIS as the owner/agent

of PAYNTER OXON (company/address)

certify that (please tick applicable box)

each of the essential fire measures listed below

- has been assessed by a person properly qualified to do so, and was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued

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

Details of the building being certified

house/unit no or building name
street
suburb
nearest cross street

PITTWATER RSL CLUB
80 - 82 MONA VALE RD
MONA VALE
FOLEY ST

This statement is for

(please tick applicable box)

whole of building
☒ part of the building
(description of part)

NORTHERN EXTERNAL TERRACE

Date of assessment

17/8/07

Owner's details

name
address
phone no

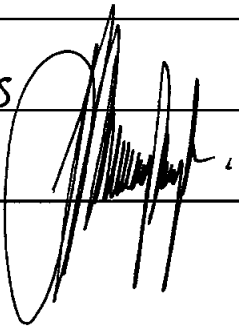
PITTWATER RSL CLUB
80 - 82 MONA VALE RD, MONA VALE

Date of this certificate

17/8/07

Signature of owner/agent

Print name of owner/agent

THEO PENGUIS


FIRE SAFETY SCHEDULE				
Fire Safety System	Existing	Performance Standard	Installed	Performance Standard
Fire rated access panels & doors	NO		NO	
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Fire dampers	YES	BCA C3 15, AS 1668 1 – 1991 and AS 1682 2 – 1990	YES	BCA C3 15, AS 1668 1 – 1991 and AS 1682 2 – 1990
Fire doors	YES	AS 1905 1	YES	AS 1905 1, C3 5, C3 7 – 2005
Fire hydrant systems	YES	AS 2419 1 BCA Cl E1 3, AS 2419 1 – 1994 and 2005	YES	AS 2419 1 BCA Cl E1 3, AS 2419 1 – 2005
Fire seals	YES	BCA C3 15	YES	BCA C3 15
Fire shutters	NO		NO	
Fire windows	NO		NO	
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Smoke doors	NO		NO	
Solid core doors	NO		NO	
Standby power systems	NO		NO	
Wall-wetting sprinkler / drenchers	NO		NO	
Warning & operational signs	YES	BCA E3 3, NSW H101 8	NO	
OTHER	NO		NO	

B6

24 September 2007

Paynter Dixon Constructions
320 Liverpool Road
Ashfield, NSW, 2131

ATTENTION ADRIAN DANN

Dear Adrian

RE PITTWATER RSL CLUB – NEW TERRACE
Development Application NO N0625/06

Further to our site inspection of the new terrace to the northern side of the Pittwater RSL Club this correspondence serves to confirm that the materials and colours used in the construction of the terrace are consistent with the materials and colours as per the samples lodged with the development consent in compliance with DA condition #B6

Regards



MIKE STRAZDS
Director
Nominated Architect
NSW Reg No 5502

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PDT ARCHITECTS (NSW) PTY LTD ABN 42 113 751 183

PITTWATER RSL

Construction Traffic Management Plan

Document No 01

- Commercial in Confidence -

REVISION STATUS

Created	Reviewed	Approved	Date	Revision No
A Olovic	Adrian Dann	Aug 07		01
A. Olovic	Adrian Dann	Oct 07		02
W Tisdell				
A. Kiaupa				

CONTROLLED COPY NO 02

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TCP Application

APPENDIX-5

21

Road Occupancy Licence

1 0 INTRODUCTION

The Construction Traffic Management Plan addresses the Conditions, Approval requirements for this project, as well as Works proposed by Paynter Dixon

The objective of the Plan is to ensure that traffic issues and spoil removal are managed with minimal impact to motorists and local residents and complies with the requirements of all relevant authorities including RTA Council and the emergency services

Through a consultative approach between Paynter Dixon, Clearwater Council and Roads and Transport Authority, this plan details as to the best way to manage traffic issues associated with the Pittwater RSL project

1 1 Purpose

The purpose of the Construction Traffic Management Plan is to ensure that planned works adhere to and comply with the Contract requirements for Control of movement of construction vehicle (Plant and Equipment) and spoil movements in and around the Project and adjacent transport corridors. Specifically, this Plan shall recognise, be consistent with and comply with the traffic configuration of the local road network as it exists at varying stages, during the project

In addition to the Contract requirements this Plan shall comply with

- the requirements of relevant authorities, including RTA, NSW Police, State Emergency Services, Pittwater Council and any adjoining councils which may be affected by work ,
- Roads Act 1993 (NSW) and all other legislative requirements
- certificates, licenses, consents, permits and approvals, including in respect of working hours and
- all other parts of the Contract

In accordance with the General Conditions of the Contract, this plan shall provide

- detailed traffic management procedures for the site
 - traffic control plan detailing modifications to existing traffic patterns (vehicular and pedestrian) and changes to public transport, routes and services required
 - ensure the appropriate notification of relevant emergency services prior to implementing traffic modifications such as street closures or changes to public transport access,
 - safety of commuters, pedestrians, cyclists and personnel of both the Paynter Dixon Construction and its subcontractors,
 - changes to traffic usage patterns as well as special events or traffic embargoes
 - management of maintenance requirements, emergencies and incidents,
 - coordination of traffic management procedures and plans with the RTA Representative, Other Contractors and other parties,
 - impacts on residents and/or commercial enterprises on traffic routes (including traffic movement and parking),
 - objectives for spoil management & transportation from site,
 - expected number of truck movements each hour, based on the predicted maximum spoil generation amounts and hours of operation of worksites,
 - roles and responsibilities of personnel and subcontractors,
 - updating of the Construction Traffic Management Plan on an as needs basis or at the direction of the Council or RTA Representative
-

1 2 Scope of Works

Pittwater RSL Refurbishment comprises of

- Extention to the northern gaming lounge ,
- Removal & disposal of redundant material and spoils

The main elements of the work in respect to traffic management include

- Refurbishment of Pittwater RSL and associated impacts
- Compliance with Contract requirements for Control of construction vehicle/plant movement at work site,
- Control of movement of vehicles carrying construction plant/equipment around Project and adjacent traffic corridors,
- Control of movement of vehicles removing construction spoils through main and adjacent traffic corridors,
- Plan must recognise, be consistent with and comply with the traffic configuration of the local road network as it exists at varying stages during the project,
- Detail modifications to existing traffic patterns (vehicular and pedestrian) and changes to public transport, routes and services

1 3 Application

All personnel and subcontractors of Paynter Dixon Construction shall comply with the requirements of this plan

1 4 Conditions of Use & Acknowledgment of Receipt

This Construction Traffic Management Plan is issued as a commercially confidential document

If a Controlled Copy of this Plan has been issued, acknowledgement of its receipt is to be notified to the Systems Manager within seven days to ensure the receipt of amendments

1 5 Abbreviations & Terminology

The following terms, abbreviations and definitions are used in this Plan

Terms	Explanation
PDC	Paynter Dixon Construction
CoA	Conditions of Approval
EMR	Environmental Management Representative
CTMP	Construction Traffic Management Plan
PM	Project Manager
RTA	Roads and Traffic Authority
TMC	Roads and Traffic Authority Traffic Management Centre

2 0 DISTRIBUTION CONTROL & APPROVAL OF THIS PLAN

2 1 Approval & Changes

Approval of Plan

Record of Issue, Review and Approval of Plan will be via the Project Manager

Review by Contractors Representative

(PR) Representative will review and provide comment on the Plan

Issue of Plan

The PDC Systems Manager will ensure the Approved Plan is available to all relevant site personnel

Master Copy

The master/most current version of the Plan is available upon request to Project Manager

Changes to the CTMP

All minor changes to the CTMP will be conducted by Contractor Where major CTMP changes impact on the general concept of the plan, these changes will require a further revision being issued

Distribution Policy

Controlled copy of the CTMP is held by PDC All company employees have access to this plan through the Project Manager The list of holders of controlled copies of the plan includes

Copy No	Issued to	Issue date	Issued By
01	Site Supervisor		
02	Excavation Contractor		
03			
04			

The personnel to whom these copies have been issued will be sent amendments as they occur and it is their responsibility to discard superseded pages and insert new pages

Uncontrolled Copies

Uncontrolled documents will not be allocated a copy number and will not be issued amendments

Conditions of Use

This Construction Traffic Management Plan is issued as a commercially confidential document and at all times remains the property of Paynter Dixon Construction

Acknowledgement of Receipt

If a controlled copy of the Construction Traffic Management Plan has been issued, acknowledgement of its receipt is to be sent to the Project Manager within seven days to ensure further amendments are received

3 0 RELATIONSHIP WITH OTHER PLANS

This Construction Traffic Management Plan forms part of the overall Contract Management Plan (CMP)
The key Management Plans that should be read in conjunction with this CTMP include

No	PLAN DESCRIPTION	DOCUMENT NUMBER
1	Contract Management Plan	
2	Project Management Plan	
3	Construction Management Plan	
4	Site Management Plan	
5	OH&S Management Plan	
6	Risk Management Plan	
7	Project Quality Plan	
8	Traffic Control Plan	

4 0 CONDITIONS OF DA 10 APPROVAL RESPONSE

The checklist detailing the verification process to ensure Contract requirements have been met in this Construction Traffic Management Plan for the Conditions of Approval is detailed below

CONDITION OF APPROVAL	WHERE ADDRESSED
Construction Traffic Management Plan (CTMP) has been prepared as part of the Conditions of Development Application 10, in consultation with Pittwater Council and the RTA (and their regional traffic committee) In addition to Council's DA condition 10 the CTMP must include information on the following matters relating to the Project a) the results of all necessary investigations (such as traffic modelling) detailing impacts on all existing traffic conditions, including the staging of construction works to minimise traffic congestion and delay or detours to traffic and redistribution of traffic	All sections
b) quantity of material to be transported	Section 5 1 & 2
c) proposed truck movements per day	Section 6 2 & 4
d) proposed hours of operation	Section 6 2 & 4
e) proposed traffic routes and regulatory restrictions	Section 6 3 & 4
f) temporary traffic arrangements, including the identification and promotion of alternative routes	CTMP Appendix 1 Ref Map
g) impact on public transport services	Section 6 4
h) the impact on pedestrian including measures to ensure safety to pedestrian at all times,	Section 6 4 Work Area 1 Section 6 5 Work Area 2
i) maximum and average truck volumes and expected hourly distribution with specific estimation of peak period construction traffic generation,	Section 6 4
k) truck ingress and egress routes,	Section 6 4
l) access, entry/exit locations and deliveries to construction sites and site compounds including minimising the disruption from construction vehicles entering and leaving construction sites and site compounds,	Section 6 4
m) no heavy vehicle queuing on public roads unless otherwise agreed by the Pittwater Council and the RTA	Section 7 4
n) communication and liaison methods and procedures between contractors, RTA and Pittwater Council and for communicating traffic changes to the community and road users	Section 7 4
o) the timing of all changes/measures to be implemented for the CTMP	Section 7 4
p) traffic redistribution resulting from road or lane closures and measures to mitigate impacts on the road network	Section 7 5

CONDITION OF APPROVAL	WHERE ADDRESSED
q) construction traffic generation and parking requirements,	Section 7 6 & 7 9
r) a response plan which sets out the proposed response to any traffic construction or other incident	Section 7 3
s) appropriate feedback, monitoring, review and amendment to CTMP & TCP mechanisms	Section 6
t) measures to manage traffic flows around the area affected by the Project, including as required regulatory and direction signposting variable message signs and all other traffic control devices necessary for the implementation of the CTMP,	Section 6 5
u) obtain necessary ROL's from RTA's TMC prior to commencement of works, and	Section 7 8
<p>The performance of all project traffic arrangements must be monitored during construction</p> <p>Any additional traffic and transport management measures as legally required by the RTA shall form part of the CTMP</p>	

5 0 STAGING PLANS, PROPOSED SEQUENCE OF WORKS & TIMING

The Work Areas listed below, itemise on site activity (in relation to proposed works) and relate to Traffic Control Plan sequences

5 1 Work Area 1 – Foley Street Entrance

Demolition and removal of spoil, off site

Date	Area	Activity
Dec 06	WA 1	Demolition of northern facade and removal of spoil <i>Northern façade concrete panels removed and crushed on site for transportation Approx 18m3 of concrete removed for recycling</i>
Dec 06	WA 1	Piering of northern elevation and removal of spoil <i>Approx 12m3 of soil removed from piering Soil included clay/shale</i>
	WA 1	
	WA 1	
	WA 1	

5 2 Work Area 2 – Foley Street Entrance

Excavation and removal of spoil off site

Date	Area	Activity
Jan 07	WA 2	Excavation and removal of spoil <i>Approx 750m3 of spoil removed from site including stripped bitumen subbase clay & soft shale</i>
	WA 2	
	WA 2	

6 0 PROPOSED PROGRAMME

The approximate programme for implementation of each work area is as follows

Work Area	Date
Work Area 1	Dec 06 – August 07
Work Area 2	Jan 06 – August 07
Work Area 3	

6 1 Managing Cumulative Impacts

Pittwater RSL Works

The works are to be staged so that the traffic is minimised and should temporary lane closures be required, that they do not occur at peak time. This will reduce any cumulative congestion impacts attributed to traffic diversions.

The works for the Pittwater RSL will be undertaken in a manner that shall minimise the impact of the works on the traffic and subsequently the cumulative impact.

No variance in lane widths will take place and the program of works indicates that there are no concurrent activities in work areas 1 & 2. Therefore, the cumulative impacts of traffic and truck movements are not expected to be significant, i.e. the cumulative impacts will be less than 1% which is low.

Designated commencement and closure of works' time

Between 07 00 to 17 00 Monday to Friday

The cumulative total truck movements within a work shift

Intermittent delivery and/or pickup – 5 to 7 truck movements (spread across an 8 hour period)

As outlined in Section 7.4 Review and monitoring of traffic conditions, the Project Manager and Senior Traffic Supervisor are responsible for monitoring traffic conditions. In the event that construction traffic impacts do have a negative impact on the road network, the Traffic Control Supervisor shall liaise with the PDC, RTA, and TMC (as per contact details in Section 7.3).

6 2 Work area assessment and impacts

This section details the individual requirements for each separate work area, and is based largely on the findings of PDC.

Construction materials, plant and equipment would be transported by trucks into and out of the Work Areas. Transport vehicles are expected to include scissor lifts, boom lifts, truck and bogies, passenger vehicles, and small plant.

All vehicles would approach the proposed Works Areas via Foley Street and Mona Vale Road (refer to Appendix 2 & 3 Ref).

During construction, the proposed works will generate additional truck movements along the main access routes. Traffic Control and Management shall ensure any modifications to transport routes will cause minimal disruption and inconvenience to normal travel patterns for motor vehicle drivers leaving or entering area. Specific traffic impacts are outlined below.

6 3 Work Area 1 – Foley Street Entrance

Access & Egress for Construction Vehicles

Construction and work vehicles accessing - Work Area 1 would, in the first instance, travel along the Mona Vale Road to enter work site on Foley Street, (refer to Appendix 2 Ref Map 1).

All removed spoil material shall be transported off site. In this instance, the transfer route is likely to be along Mona Vale Road.

Regulatory restrictions according to relevant Council, shall be observed for gross weight and load weight of all construction vehicles, transiting through Warriewood Valley.

PARTIAL LANE CLOSURES –

DESCRIPTION	PARTIAL LANE CLOSURE
During day/night work on week days	Monday to Friday inclusive NO LANE CLOSURES REQUIRED

Truck Volumes

It is expected that approximately 5 - 7 trucks per shift (across an 8 hour period) would access this Work Area. However, more trucks may be possible over short periods, particularly during demolition and removal of spoils.

Traffic Diversions

For this Work Area, it is anticipated that traffic diversions will be implemented at commencement of works. All vehicles authorised to access work site shall be issued with an identifier number, ensuring controlled site access and safety. The impact of traffic diversions is expected to be minor since only minimal vehicle movements are expected during work hours.

No heavy vehicle queuing on public roads is allowed unless approved by the RTA. PDC Project Manager to provide strict instruction to all drivers during toolbox meetings and inductions.

Impact on Public Transport

Currently, no diversions are necessary for the purpose of this contract. All residents and business within vicinity of Pittwater RSL shall be notified if this aspect is to change, in accordance with CTMP.

Pedestrian / Road Closures

As pedestrians are not allowed to access the work area, there shall be no effect on Pedestrians. Pittwater RSL construction which will only impact on vehicular and cycle traffic. No road closures are required, as part of this contract.

Impact on Local Roads and Properties

Minimal construction traffic on local roads is the only intended impact. Truck drivers will be instructed to observe speed zone when entering or exiting the site.

Traffic Control Requirements

All site access and egress points will require Traffic Control in accordance with the Roads and Traffic Authority Guideline *Traffic Control at Work Sites*, and *Australian Standard 1742.3 Manual of Uniform Traffic Control Devices, Part 3 Traffic Control Devices for Works on Roads*.

The main access and egress points for this Work Area are via Council and RTA roads.

Safe and simple traffic control for all road users shall be provided at all site access points in accordance with standard requirements.

6.4 Work Area 2 –

Access & Egress for Construction Vehicles

Construction vehicles would access Pittwater RSL via Foley Street (refer to Appendix 3 Ref Map 2).

PARTIAL LANE CLOSURES

DESCRIPTION	PARTIAL LANE CLOSURE
During day/night work on week days	Monday to Friday inclusive NO LANE CLOSURES REQUIRED

Truck Volumes

It is expected that approximately 5-7 trucks per shift (across an 8 hour period) would access this Work Area. However, a more trucks may be possible over short periods.

Traffic Management

The construction works at Pittwater RSL, may have require diversion to vehicular traffic and cyclists, as shown in Appendix 3 Ref Map 2 of the CTMP.

As work is controlled by an effective Traffic Management Plan it is envisaged that traffic approaching the Pittwater RSL area from Mona Vale Road would operate satisfactorily.

No heavy vehicle queuing on public roads is allowed unless approved by the RTA. PDC's Project Manager is to provide strict instruction to all drivers during toolbox meetings and inductions.

Impact on Public Transport

Currently, the bus route using Mona Vale Road on its route is not impacted by this contract. All residents and business within vicinity of Pittwater RSL will be notified of any changes (should they be required), in accordance with CTMP.

Impact on Local Roads and Properties

The refurbishment/construction of the Pittwater RSL will result in a diversion of construction traffic via Mona Vale Road with a subsequent increase in traffic turning right onto Foley Street. This movement does not have a high impact as work is undertaken during off peak hours, therefore no congestion will be experienced. Pittwater RSL is not accessible from adjoining properties, therefore there is no impact to properties.

Traffic Mitigation during Construction Works

Advance warning signs alerting drivers to proposed changes in traffic conditions shall be used advising of any change. In addition, diversionary and information may be required during construction period for traffic, pedestrians and cyclists. Diversion signs would be placed to mitigate the impact of any proposed lane closures.

It may be necessary to use Variable Message Signs (VMS) at key locations with messages that can be varied according to the construction conditions.

The intersection at Mona Vale Road and Foley Street will be monitored by observation to assess its performance. If the intersection does not perform as predicted in CTMP, appropriate measures will be implemented to minimise the impacts on this intersection. This will be done in conjunction with Council and RTA.

If any operational problems are experienced consideration will be given to extend the use further traffic management mechanisms to manage traffic congestion.

Traffic Control Requirements

All site access and egress points will require Traffic Control in accordance with the Roads and Traffic Authority Guideline *Traffic Control at Work Sites*, and *Australian Standard 1742.3 Manual of Uniform Traffic Control Devices, Part 3 Traffic Control Devices for Works on Roads*.

The main access and egress points for this Work Area are contained within Foley Street boundaries.

All Traffic Control Plans (TCPs) are to be forwarded to RTA for review and approval 2 weeks prior to works commencing.

Safe and simple traffic control for all vehicle and cycle road users should be provided at all site access points in accordance with standard requirements.

7 0 OTHER CTMP REQUIREMENTS

7 1 Provision for other users

TCPs must cater for all road users affected by the Pittwater RSL project. These users include, but are not limited to, cyclists, emergency vehicles and heavy vehicles. The requirements are detailed below:

- Minimal cycle route shall be affected, that being Pittwater RSL east bound and west bound. Cyclists shall use specified diversions during the construction phase of Pittwater RSL. At all locations, the provision for cyclists should be assessed as per the RTA's Traffic Control at Worksites Guidelines.
- Emergency vehicles shall use specified diversions during the construction phase. However, coordination will be managed to provide unimpeded access.
- Heavy and articulated vehicles shall use specified diversions during the construction phase.

Access for local residents to adjoining properties and side streets is not in any way affected by works.

7 2 Emergency Services communication

All emergency response stakeholders have been contacted by PDC and have been advised of the work site locations and potential impacts.

7 3 Emergency Response Procedures

With regards to the management of incidents, the Project Emergency Controller will make direct contact with the relevant emergency service as required. In the event of any incident / emergency on site, or one that is contained within the road traffic management areas, the site 'Emergency Response Plan' will be implemented.

The site and traffic conditions pertaining to works on the project will be constantly monitored by the Project Manager. Any incidents occurring on the road or within the work zone and/or affecting the smooth running of road traffic will be notified to RTA or council immediately (dependent on which road the incident occurs). Incidents in the road corridor affecting operations of RTA roads will be notified immediately and handed over to the RTA Traffic Management Centre.

The following are the primary contacts for the project works with consideration of traffic management and monitoring on the project:

Organisation	Contact	Position	Contact Number
PDC	THEO PENGLIS	Project Manager	
RTA	Traffic Management Centre	Traffic Engineer	
Council		Reporting of traffic incidents	

7 4 Review and Monitoring of Traffic Conditions

Traffic issues including the monitoring of the operations of traffic flow and the effective operation of intersections will be monitored by the Project Manager. The Project Manager is responsible for the traffic management subcontract and will liaise with the subcontractor to gain an understanding of any arising traffic management issues. The Project Manager is responsible for the coordination of the activities of work crews on site during installation, inspection, testing, commissioning and servicing and subsequently has an understanding of the operations across the multiple worksites that make up the works under the project.

Reports of any traffic conditions which may be of concern will be reported back to the representatives from council or RTA as applicable (i.e. dependent on which roads/intersections issues arise on).

An experienced traffic and transport management consultant will be available to review and advise on the implementation of any traffic management issues and amendments as required

7 5 Lane, Geometry and Signage Arrangements

The temporary lane diversions can be cited in TCP Appendix 2 & 3

No other changes proposed in the surrounding streets to traffic lanes (either by number or width) nor intersection geometry or traffic and signal phasing priority, see Appendix Ref 1 However, any proposed traffic switches associated with work areas that will impact on traffic signal operations must be approved by the RTA prior to the switches taking place

7 6 Vehicles associated with Construction

Traffic associated with the construction will include workers' transport, light equipment, trucks, and major plant and equipment

The works will require the following major plant and equipment

- Trucks & bogies
- Mobile Cranes & Scissor lifts

Truck drivers will be briefed at the site induction regarding the location of all schools along the proposed transport routes the location of 40 km/h speed zones and the times within which they would be required to adhere to this speed limit

Truck Drivers will also be briefed to refrain from queuing on public roads where possible There is a low risk of heavy vehicle queuing given the small number of construction vehicles required at any site location per hour

7 7 Normal Construction Hours

Worksite hours will specifically be in accordance with the Conditions of Approval

"Construction activities must be restricted to the hours of 07 00pm to 17 00pm (Monday to Friday) and at no time on Sundays and Public Holidays

7 8 RTA Road Occupancy Licence (ROL)

An ROL is required if the proposed activity

- Is on a State Road
- Is on a Regional Road
- Is on an Arterial Road
- Is on a Local Road that may impact traffic flow on a State or Regional Road
- Occurs within 100m of a traffic facility

For this project, an ROL will be required for

- Mona Vale Road and Foley Street traffic control

A copy of the Application for a ROL is contained in Appendix 4 Ref

ROL shall be submitted upon receipt of same and noted in Appendix 5 Ref

7 9 Car Parking (temporary)

Work Area 1 – On Site

Work Area 2 – On Site

Jason Storer

From Adrian Dann [adrian.dann@paynterdixon.com.au] *E1*
Sent Tuesday, 13 November 2007 8:35 AM
To Jason Storer
Cc Theo Penglis, Tony Fucile
Subject PRL 1/10 - NORTHERN TERRACE IOC REQUIREMENTS
Attachments CTMP - AD update 13 11 07 doc, E 071113 JH Revised Certification pdf




Jason,



Further to your fax dated 11/10/07, please note the following submissions for IOC requirements

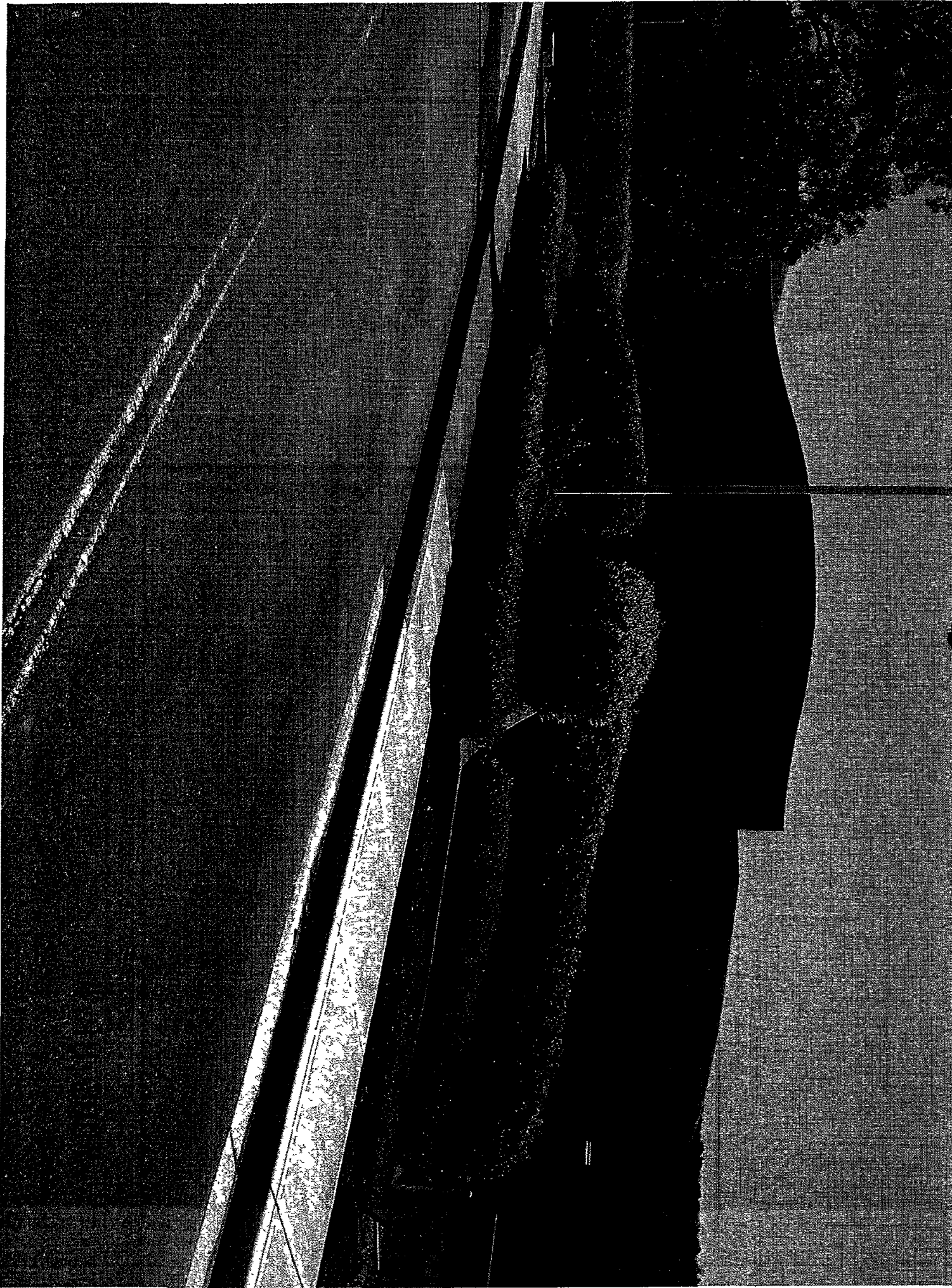
- DA Condition #10 ~ please find attached full copy of revised report
- DA Condition #E1 ~ photographs of council assets will be attached to a separate email
 - Further to this PDC confirm that no damage has been done to council assets as a result of construction activities to the northern terrace extension
- Electrical Certification – find attached revised certificate

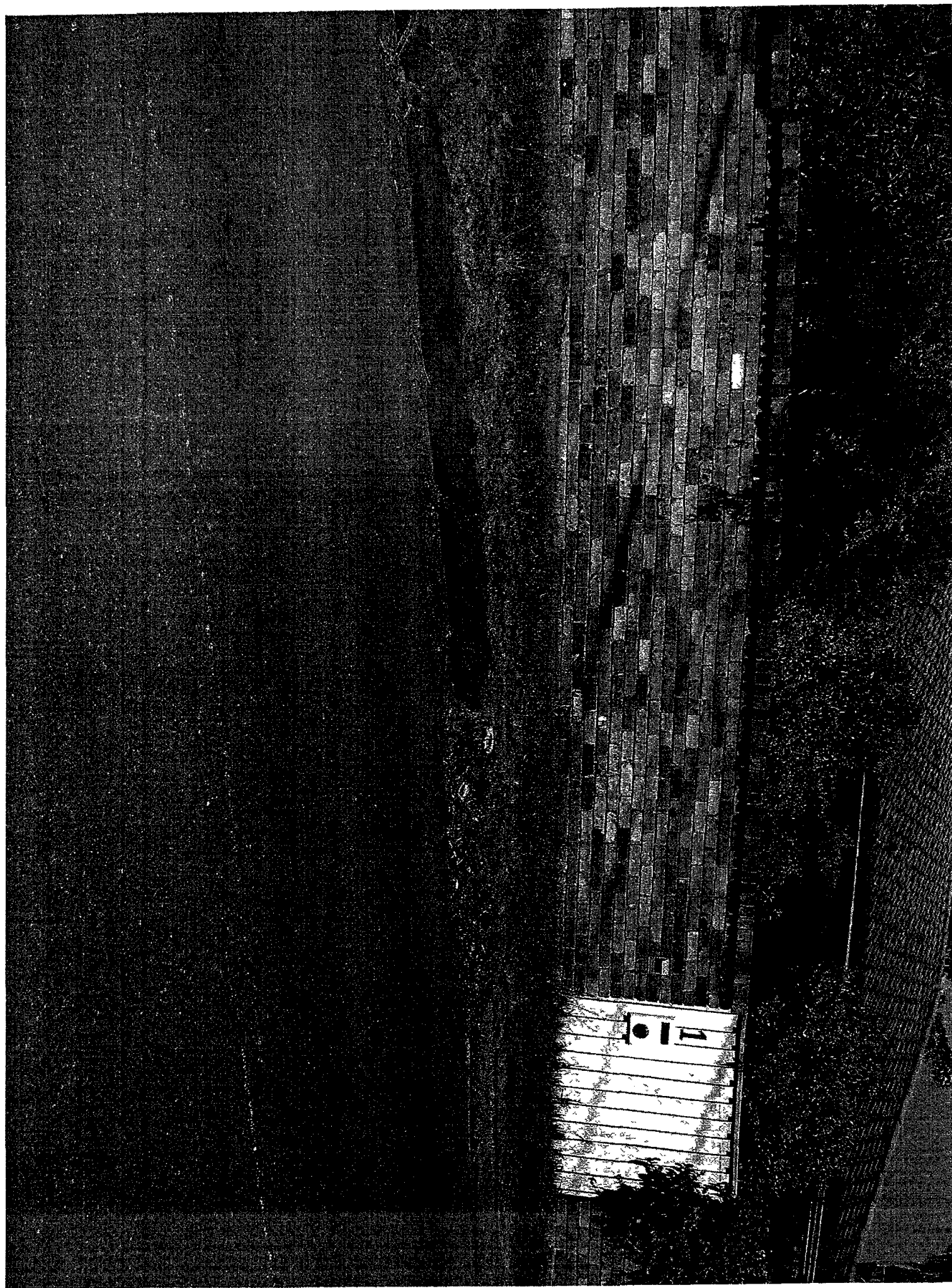
Regards

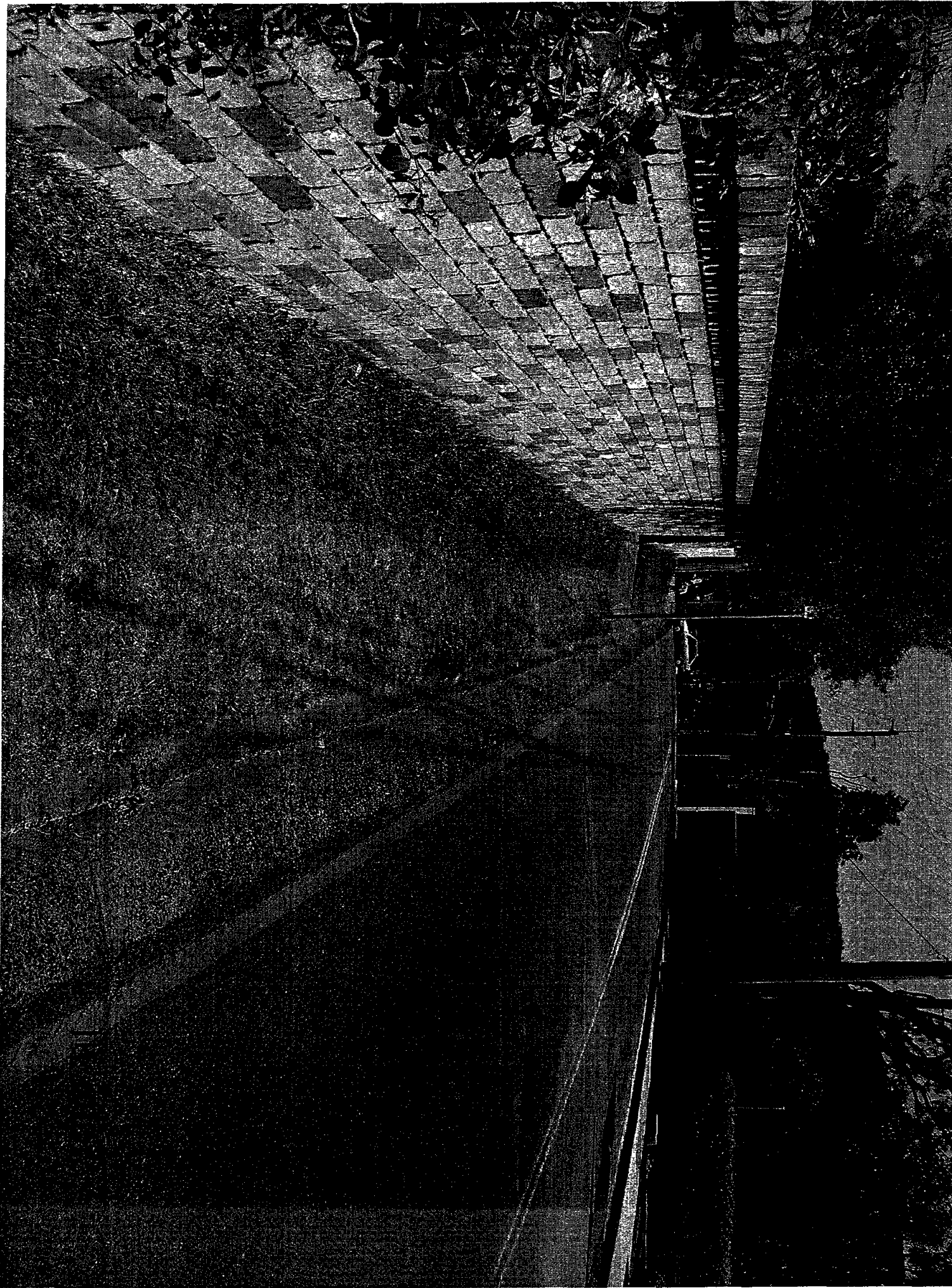
Adrian Dann
Paynter Dixon Constructions Pty Limited
320 Liverpool Road
ASHFIELD NSW 2131

 Ph 9797 5555
 Direct 9797 5578
 Fax 9716 6870

 Email adrian.dann@paynterdixon.com.au
 Web <http://www.paynterdixon.com.au>









ILC Access

DA EST
E7

A service of Independent Living Centre NSW

16 October 2007

Mr Adrian Dann
Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
Ashfield NSW 2137

18 OCT 2007
BY -

Dear Adrian

**Re Pittwater RSL Club
Access for people with disabilities**

Pittwater RSL Club, located on the corner of Mona Vale Road and Foley Street, has completed recent extensions to the building adding new smoking facilities. To comply with Pittwater Council DCP 21 the Club was to ensure there was an accessible path of travel to the new terrace from the existing facilities for people with a disability. ILC Access sent a report to Mr Tony Fucile on 10 May 2007 after an audit of the drawings sent by Paynter Dixon. A site visit was carried out on 15 October 2007 to assess the compliance of the accessible paths of travel to the new smoking facilities as set out in the report.

The following accessible paths of travel within the Club were found to comply with the requirements of AS1428 and the Building Code of Australia 2007 Part D3 and Table F2.4

- A continuous accessible path of travel from the car drop off point at Foley Street entry on level one
- A lift providing vertical access from the lobby area on the ground level to the main public area on the first floor
- Adequate circulation space and paths of travel within the Club to all public areas, including ground and first floor lobbies, function rooms, coffee shop, brasserie, gaming lounge, existing lounge, existing terrace, extension to the gaming lounge and the new terrace that is accessed from the extensions to the gaming lounge on the first floor to comply with AS1428.2 and Pittwater Council DCP

Independent Living Centre NSW • ABN 56 486 236 348
No 1 Fennell Street Parramatta NSW 2150
Telephone 02 9890 0991 • Fax 02 9890 0966
e-mail accessteam@ilcnsw.asn.au • Web www.ilcnsw.asn.au

- An accessible path of travel to the existing unisex accessible toilet facility located on the first floor level

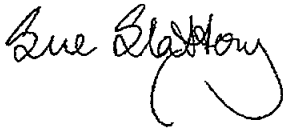
Area of non-compliance

- The accessible path of travel from the car park to the entry on ground level is via a ramp that complies with AS1428 except for the provision of tactile ground surface indicators (TGSi) on the top and bottom landings of the ramp

In our opinion the accessible path of travel for people with a disability to the new smoking area complies with the intent of the Pittwater Council DCP, the BCA 2007 Part D3 and the required elements of AS1428 that are appropriate for this development with the addition of TGSi on the external ramp from the car park

Please call me if you need to discuss any of these issues

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sue Slattery', with a stylized flourish at the end.

Sue Slattery, BA Dip OT Grad Dip Ed
Access Consultant &
Occupational Therapist

EL
—  B.

ACOUSTIC LOGIC CONSULTANCY

noise and vibration consultants
abn 11 068 954 343

Reference 2006250 1/2709A/R0/SM

27 September 2007

Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

ATTN MR THEO PENGLIS

PITTWATER RSL CLUB – INSPECTION OF OUTDOOR TERRACE

This letter presents the findings of an inspection conducted of the outdoor terrace facing Mona Vale Road at Pittwater RSL Club. The inspection on site confirms that the acoustic barriers nominated in the environmental noise impact assessment (ref 2006250/2308A/R5/MS) have been installed.

A 3.5 metre high acoustic screen has been constructed along the eastern end (Foley Street) of the outdoor terrace area. The screen is constructed from masonry brick/blockwork and 6mm float glass. All gaps have been sealed.

At the northern façades of the terrace a 3 metres high acoustic screen has been constructed. The screen is constructed from masonry brick/blockwork and 6mm float glass. All gaps have been sealed.

At the western façades of the terrace a 2.5 metres high acoustic screen has been constructed. The screen is constructed from masonry brick/blockwork and 6mm float glass. All gaps have been sealed.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



ACOUSTIC LOGIC CONSULTANCY PTY LTD
Scott Moseley

Directors Matthew Palavidis | Victor Fattoreto | Matthew Carter | Matthew Shields

Sydney | Ph 02 8338 9888 | fax 02 8338 8399 | 9 Sarah Street Mascot NSW 2020

Melbourne | Ph 03 9614 3199 | fax 03 9614 3755 | Level 7 31 Queen Street Melbourne VIC 3000

Canberra | Ph 02 6162 9797 | fax 02 6162 9711 | Unit 14/71 Leichhardt Street Kingston ACT 2604



RYGATE & COMPANY PTY LTD

A.C.N 001 204 897 A.B.N 61 001 204 897

PW RYGATE & WEST (EST 1893)

CONSULTING SURVEYORS

Level 3 81 York Street
Sydney NSW 2000
www.rygate.com.au

Tel (02) 9262 6800
Fax (02) 9262 6843
Email surveyors@rygate.com.au

ASSOCIATED OFFICE, ULLADULLA N.S.W.

72740
ACD JS
25th June 2007

The Manager
Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

ATTENTION Mr. ADRIAN DANN

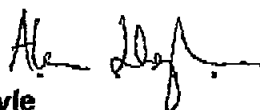
Dear Sir,

RE PITTWATER RSL, 82 MONA VALE ROAD
MONA VALE

As instructed we have observed levels on Australian Height Datum of the roof structure of the newly completed additions to the above premises

We supply herewith a marked up copy of the architectural drawings in respect of the above premises. The levels of the various elements of the roof are shown in red on the plan

Yours faithfully,
RYGATE & COMPANY PTY LTD

Per .. 
A C Doyle
Registered Land Surveyor

~~C:\Users\dann\Documents\Pittwater RSL\pj1.doc~~

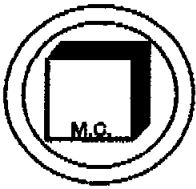
DIRECTORS

B F FIELD ASSOC DIPT & CP

PR SALMON B SURV M15 AUST

A C DOYLE B SURV (HONS) M15 AUST

GJ FRITH B SURV M15 AUST



MODENA CERAMICS PTY LIMITED

A.B.N 70 105 244 157

179 Prospect Highway, Seven Hills NSW 2147

Phone (02) 9674 1244 Fax (02) 9674 1355

October 8, 2007

Paynter Dixon Constructions Pty Ltd

Attention Adrian Dann

Waterproofing Certificate

PROJECT - PITTWATER RSL TERRACE

Modena Ceramics Pty Limited hereby certifies that the waterproofing system installed by this Company at the above premises has been installed in accordance with Australian Standards AS3740 2004 BCA Clause F1 7 and as Manufacturer's instructions, for the nominated areas as outlined below

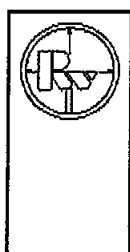
Nominated Areas Terrace – Deck and Planter Boxes

Product Installed Superflex III – Ardex Australia Pty Ltd

Yours faithfully,

MODENA CERAMICS PTY LIMITED


TONY SPADA
Director



RYGATE & COMPANY PTY LTD.

A C N 001 204 897 A B N 61 001 204 897

P W RYGATE & WEST (EST 1893)

CONSULTING SURVEYORS

Level 3 81 York Street
Sydney NSW 2000
www.rygate.com.au

Tel (02) 9262 6800
Fax (02) 9262 6843
Email surveyors@rygate.com.au

ASSOCIATED OFFICE ULLADULLA NSW

72889
BFF JS
9th October 2007

The Manager
Paynter Dixon Constructions
320 Liverpool Road
ASHFIELD NSW 2131

ATTENTION Mr ADRIAN DANN

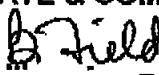
Dear Sir

**RE PITTWATER RSL, MONA VALE ROAD
MONA VALE**

As instructed we have surveyed part of land at Mona Vale in the Local Government Area of Pittwater having frontages to Mona Vale Road and Foley Street being Lot 26 in Deposited Plan 654262 being also the land comprised in Certificate of Title Folio Identifier 26/654252

Our survey more particularly relates to the recently completed extensions to the Club premises and we advise that the extensions stand wholly within the boundaries of the subject land

Yours faithfully,
RYGATE & COMPANY PTY LTD

Per 
B F Field
Director

~~C:\REPORTS\On 07-Pittwater RSL-bff0.doc~~

~~DIRECTORS~~

B F FIELD ASSOC DIPT & C P

PR SALMON B SURV M I S AUST

A C DOYLE B SURV (HONS) M I S AUST

G J FRITH B SURV M I S AUST



Tuesday, July 24 2007

Paynter Dixon
Attention: Mr Theo Penglis
320 Liverpool Road
ASHFIELD NSW 2131

ELECTRICAL INSTALLATION **PITTWATER RSL**
82 Mona Vale Rd , MONA VALE NSW 2103

We hereby certify that the artificial lighting was installed in accordance with the drawings designed by Haron Robson Electrical Consultants & Lighting Designers, generally referring to AS1680.0

Yours Faithfully

Jim Harpess
Project Manager

Mobile 0422 576 224
Email jim@utechpty.com.au

Providing You Technology Solutions for Electrical Data, Communications Electronic Security Surveillance & Home Automations

Utech Pty Ltd
ABN 48 111 628 746
P O Box 160 GREENACRE NSW 2190
Phone 02 9790 0894 Fax 02 9725 4959

Fabinox Pty. Ltd

71 - 73 Wellington Street Riverstone NSW 2765
Phone (02) 9627 6237 Facsimile (02) 9627 6024 A B N 34 096 365 267
Email mario@fabinox.com.au Mobile 0430 224 410

To	Paynter Dixon		
Attention	Theo Penglis		
Fax No	9716 6870	Date	8/10//2007
From	Mario Gaudiosi 0413 732 398	Total Pages (Inc this page)	3
Subject	Balustrade Pittwater RSL		

Hand Over Certificate

Dated	8 th October 2007
Project	Refurbishment Pittwater RSL Club
Project Address	80 - 82 Mona Vale Road Mona Vale NSW
Client	Paynter Dixon
Subcontractor	Fabinox Pty Ltd

Contents

- 1 Scope of Works
- 2 Conformance Statement

1 Scope of Work

Fabinox's scope of work is as follows

1 Supply and Install Glass Balustrade

All as per PDT Architects Documentation

Drawing Number 3 01 Rev 08, 9 06 Rev 08 / 9 07 Rev 07

All as per Taylor Thomas Whiting Engineers Documentation

Drawing Number S 12 Rev F

All as per Approved Work Shop Drawings

Drawing Number PIT 6 Rev G, PIT 7 Rev C, PIT 8 Rev F

2 Conformance Statement

8th October 2007

Client Paytner Dixon

Project Refurbishment Pittwater RSL Club

Project Description

1 Supply and Install Glass Balustrade

Fabinox P/L certify that all work has been carried out in accordance with

All as per PDT Architects Documentation

Drawing Number 3 01 Rev 08, 9 06 Rev 08 / 9 07 Rev 07

All as per Taylor Thomas Whiting Engineers Documentation

Drawing Number S 12 Rev F

All as per Approved Work Shop Drawings

Drawing Number PIT 6 Rev G, PIT 7 Rev C, PIT 8 Rev

All materials, components, supplied by Fabinox were new and suitable for the application used, as per manufacturers recommended procedures

Balustrade complies to AS 4100
AS 1170 1 & 1170 2

Glazing complies to AS 1288 - 2007

Warranty on Painting of Posts – 7 years

All work on this project is guaranteed against defects in materials and workmanship for 12 months from 1st August 2007

Yours Faithfully,
On behalf of Fabinox Pty Ltd

Mario Gaudiosi
Preoject Manager



PAYNTER DIXON

PAYNTER DIXON

320 Liverpool Road, Ashfield 2131

ABN 84 097 120 315

Phone 9797 5578 Fax 9716 6870

FACSIMILIE

To	TRH	Date	20/6/07
Attn	Jason Storer	Fax	9252-9822
Project	PITTWATER RSL	Project Ref	PRL 1/10
From	Theo Penglis	Pages	
Re	OC REQUIREMENTS – CERTIFICATION		

Dear Sir,

In relation to Requested Certification for termite protection, we confirm the following

- No primary building elements are timber

Regards

THEO PENGLIS
PROJECT MANAGER

Phone 9797 5568
Fax 9716 6870

PITTWATER COUNCIL

GL-1
Component Certificate
For
Glazing

Property .. PITTWATER RTU COUNCIL ..

D/A No .. CC No ..

I ... Bradley Johnson ... of ... Stella Aluminium NSW P/L
(Name) (Business)

at ... S. Dean Pl, Penrith NSW 2750 ...
(Mailing Address)

being an.

- ☐ accredited certifier
- ☐ licensed builder
- ☐ structural engineer

with corporate membership of the Institute of Engineers Australia (MIE), or eligible to become a Corporate member and having appropriate experience and competence in the related field, my qualifications being

... Aluminium window installer ...

hereby certify that the glazing (including shower doors, shower screens, and bath enclosures where provided), has been designed and installed in accordance with Part 3.6 "Glazing" of the Building Code of Australia Housing Provisions, AS 1288-2007 "Glass in buildings - Selection and Installation", AS 2047-1999 "Windows in buildings - Selection and Installation" and the relevant conditions of Development Consent.

Further, I am appropriately qualified and experienced to provide the certification for this component of the project

Signature ...  ... Date ... 21/6/07 ...

FROM NEWPORT PLUMBING SERVICES

FAX NO 02 9997-3801

Jun 26 2007 03 44PM P2

20/06/2007 08 40

PAINTER DIARY + 99973801

NO 199 0002

PITTWATER COUNCIL

SW - 1

Building Component Certificate

For

Installation of Stormwater Drainage
(including On-Site Stormwater Detention Facilities)

Property

PITTWATER AFL CLUB

D/A No

CC No

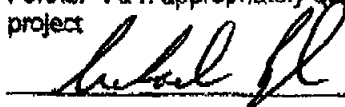
MICHAEL BAKER
(Name)

of NEWPORT PLUMBING SERVICES
(Company name)

being a qualified PLUMBER my qualifications being PLUMBING
DRAINAGE AND GAS FITTING LICENCE NO L11957

hereby certify that the works have been inspected and have been completed in
accordance with the appropriate standards and conditions of Development Consent

Further I am appropriately qualified and experienced to provide the certification for this
project



Council Use Only

Records Officer Received by

.. Date

And placed on file

Taylor Thomson Whitting (NSW) Pty Ltd Consulting Engineers ACN 113 578 377
48 Chandos Street St Leonards NSW 2065 PO Box 738 Crows Nest NSW 1585
T 61 2 9439 7288 F 61 2 9439 3146 t:wsyd@ttw.com.au www.ttw.com.au



TaylorThomsonWhitting

24th October 2007

061117

Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

Attention Mr Tony Fucile

**PITTWATER RSL CLUB NORTHERN TERRACE
STRUCTURAL INSPECTION CERTIFICATE**

Dear Sir,

We hereby certify that we have carried out structural inspections in accordance with accepted engineering practice and principles during the construction of the above project, and that at the times of the inspections, as represented by our site reports, the work inspected conformed with the design as conveyed by the Structural Engineering drawings approved by Certifying Authority

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations

For and on behalf of
TAYLOR THOMSON WHITTING (NSW) PTY LTD

ROB MACKELLAR
Director

P:\2009\06111061117\Certificates\071024 Northern Terrace Structural Inspection Certificate .doc

Structural
Civil
Traffic
Facade
Engineers

TTW Group
Directors
RT Green BE(Hons) MEng Sc RE Aust
O Cardan BE(Hons) MEng Sc ME Aust
R Venkatesh BE(Hons) Dip Eng ME Aust
R Mackellar BE(Hons) ME Aust
B Young BE(Hons) ME Aust
M Eddy BE(Hons)
Technical Directors
P Yarnopoulos BE(Hons) Dip LGE ME Aust
B Smith BE(Hons) MEng Sc MF Aust
D Gennor BE(Hons) ME Aust
D Jeffree BE ME Aust
S Brain BE(Hons) ME Aust
R McDougall BE ME Aust
Associate Directors
M Hannessy BSc(Eng) Hons Dip Eng
G Hetherington BE(Hons) ME Aust
S Schaefer BE(Hons) ME Aust
M Rogers BSc(Hons) ME Aust
T Shanduck BE(Hons) BEc ME Aust
A Scroggie BE(Hons) LLB ME Aust
J Tinopano BE ME Aust
N Foye BE(Hons) ME Aust
G Freeman BE(Hons) Grad Dip IT ME Aust
G Jones BE(Hons) ME Aust
H Nguyen BSc(Eng) ME Aust
O Taylor BE(Hons) ME Aust
Associates
G Potachack JP



TaylorThomsonWhitting

7 June 2007

061117

Paynter Dixon Constructions Pty Ltd
320 Liverpool Road
ASHFIELD NSW 2131

Attention Mr Tony Fucile

**PITTWATER RSL CLUB OUTDOOR TERRACE
DESIGN CERTIFICATE**

Dear Sir,

We certify that we have prepared the structural design of Pittwater RSL Club Outdoor Terrace as shown on Drawing No S00-E, S01-I, S02-G S03-F, S04-J, S05-G S05-H S07-H S08-H S11-G, S12-G in accordance with the following Australian Standards

AS 3600 (2001) Concrete Structures
AS 4100 (1998) Steel Structures
AS 3700 (2001) Masonry Structures

Structural

Civil

and the structure shown would be sufficient to carry the relevant loads specified in the AS 1170 Parts 0, 1 and 2 (2002), Minimum design loads on structures

Traffic

Facade

For and on behalf of
TAYLOR THOMSON WHITTING (NSW) PTY LTD

Engineers

ROBERT MACKELLAR
Director

P:\2005\06111061117\Certificates\070607 Terrace Design Certificate.doc

TTW Group

Directors

Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith

Technical Directors

Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith

Associates

Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith
Mr John B. Smith

Admin 301/6/15 06 05/Design Certificate/1-1

COMMUNITY

PATRONS ARE REMINDED TO
MINIMISE NOISE WHEN
EXITING THESE PREMISES

Final Fire Safety Certificate (Form 15) Contractors

Issued under the Environmental Planning and Assessment Regulation 1994, Amendment Regulation 1990
Clauses 80E and 80F

Name of Person I, Lee Ne'Roi
Name of Subcontractor and ACN of CENTRAL FIRE DOORS & FRAMES P/L ABN 80 115 180 035
Certify that

See note below
Regarding
assessment
requirements

- a) Each of the essential fire measures listed below
* 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 and has been commissioned and tested and
proved to be operating to a standard not less than that required by the
standard of performance scheduled

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

Location Street Mona Vale Road
Side of street Folley Street
Nearest Cross Street Mona Vale Road
Number or name of building 82

New or refurbishment New/refurbishment New building having 2 mezzanine levels

Describe extent if a
refurbishment Description of part (where applicable)

N/A

list each essential
service (fire safety
measures) and
applicable standard
for this certificate

Essential Service

Standard of Performance

* <u>Fire Doors</u>	* <u>AS 2444</u>
* <u></u>	* <u>AS 1905 1 BCA</u>
* <u></u>	* <u></u>
* <u></u>	* <u></u>

Date of this certificate Dated this 3rd day of July 2007

Signature

A copy of this certificate together with the relevant fire safety schedule will be forwarded to the Council and the Commissioner of the
NSW Fire Brigades

Note

The person who carries out the assessment

- ◆ Must inspect and verify the performance of each essential service (fire safety measures) being assessed and
- ◆ In the case of this final fire safety certificate whether it be for a new building or an alteration to or enlargement or extension of an
existing building that person must test and confirm the operation of each item of equipment installed in the building



CERTIFICATE OF COMPLIANCE

Builder Paynter Dixon Constructions

Project Pittwater RSL Club

Requirement 2 hour fire Rated walls to Northern wall gaming lounge

Specification 2 hour fire rated walls

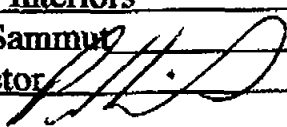
This letter is to certify the work completed on the above named project was performed in accordance with Australian Standards AS1530 4-1990
FIRE RESISTANCE TESTS OF ELEMENTS OF BUILDING CONSTRUCTION

(Refer to technical bulletin 2c0 4)

System Multi Residential Timber Framed Construction Systems

FRL	DESCRIPTION	FIRE TEST NUMBER	ACOUSTIC STC	OPINION NUMBERS	SYSTEM NUMBER
-/120/120	2 hour fire rated walls to northern wall of Gaming lounge consisting of 2 layers 16mm fire check to both sides of 92mm steel stud wall	FR1661	CSIRO HAS 086	Branz No 97/1008	PS70

Company
Site Inspection
Position
Signature
Date

P & P Interiors
Paul Sammut
Director

31-08-07

* For further detail from the manufacturer please contact Lafarge Plasterboard Pty Ltd. On 1300 724 5058 or visit www.lafargeplasterboard.com.au

UTECH PTY LTD

Tuesday 7th August 2007
Paynter Dixon
320 Liverpool Road
Ashfield NSW 2131

Attention Adrian Dann

Dear Sir,

Fire Panel Test **Pittwater RSL**

We hereby certify a test to ensure the fire panel responded in accordance to the operating procedures as per AS1670 1 - 2004 Present on the 30th August 2007 was UTECH and Fanelec from Mechanical to carry out the test. The test was carried out successfully. Once smoke detector went into alarm, mechanical board was sent a signal to shut down as required

Yours Sincerely,



Jim Harpas

Utech Pty Ltd ABN 49111629746
47 Lauma Ave Greenacre 2190
Po Box 160 Greenacre 2190
Phone 9642 4850 Fax 9785 4354

NEWPORT PLUMBING SERVICES PTY LTD

PO Box 1441, MONA VALE 1660

PHONE /FAX: - (02) 9997-3801 MOBILE - 0414-913-746
185108C

ABN 53 050 040 081.

26th June 2007Paynter Dixon Constructions
320 Liverpool Road,
Ashfield N.S.W 2131

ATTENTION: Mr Theo Penglis.

Dear Sir,

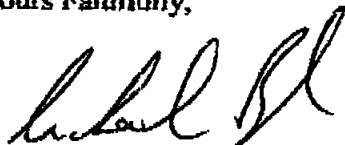
Re: PITTWATER RSL CLUB.

This is to certify that the extension of the Fire Hydrant Service and the Fire Hose Reel Service at the above address were found when assessed to have been properly implemented and capable of performing to a standard not less than that required by the most recent fire safety schedule for which the certificate is issued.

ESSENTIAL FIRE SAFETY MEASURES LIST

<u>MEASURE.</u>	<u>STANDARD OF PERFORMANCE.</u>	<u>DATE OF ASSESSMENT.</u>
FIRE HYDRANT	AUSTRALIAN STANDARD 2419	26 TH JUNE 2007
FIRE HOSE REEL	AUSTRALIAN STANDARD 2441	26 TH JUNE 2007.

Yours Faithfully,

Michael Baker
DIRECTOR.


Final/Interim Fire Safety Certificate

Environmental Planning and Assessment Regulation, 2000

Type of certificate	<input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final
Name of owner/agent	UTECH Pty Ltd
Address	PO Box 160, Greenacre NSW 2190
See note 2 assessment Requirements	I hereby certify that: (a) each of the essential fire measures listed below 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
See note 3 relevant fire safety schedule	(b) the information contained in this certificate is to the best of my knowledge and belief, true and accurate.
Identification of building Address	Pittwater RSL Club 82 Mona Vale Road, Mona Vale NSW 2103
Particulars of building	L Whole of building R part only of building (brief description of part) Gaming Lounge & Northern Terrace

Owner's details	
Name	Pittwater RSL Club
Address	82 Mona Vale Road Mona Vale NSW 2103

Essential fire safety measure	Standard of performance	Date of assessment
• Emergency lighting	AS 2293 1-2005 BCA E4.2 E4.4	6 th July 2007
• Exit lighting	AS 2293 1-2005 BCA E4.5 E4.6	6 th July 2007
• Automatic Fire Detection & Alarm	AS 1670 1-2004 BCA NSW E2.2b	6 th July 2007
• EWIS	AS 1670 4-2004, AS 44289 4-2004 BCA E4.9	6 th July 2007

Date of certificate	Dated this 6 th day of July 2007
Signature <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owners agent (Authorized by building owner to submit this certificate)	Name Jim Harpas 

Notes

- A fire safety certificate must be provided before occupation can be issued for a building under clause 153 (1) and (2) and must also be provided if a fire safety order is made in relation to the building premises
- The assessment of essential fire safety measures must have been carried out within the period of three months prior to the date on which a fire safety certificate is issued
- The choice of persons to carry out an assessment is up to the owner of the building
- A persons who carries out an assessment
 - (a) must inspect and verify the performance of each fire safety measure being assessed
 - (b) must test the operation of each new item of equipment installed in the building premises that is included in the current fire safety schedule for the building

TRH - RECORD OF INSPECTION

FILE REFERENCE: Pittwater RSL
SITE ADDRESS: 80-82 Mona Vale Rd, Mona Vale

Inspection Date	Inspection Type	Site Contact	Inspection Result/ Action Taken	Inspected by (initials) & Accreditation No
8 5 07	At-commencement inspection	Theo Penglis	Sediment control installed as was site signage, toilets etc available on site Site shed installed	MV
17 8 07	Progress inspection	Theo Penglis	Works proceeding according to plans and DA conditions Numerous defects noted in respect to works to be completed Fax of 20 8 07 reference CP27038-4	JS BPB 0394
10 10 07	Stormwater connection and final stage 1 IOC	Theo Penglis	Works proceeding according to plans and DA conditions Several defects noted in respect to works to be completed Fax of 11 10 07 reference CP27038-7 Stormwater connection also inspected and satisfactory	JS BPB 0394 HH BPB 0188