

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/ Madam

Development Consent No N0460/06
Construction Certificate No 2007/2412A

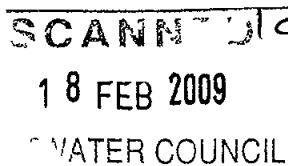
For Council's information, please find enclosed the following

- 1 Interim Occupation Certificate No 2007/2412A
- 2 Various Compliance Certificates
- 3 A cheque for \$30 00 being Council's administration fee to accept the above **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660**

Yours faithfully



Bruce Gaal
Insight Building Certifiers Pty Ltd



Interim Occupation Certificate

issued under the
Environmental Planning and Assessment Act 1979
Section 109C (1)(c)(i) and 109H
Environmental Planning and Assessment Regulation 2000
Clause 151 & 155

Certificate No 2007/2412A

Applicant Address	Nicholas Associates GPO Box 1967, Sydney NSW 2001
Owner Address	Bayview Golf Club 1825 Pittwater Road Bayview
Development Consent No	N0460/06
Date Of Determination of Development Consent	12 October 2007
Construction Certificate No	2007/2412A
Date of Issue of Construction Certificate	22 August 2008
Location of Development Site	Lot No 2 DP No 230607
Building Details	Golf Club

Determination

* This certificate has been issued as APPROVED

* This certificate is issued subject to the following conditions

- Complete
- Clubhouse building

• Undercover carpark area

• Open carpark area & driveways

Date of Determination 16th February 2009

Interim Occupation Certificate

**I approve the issuing of
this Interim Occupation
Certificate and certify that**

- have been appointed as the Principal Certifying Authority under Section 109E
- I have taken into consideration the health and safety of the occupants of the building
- 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
- A Final Fire Safety Certificate has been issued for the building
- Refer to the attached Schedule of critical stage inspections

Signed



Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Bruce Gaal
BPB0130
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road Mona Vale NSW 2103

**Schedule of critical stage inspections carried out or missed by the
Principal Certifying Authority** (Clause 151 162A 162B & 162C of the Environmental Planning &
Assessment Regulations 1994)

Critical Stage Inspections	Inspected or Missed	Date Inspected
Commencement of building works	Inspected	15/02/2008
Excavation for footings	n/a	n/a
Prior to pouring of any in-situ reinforced concrete	n/a	n/a
Prior to the covering of any framework	n/a	n/a
Prior to covering waterproofing in any wet area	n/a	n/a
Prior to covering any stormwater drainage connections	Inspected	18/09/2008
Other required inspections	n/a	n/a
Final Inspection	Inspected	13/02/2009

Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate

12/02/2009	Fire Safety Certificate
16/02/2009	RTA letter
19/11/2008	M Zaioor Certificate of Balustrade Design
11/02/2009	A Rezzi Certificate of Balustrade Installation
12/02/2009	J Muir Certificate of access for people with disabilities
12/02/2009	Acoustic report by S Gauld
11/02/2009	BCA Part J Certificate by A Kapitanovic
21/01/2009	Bayview Golf Club window upgrade agreement
6/02/2009	T Watkin Certificate of Hydraulic & Stormwater
6/02/2009	Linemarking Certificate by Northside Linemarking Pty Ltd
10/02/2009	Vehicle Access Certificate by C Farinola
4/02/2009	Structural Certificate by C Farinola
9/02/2009	Certificate of Damage Restoration by D Sandilands
6/02/2009	Report & photographs of Council assets by Project Solutions
13/01/2009	Ventilation System Certificate by Wallis & Spratt Pty Ltd
30/01/2009	Bayview Golf Club noise management details/ undertaking
26/01/2009	Balcony Certification/ smoking issues by K Formston



File Reference *Mona St Mona Vale*
Contact *Mr Kapila Magedara*
Telephone *8849 2869*
Facsimile *8849 2849*
Email *Kapila_magedara@rta.nsw.gov.au*

Ms Eva Tihanyi
Tihanyi Consulting Engineers Pty Ltd
6 Suzanne Rd Mona Vale NSW 2103 Australia

Attention Ms Eva Tihanyi

**PITTWATER COUNCIL, MR 174 PROPOSED ACCESS TO BAYVIEW GOLF CLUB
AT THE MONA STREET ROUNDABOUT, MONA VALE**

Dear Eva,

I am writing to inform you that the construction of the subject site is accepted by the RTA. The practical completion date was set as 13/02/2009.

Please contact the RTA about Two weeks prior to the completion of the Defects Liability period to arrange a final inspection. The defect liability period of 12 months starts from 13/02/09. Subject to no further restoration or remedial works being required, the Bond will be released.

If you require any further information please do not hesitate to contact me on 02 8849 2869.

Yours sincerely

Kapila Magedara
Project Manager
Sydney Project Services
16/02/2009





New South Wales Fire Brigades
Community Safety Division
Structural Fire Safety Unit
Locked Bag 12 ■ Greenacre NSW 2190
Ph (02) 9742 7400 Fax (02) 9742 7483

Final/Interim Fire Safety Certificate

Under the *Environmental Planning and Assessment Regulation 2000 – Division 4, Clause 170 and 173*

Type of Certificate (See Note 3) ☐ Interim Certificate ☒ Final Certificate

Owner's Details

Name Bayview Golf Club Limited
Address 1825 Pittwater Road, Bayview

Declaration I Paul Stefani
of One Build Pty Ltd

Certify that

- a) each of the essential fire safety measures listed below
 - has been assessed by a person (chosen by me) who was properly qualified to do so (see note 2) 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)
- b) the information contained in this certificate is to the best of my knowledge and belief true and accurate

Identification of Building

Street No or Building Name 1825 Street Name Pittwater Road
Suburb Bayview Council Pittwater Council
Nearest Cross Street Mona Street Building Use Golf Club House Facility
Does Certificate cover whole or part of building Whole Describe part N/A
(if applicable)

Essential Fire Safety Measures (See Note 3)

Measure/Item	Standard of Performance	Assessment Date
• Emergency Lighting	BCA E4 2 4 4 AS 2293 1 - 2005	5 Feb 2009
• Exit Signs	BCA E4 5 4 6 AS 2293 1 - 2005	5 Feb 2009
• Fire Hydrant System	BCA E1 3 AS 2419 1 - 2005	30 Jan 2009
• Fire Hose Reels	BCA E1 4 AS 2441 - 2005	30 Jan 2009
• Portable Fire Extinguishers	BCA E1 6 AS 2444 - 2001	4 Feb 2009
• Automatic Fire Detection & Alarm System	BCA NSW Table E2 2b	16 Jan 2009
•	Spec E2 2a, AS/NZS 1670 1	
•		
•		
•		
•		
•		
•		
•		

Signature Paul Stefani
Owner/Agent

Digitally signed by Paul Stefani
DN: cn=Paul Stefani, c=AU, One Build Pty Ltd
ou=Construction, email=pauls@onebuild.com.au
Reason I am the author of this document
Date: 2009.02.12 11:40:42 +1100

Date Thurs 12 February 2009

**ANA CIVIL & STRUCTURAL ENGINEERS P/L**Suite 603 Level 6 Compass Centre Bankstown 2200
Tel 9793 1393 Fax 9708 3113A C N 082 979 522
Email ana@acay.com.au

19th of November, 2008

Dear Sir,

**RE: Structural Adequacy Certificate for development at
Bayview Golf Club**

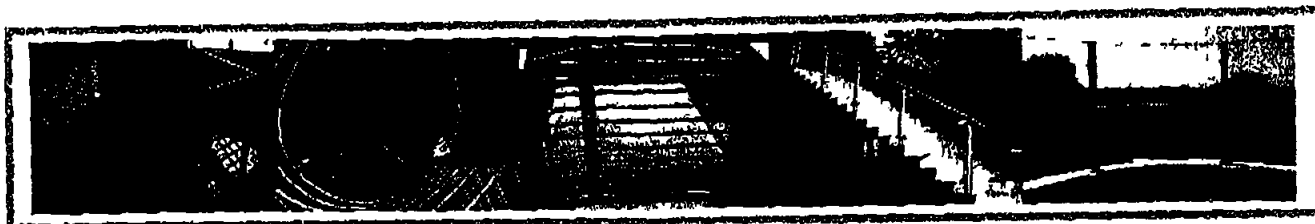
This is to certify that an engineer from this company has checked the signed drawings by A Bright Balustrade (Drawing No OB-BGC-SD-05A) for the balustrade at the above address

Design is safe, stable and able to support all loads as per AS1170 1 2002 (Loading Code) Table 3.3 - Minimum imposed Actions for Barriers - Section C3 (Areas where people may congregate)

We hope this certificate meets your requirements. Should you require any help or further explanations, please do not hesitate to contact us

Yours faithfully,

M Zaioor
B S Civil Eng'g (A U B)
M S Structural Eng'g (UNSW)
M I E (Aust), CPEng - 798649



ABN 23 091 488 627

Yes, we can do all type of balustrade for your project

A BRIGHT BALUSTRADING PTY LTD

ACN 091 488 627

88 Rosedale Ave Greenacre NSW 2190
Tel. 02 9791 5994 Fax: 02 9791 5954

E-mail abrightbal@bigpond.com
www.abrightbalustrading.com.au

Wednesday, February 11, 2009

One Build Constructions
Level 2, 63 Foveaux Street
Surry Hills NSW 2010

Attention Andrew Gunawan

CERTIFICATE OF COMPLIANCE

Re Bayview Golf Club - Pittwater Road Bayview NSW 2104

We hereby certify that the glazed balustrade installed by A Bright Balustrading Pty Ltd at the above address has been

- (i) Designed in accordance with AS1170 1 2002 (Loading Code)
- (ii) Installed in accordance with our approved shop drawing no OB-BGC-SD-05A

Yours Faithfully,

Alan Rezzi

On behalf of A BRIGHT BALUSTRADING PTY LTD



The General Manager
Pittwater Council
Suite 13/90 Mona Vale Road
MONA VALE NSW 2103

12 February 2009
Job No A06024

Dear Sir

**BAYVIEW GOLF CLUB, 1825 PITTWATER ROAD, BAYVIEW
DA N0460/06 & CONSTRUCTION CERTIFICATE NO. 2007/2412**

Review of compliance for access for people with a disability

The purpose of this letter is to confirm the Bayview Golf Club, Pittwater Road, Bayview at the completion of construction meets the provisions for access for people with a disability for compliance with

- Building Code of Australia (2007) Part D3 and F2 4
- AS1428 1 (2001) Design for access and mobility Part 1 General requirements for access – New building work
- AS1428 2 (1992) Design for access and mobility Part 2 Enhanced and additional requirements – buildings and facilities
- Disability Discrimination Act 1992 (DDA)
- DDA Advisory Notes on Access to Premises – HREOC June 1997
- Pittwater Council's Pittwater 21 DCP and condition E12

Access Associates Sydney conducted a site visit on 29 January 2009 at 95% completion of construction and has reviewed photos forwarded 11 and 12 February 2009 confirming installation of the outstanding items access provisions for people with disabilities

The access provisions provided for people with disabilities are outlined as follows

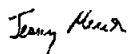
- Four (4) accessible car spaces complying with the functional requirements of BCA D3 5 and AS2890 1 located in the outdoor car park. Two accessible parking spaces are conveniently located adjacent to the main entry doorway
- A continuous accessible path of travel complying with the requirements of the BCA D3 and AS1428 1 clause 5 is provided to the main entrance from the accessible parking spaces
- The reception and pro shop counters are provided with an accessible section at a height of 865mm AFFL to meet the requirements of AS1428 2 clause 24 and the intent of the DDA

- A continuous accessible path of travel complying with the requirements of the BCA D3 and AS1428 1 clauses 5 and 7 is provided throughout the members/visitors facilities
Note An operational management strategy is to be developed to
 - (i) maintain both double doors which link the main internal corridor to the external breezeway adjacent to the cart store in the open position, should this path of travel be required by a person with a disability
 - (ii) provide assistance to open the boardroom door, if required to facilitate exit from the room by a wheelchair user
- A functional continuous accessible path of travel complying with the requirements of the BCA D3 and AS1428 1 clauses 5 and 7 is provided throughout the administration office facilities
- Stairs linking the lower ground car park with the reception area are provided with features to meet the requirements of the BCA D3 and AS1428 1 clause 9 and figure 17
- A combined unisex accessible sanitary/shower facility with a layout including circulation spaces to meet the requirements of AS1428 2 and fitting to comply with the BCA F2 4 and AS1428 1 clause 10
- Cubicles for people with ambulant disabilities complying with AS1428 1 clause 10 8 and figures 38 & 39 with the exception of the seat height in each of the gender specific toilets adjacent to the multi purpose function lounge
Note The toilet seat is yet to be installed to provide a seat height of 460-480mm for compliance with AS1428 1 clause 10 8

It is our opinion that the access provisions for people with physical and sensory disabilities with the inclusion of the details noted above comply with the Pittwater Council condition E12, the BCA Parts D3 and F2 4 and relevant Australian Standards AS1428 1 and AS2890 1

Consequently, it is our opinion, that the Bayview Golf Club, Pittwater Road Bayview with the inclusion of the operational management strategy outlined above meets the intent of DCP 21 and the objectives of the Disability Discrimination Act through its intention to provide non-discriminatory access to premises and the equitable and dignified use of all appropriate areas of the premises and facilities This is achieved through the provision of continuous accessible paths of travel and equitable provision of accessible parking, accessible counters and an accessible combined shower/sanitary facility for members visitors and employees

Yours faithfully



Jenny Muir

Access Associates Sydney

Qualifications Bachelor of Occupational Therapy University of Queensland 1978

Affiliations Accredited Occupational Therapist by OT Australia (No 201169)
Accredited member Association of Consultants in Access Australia (No 98)
Affiliate member Australian Institute Building Surveyors (No 4228)
OHS Construction Induction training Certificate CG100925534SEQ1

DAY DESIGN PTY LTD

ABN 73 107 291 494
CONSULTING ACOUSTICAL ENGINEERS



Suite 17, 808 Forest Road
Peakhurst Sydney NSW 2210
Phone (02) 9584 2630 Fax (02) 9584 2619
Email acoustics@daydesign.com.au
www.daydesign.com.au

Bayview Golf Club
C/- Mitchell Brantman
PO Box 139
Miranda NSW 2228

Refer R\3535 R3 Doc

Attention Mr Mark Batger
Email syd@mitbrand.com (2 sheets)

12 February, 2009

Dear Sir,

BAYVIEW GOLF CLUB - NOISE COMPLIANCE CERTIFICATION

We are pleased to advise that we have inspected the completed Golf Club in order to certify that the noise control recommendations detailed in our Environmental Noise Impact Report 3535 dated 22 June 2006 and amended 3 April 2008, have been implemented

The writer visited the site on Monday 9 February 2009 in order to inspect the completed construction. The following items were noted:

- The mechanical plant has been installed in a sound rated rooftop platform as per our reports. Noise control barriers have been installed lined with sound absorptive lining as specified. While small changes to the mechanical plant have been incorporated, the overall noise impact of the rooftop plant will be as designed in our previous report.
- The building construction incorporates a layer of 19 mm timber below the roof sheeting above the function room areas. Ceilings in these areas are constructed from 13 mm plasterboard with insulation between the ceiling joists. In some areas a dropped sound absorptive ceiling has been installed for the comfort of the occupants, which was recommended, but not required.
- 10 4 mm and 6 4 mm laminated glazing to the Balcony, Terrace and Function rooms have been installed as per our recommendations.
- The Terrace sound barrier has been installed as recommended.
- A Noise Management Plan for the Bayview Golf Club was viewed by the author on 11 February 2009 and is acceptable. It is important that the Bayview Golf Club Management and staff adopt the recommendations.

DAY DESIGN PTY LTD

BAYVIEW GOLF CLUB NOISE COMPLIANCE CERTIFICATION

Page 2

Pursuant to Development Consent N0460/06 dated 7/12/2006 (Modified 29/7/2008) Part 2, Condition E10, I hereby certify that the construction of the Bayview Golf Club complies with the noise control recommendations detailed in Day Design Pty Ltd Environmental Noise Impact Report 3535 dated 22 June 2006 and amended 3 April 2008



Stephen Gauld, BE (Mech), MEngSc (Noise and Vibration), MIEAust, MAAS
Senior Acoustical Engineer
for and on behalf of Day Design Pty Ltd

AAAC MEMBERSHIP

Day Design Pty Ltd is a member company of the Association of Australian Acoustical Consultants, and the work herein reported has been performed in accordance with the terms of membership



The undersigned hereby certifies that this Report has been checked and approved in accordance with our Quality Management System





Nicholas
Associates
Architects

Directors	B Arch (Hons)	N St Baillie UNSW
John S Nicholas	RAIA FAIB	Reg No 1827
Marc P Nicholas	B Arch UNSW	Reg No 7400
Katie Formston	B Arch (Hons) UTS	Reg No 6500
Associate		
Alek Kapitanovic	B Arch UNSW	Reg No 7406

11 February 2009

ARCHITECTURAL CERTIFICATION BCA Section J

RE Occupation Certificate Application for Bayview Golf Club

Project BAYVIEW GOLF CLUB
Pittwater Road Bayview, NSW 2104
(Development Consent No NO480/08)
1395B 08 WDS Architectural Drawings as submitted with Construction Certificate

The above design meets the requirements of BCA Parts J1 & J2

Yours faithfully
NICHOLAS ASSOCIATES ARCHITECTS PTY LTD

Alek Kapitanovic
Nominated Responsible Architect NSW Reg No 7406

Y:\PROJECTS\1395b-bgc\Admin\Authorities\1395B090211 (DS BCA J).doc

Nicholas Associates Architects Pty Ltd
ABN 64 073 773 071
Mail GPO Box 1967 Sydney NSW 2001 Head Office Level 21 Tower 2 101 Grafton Street Bondi Junction NSW 2022
Phone 02 9369 3546 Fax 02 9369 3421 Email email@nicholasassociates.com.au

13/02/2009 12 40

0292183299

ONE BUILD PTY LTD

PAGE 09/09

11/02/2009 16 16

44437935

BSA SOUTH COAST

PAGE 02/02



(INCORPORATED IN NSW)
A R N 94 002 076 437

BARRY C SMITH & ASSOCIATES PTY. LIMITED

MECHANICAL & ELECTRICAL SERVICES CONSULTING ENGINEERS

SYDNEY OFFICE

PO BOX 2011 NORMANHURST NSW 2076
29 CARCOOLA CRESCENT NORMANHURST NSW 2076
TELEPHONE (02) 8487 7488 FAX (02) 8487 7489
EMAIL sydney@bsaptyltd.com.au WEB SITE www.bsaptyltd.com.au

SOUTH COAST OFFICE

BAYVIEW HOUSE
2 ILLOWRA LANE, HYAMS BEACH NSW 2540
TELEPHONE (02) 4443 2925 FAX (02) 4443 2935
EMAIL southcoast@bsaptyltd.com.au

11 February 2009

Our Ref 1212E/06R

Insight Building Certifiers Pty Ltd
PO Box 362
MONA VALE NSW 1660

Attention Bruce Gazi

BAYVIEW GOLF CLUB PITTWATER ROAD BAYVIEW
DEVELOPMENT APPLICATION NO 460/06

CERTIFICATE OF DESIGN

In accordance with the provisions of Clause A2.2 of the Building Code of Australia I hereby certify that the design for the above project is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia the Environmental Planning & Assessment Regulation, Relevant Australian Standards & Relevant Conditions of Development Consent

The systems have been designed in accordance with the following

System	Codes & Standards
Emergency Lighting	BCA Clause E4.2 E4.3 E4.4 AS/NZS 2293.1
Exit Lighting	BCA Clause E4.5 E4.6 E4.8 AS/NZS 2293.1
Artificial Lighting	BCA Clause F4.4 AS/NZS 1680.0 BCA Section J6
Electricity Supply System	BCA Clause C2.13 (c) (d) & (e)
Automatic Fire Detection & Alarm System	BCA NSW Table E2.2b Specification E2.2A Clause 4 AS/NZS 1670.1

The undersigned is an appropriately qualified and competent person in this area and as such can certify that the design of the systems comply with the above and as detailed on the following drawings

Drawings Nos 1212E/06/1F 2G 3F 4G, 5F, 6A, 7A 8E 9B 10D 11C & 12E

Yours faithfully
Barry C Smith & Associates Pty Ltd

B Smith AIRAH AMCIBSE MASHRAE
Director

C Mitchell Brandtman
Nicholas Associates Architects
One Build Construction

DIRECTORS

BARRY C S SMITH
ADAM E C SMITH

MAIRAH AMCIBSE MASHRAE
B TECH (HVAC & R) DIP MECH ENG GRAD DIE AUST MAIRAH MSBSE - IE AUST



21st January 2009

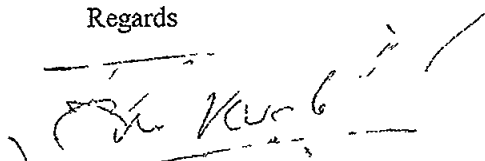
To whom it may concern

Dear Sir

The compliance issue required by Condition E 1 of Development Consent N0460/06 is covered in the contract dated 25th June 2007 between Bayview Golf Club and Bayview Investment Group (developer of 1819-1823 Pittwater Road & multi unit residential 1825 Pittwater Road) section 10 (b) and section 10 (c)

I trust this allows certification of the matter

Regards


John Vardill
President



COMMODORE PLUMBING NSW PTY LTD

PH 99973166

FAX 99973266

To One Build Constructions
Attn Paul
Fax 9218 3299

Date 06/02/09
Pages 1
From Tim Watkin

RE BAYVIEW GOLF CLUB

This is to confirm all hydraulic works and STW works have been installed as per Wallis and Spratt Hydraulic specification and Construction documents All PC items that have been installed are as per the PC schedule issued to Commodore plumbing

If there is any questions please feel free to contact the office

Regards

Tim Watkin
Director

NORTHSIDE



LINEMARKING

PTY. LTD.

ABN. 90 003 956 689

P.O. Box 1370

Mona Vale NSW 2103

Phone 1300 79 55 19

Phone 9999 4963

Fax 9979 5800

Mobile 0418 7000 76

Email wayne@northsidelinemarking.com

Website www.northsidelinemarking.com

6th February 2009

One Build Pty Ltd
PO Box K1341
Haymarket NSW 1240

PROJECT. BAYVIEW GOLF CLUB.

This certificate is to certify that all linemarking and floor sealing works carried out to parking areas and driveways have been carried out in accordance with the relevant Australian Standards, conditions of development consent and relevant council policies.

Northside Linemarking Pty Ltd will warranty the workmanship and materials for a period of five (5) years.

The warranty does not cover normal wear and tear as this is an unknown factor.

Signed for
Northside Linemarking Pty Ltd

Our Ref 7713_6_CERTIFICATE CF

Contact Cosmo Farinola



10 February 2009

Bayview Golf Club
C/- Mitchell Brandtmann
Unit 10
15-23 Kumulla Road
Miranda NSW 2229
Attention Mr Mark Batger

Cardno Low & Hooke Pty Ltd
ACN 002 419 525
ABN 41 919 674 323

First Floor
370 Norton Street
Leichhardt NSW 2040
PO Box 256 Leichhardt
New South Wales 2040
Australia
Telephone 02 9550 9966
Facsimile 02 9564 3209
International +61 2 9550 9966
Email email@lowhooke.com.au
Web www.cardno.com.au

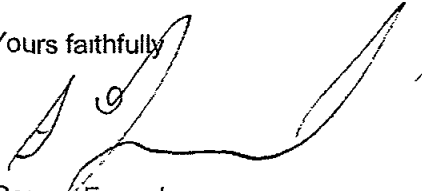
Dear Sir,

**BAYVIEW GOLF CLUB – VEHICLE ACCESS FROM MONA STREET
ROUNDAABOUT**

This is to certify that it is our opinion that the newly constructed vehicle access from the Mona Street roundabout has been constructed in accordance with the details shown on our RTA approved Drawing No 7713/C5/B dated 11 June 2008 and the street levels provided by Pittwater Council

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

Yours faithfully


Cosmo Farinola
Principal - NSW Building Structure
for Cardno Low & Hooke

Offices Australia
New South Wales
Sydney
Ballina
Newcastle
Gosford
Wollongong
Queensland
Brisbane
Cairns
Townsville
Mackay
Rockhampton
Bundaberg
Hervey Bay
Sunshine Coast
Toowoomba
Springfield
Gold Coast
Canberra
Victoria
Melbourne
Western Australia
Perth
Busselton
Northern Territory
Darwin



12 964

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Papua New Guinea Port Moresby Sri Lanka Colombo United Arab Emirates Abu Dhabi United Kingdom London
United States of America Portland Washington Phoenix Sacramento Boise Las Vegas Charlotte



**Cardno
Low & Hooke**

Shaping the Future

Our Ref 7713_5_CERTIFICATE CF

Contact Cosmo Fannola

4 February 2009

Bayview Golf Club
C/- Mitchell Brandtmann
Unit 10
15-23 Kumulla Road
Miranda NSW 2229
Attention Mr Mark Batger

Dear Sir

BAYVIEW GOLF CLUB

This is to certify that we have carried out the design of the structural elements for the above project. The design has been in our opinion carried out to conform to the relevant SAA Codes in particular the following

AS	1170	Structural Design Actions Part 1 Permanent Imposed and other Actions Part 2 Wind Actions Part 4 Earthquake Loads
AS	2159	Piling Code
AS	2870	Residential Slabs and Footings
AS	3600	Concrete Structures
AS	3700	Masonry Structures
AS	4100	Steel Structures
Building Code of Australia - Section B - Structure		

I certify that we have carried out Structural Inspections in accordance with accepted engineering practice and principles during the construction of the project and that at the time of the inspection the work inspected conformed with the intent of the design as conveyed by the Structural Engineering drawings approved by Council

During the course of construction of the above works our firm inspected the following items prior to placing concrete as per our field inspection reports

Excavations for the strip and pad footings
Strip and pad footings
Footing beams and pier caps
Retaining walls
Slabs on grade
Columns
Suspended floor slabs
Stairs
Ramps

Cardno Low & Hooke Pty Ltd
ACN 002 419 525
ABN 41 919 874 323

First Floor
370 Norton Street
Leichhardt NSW 2040
PO Box 256 Leichhardt
New South Wales 2040
Australia
Telephone 02 9550 9966
Facsimile 02 9564 3209
International +61 2 9550 9966
Email email@lowhooke.com.au
Web www.cardno.com.au

Offices Australia
New South Wales
Sydney
Ballina
Newcastle
Gosford
Wollongong
Queensland
Brisbane
Cairns
Townsville
Mackay
Rockhampton
Bundaberg
Harvey Bay
Sunshine Coast
Toowoomba
Springfield
Gold Coast
Canberra
Victoria
Melbourne
Western Australia
Perth
Busselton
Northern Territory
Darwin



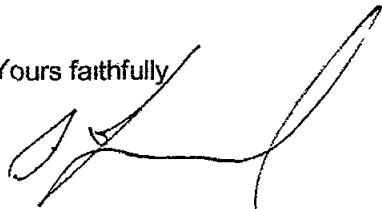
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Belgium Brussels Indonesia Jakarta Kenya Nairobi New Zealand Auckland Christchurch Wellington
Papua New Guinea Port Moresby Sri Lanka Colombo United Arab Emirates Abu Dhabi United Kingdom London
United States of America Portland Washington Phoenix Sacramento Boise Las Vegas Charlotte

We have inspected the steelwork framing and connections for conformity with the Structural Engineers drawings

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

Yours faithfully



Cosmo Farinola
Principal - NSW Building Structure
for **Cardno Low & Hooke**



PROJECT SOLUTIONS

SOLUTIONS FOR SUCCESS®
ABN 64 093 052 405

■ DILAPIDATION REPORTING

■ DEFECT REPORTING

■ PROJECT MANAGEMENT

■ COMPANY DEVELOPMENT

■ CONSULTING

9 February 2009

One Build Pty Limited

Attention Mr Andrew Gunawan

Contract Administrator

PO Box K1341

HAYMARKET NSW 1240

Dear Mr Gunawan,

Bayview Golf Club - Club House - Final Certification

Project Solutions Pty Limited confirms that a final inspection has been conducted in accordance with condition 7 of the 'Occupational Certification' requirements for the above-mentioned project

On the 6th February 2009, we conducted an inspection of the adjacent public infrastructure in comparison to the initial report conducted in November 2007 prior to the commencement of works

We note that the previous nature strip along Pittwater Road and adjacent to the site boundary has been replaced with a newly constructed concrete paved footpath

Further to our final conditions report dated 6th February 2009 and One Build e-mail dated 9th February 2009, Project Solutions certify that our findings have either been rectified or are not part of the One Build Pty Limited scope of works

Thank you for choosing Project Solutions to conduct your final conditions reporting and congratulations on the successful completion of this project

Yours sincerely,
Project Solutions

Douglas Sandilands
Director

CONSULTING CHARTERED ENGINEERS
(INCORPORATED IN N S W)

MECHANICAL
ELECTRICAL
HYDRAULICS
FIRE PROTECTION
TRANSPORTATION
TELECOMMUNICATIONS

10 - 12 CLARKE STREET
CROWS NEST NSW 2065
TELEPHONE (02) 94379226
FAX (02) 94392785

COPY

One Build

19 JAN 2009

RECEIVED

DATE 13 Jan 2009

PROJECT No 15883

SITE VISIT REPORT

TO Mitchell Brandtman
Attention Mr Mark Batger

REPORT No 1

PROJECT Bayview Golf Club

SERVICE Mechanical

page 1 of 1

We advise having carried out a site review of mechanical services at the above project and now report

- All major sheet metal duct runs together with flexible duct connections and ceiling outlets have been installed The larger return air grilles to lounge areas are still to be fitted
- All ventilation fans have been installed
- All VRF fan coil units have been installed
- Three of five packaged units have been put in place on the plant deck

All of the above works are satisfactory and no defects are evident

- The majority of the wiring has been carried together with installation of room sensors for the VRV system
- The main mechanical services control cubicle has been installed The indicator lamps fitted to the fascia do not comply with Specification or with the contractors workshop drawings These items are to be removed and replaced with the specified (Telemechanique ZB5***) indicator lamps

If the Contractor/Builder considers that execution of any work resulting from the above involves a variation changes in dimensions materials or construction sequence then he shall obtain approval from the Project Manager/Architect in conformity with the contractual documents This report does not purport to offer guarantees or warranties as to all elements of the project installation performance or compliance

COPY 1 Nicholas Associates Architects
Attention Ms Katie Forman

ENGINEER

COPY 2 One Build Pty Ltd
Attention Andrew Gunawan

COPY 3

DIRECTOR



30th January 2009

Day Design Pty Ltd
Suite 17, 808 Forest Road
Peakhurst NSW 2210
Attention Mr Stephen Gauld

Dear Sir

Re Environmental Noise Management Plan
Proposed New Clubhouse, Bayview Golf Club

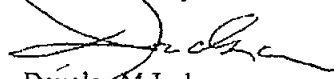
I wish to advise that the management of Bayview Golf Club has implemented a noise management plan comprising,

- Installing appropriate signage at the exits of the club requesting that patrons be aware of the neighbours and leave the area quietly without revving their car engines or talking loudly in the car park
- Where possible all night time parking will be in the underground car park with signage at the exit requesting that patrons leave the area
- Our staff has been made aware that the Western Terrace is not to be occupied after 10 00pm
- All doors to the Balcony, except the North East most door leading to the Balcony will be locked by staff at 10 00pm
- Bands that play in the Function Room will be advised, in writing, that the level of music noise must not exceed 100 dBA when measured 3m from the speakers This will be reinforced by our Bar Supervisors on duty during any function
- The above requirements will be discussed and monitored at our regular staff meetings and is recorded in the Bayview Golf Club OH & S and Staff Manuals

Landscaping has been planted to ensure there is a reduction in noise levels in the upper car park

If further clarification is required please do not hesitate to contact the undersigned on 9999 3786 or 0417 043 877

Yours sincerely


Douglas M Jacka
General Manager

WALLIS & SPRATT PTY LTD

ABN 15 001 185 208

10 - 12 CLARKE STREET
CROWS NEST NSW 2065
TELEPHONE (02) 94379226
FAX (02) 94392785

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DIRECTOR



30th January 2009

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Suite 17, 808 Forest Road
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Attention Mr Stephen Gauld

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Proposed New Clubhouse, Bayview Golf Club

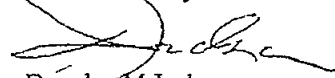
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If further clarification is required please do not hesitate to contact the undersigned on 9999 3786 or 0417 043 877

Yours sincerely


Douglas M Jacka
General Manager



Building Your Vision

Monday 9th February 2009

Insight Building Certifiers Pty Ltd

Suite 13/90 Mona Vale Rd,

Mona Vale NSW 2103

ATTN Bruce Gaal

Dear Sir,

BAYVIEW GOLF CLUB DA No N0460/06 – RESTORATION OF DAMAGED PUBLIC INFRASTRUCTURE

Pursuant to Condition E 8 of Development Consent N0460/06, we confirm this condition is not applicable, as there was no damage to any public infrastructure during construction works

Note that public infrastructure works were enhanced, by way of introduction of a new footpath completed after all construction works were completed

Yours Faithfully,

ONEBUILD

PAUL STEFANI

SENIOR PROJECT MANAGER



Nicholas
Associates
Architects

Directors		
John S Nicholas	B Arch (Hons)	M Sc Build UNSW
	RAIA FAIB	Reg No 2927
Marc P Nicholas	B Arch UNSW	Reg No 7409
Katie Formston	B Arch (Hons) UTS	Reg No 6500
Associate		
Alek Kapitanovic	B Arch UNSW	Reg No 7406

26th January 2009

Bayview Golf Club
Pittwater Road
Bayview, NSW, 2104

Attn Mr Doug Jacka

RE Balcony One Smoking Compliance

As you are aware, the Smoke Free Environment Act 2000 requires enclosed areas of your Club to be 'smoke free'. Outdoor areas which have no roof are not 'substantially enclosed', as defined by Clause 6 of the regulation are not included in the smoke-free area. There has been a recent NSW Supreme Court judgment in relation to Dubbo RSL "Outdoor" terrace and covered areas.

A full copy of the legislation can be accessed at www.legislation.nsw.gov.au

We attach certification that Balcony one, in our opinion does not meet the criteria for being substantially enclosed for the purposes of the Act, and hence is not required to be a smoke-free area.

The Department of Health have not issued any guidelines in respect to interpretation, however the above referenced Supreme Court Judgment appears to confirm that Smoke Free Environment Regulation Clause 6 guidelines on 'enclosure calculation', are to be applied to the covered area i.e. extent of roof area. Should your local inspector require any clarification, attached are "enclosure calculations" examining the design with comments for Balcony One.

Should you require anything further in respect to compliance, please feel free to contact us.

NICHOLAS ASSOCIATES ARCHITECTS

Katie Formston

Nominated Responsible Architect NSW Registration No 6500

Y:\PROJECTS\1395b bgc\Admin\Client\1395B 090129 Smoking legislation advice.doc

Nicholas Associates Architects Pty Ltd

ABN 60 617 114 911

Mail: GPO Box 1967 Sydney NSW 2001 Head Office Level 21 Tower 2 101 Grafton Street Bondi Junction NSW 2022

Phone 02 9369 3546 Fax 02 9369 3421 Email email@nicholasassociates.com.au



Nicholas
Associates
Architects

Directors		
John S Nicholas	B Arch (Hons)	M Sc Build UNSW
	RAIA FAIB	Reg No 2827
Marc P Nicholas	B Arch UNSW	Reg No 7409
Katie Formston	B Arch (Hons) UTS	Reg No 6500
Associate		
Alek Kapitanovic	B Arch UNSW	Reg No 7406

26th January 2009

Bayview Golf Club
Pittwater Road
Bayview, NSW, 2104

Attn Mr Doug Jacka

Re **Compliance with Smoke-Free Environment Act 2000**
Bayview Golf Club

In our opinion, Balcony One has been designed and constructed to meet the requirements of the Smoke-Free Environment Regulation 2007, in particular Clause 6 "Guidelines for determining what places are enclosed"

Calculations examining the means of compliance are included

Access to the terraces is via a self closing door which, in the absence of any Department of Health/ Health Minister Guidelines, is assumed to satisfy Section 10 "duty to prevent the spread of smoke" of the Smoke-Free Environment Act 2000

NICHOLAS ASSOCIATES ARCHITECTS

Katie Formston

Nominated Responsible Architect NSW Registration No 6500

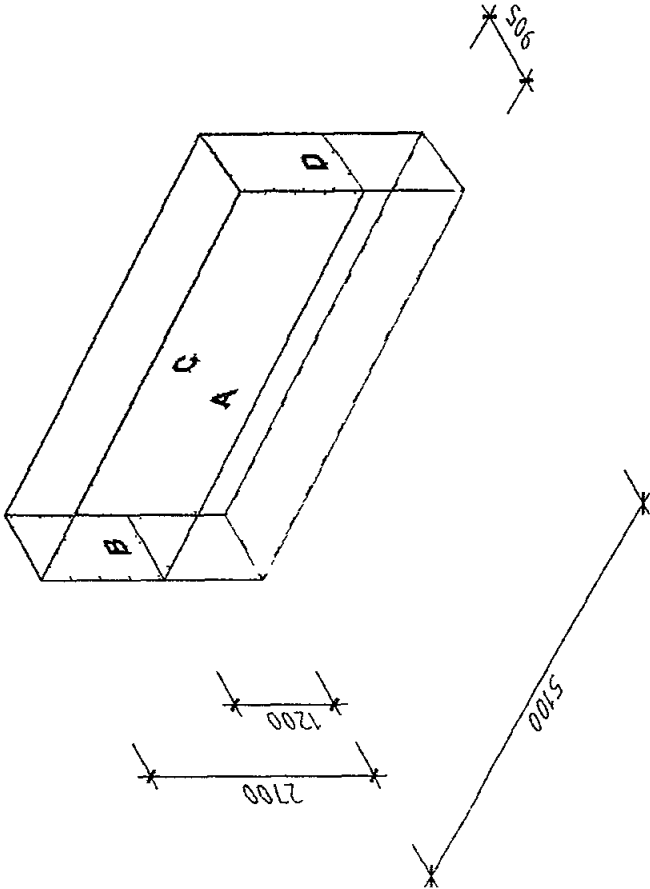
Y:\PROJECTS\1395b bgclAdmin\Client\1395B 090129 Smoking compliance letter.doc

Nicholas Associates Architects Pty Ltd

ABN 69 073 171 011

Mail GPO Box 1967 Sydney NSW 2001 Head Office Level 21 Tower 2 101 Grainger Street Bondi Junction NSW 2022

Phone 02 9369 3546 Fax 02 9360 3421 Email email@nicholasassociates.com.au



TNA (Total Notional Area)				TEA (Total Actual Enclosed Area)				Area 4 6
Ceiling	Walls	Length	Height	Ceiling	Walls	Length	Height	
A		5 1	2 7		A	5 1	1 2	6 12
B		0 905	2 7		B	0 905	1 2	1 086
C		5 1	2 7		C	5 1	2 7	13 77
D		0 905	2 7		D	0 905	1 2	1 086
Total TNA				37	Total TEA			27

ENCLOSED % = TEA/TNA = 72 01%
Therefore outdoor terrace is not substantially enclosed & smoking is permitted

ENCLOSURE CALCULATIONS




100% ENCLOSED AREA



100% OPEN

AREA DESIGNATED AS
OUTDOOR TERRACE

 Nicholas Associates Architects	Nicholas Associates Architects Pty Ltd Level 21 Tower Building II 101 Grafton Street, Bondi Junction NSW 2022 GPO Box 1987 Sydney NSW 2001 Ph 02 9369 3546 Fax 02 9369 3421	Project	BAYVIEW GOLF CLUB PITTWATER ROAD BAYVIEW, NSW, 2104	Proj No	1395B 08
		Drawing	ENCLOSURE CALCULATIONS BALCONY 1	Dwg No	WDS 11 104
		Scale	AS SHOWN	Revision	A
		Purpose of Issue	FOR REVIEW	Date	29 01 09

INSPECTION REPORT

PREMISES 1825 Pittwater Rd Bayview
DATE 13th February 2009
INSPECTION STAGE Int Occupation Cont.
CONTACT NAME & No Paul - 0408-685-147
CONSTRUCTION CERT No 2007/2412

RESULT

Inspected
Balustrading to 12.1.10 and balconies
complete ✓
OK to issue Int Occ Cert upon
receipt of requested Certification

Bruce Gaal
INSIGHT

BRUCE GAAL

ACCREDITED CERTIFIER AND PRINCIPAL CERTIFYING AUTHORITY

BPB Accreditation No 0130

TELEPHONE 0431 882 726

PO Box 5076 WHEELER HEIGHTS 2099

ABN 9136 734 8782

INSPECTION REPORT

1825

PREMISES

~~Burns~~ Pittwater Rd Mona Vale

DATE

Mon February 2009

INSPECTION STAGE

Int. Occup. Certificate

CONTACT NAME & No.

Paul. P. 9218.3299

CONSTRUCTION CERT. No.

2007/2412

RESULT

Premises inspected 12.05. Satisfactory, subject to:-

- Complete balustrading to Ramp 1
- Cove junction wall & floor to garbage room.
- Provide exit sign to east door of south service corridor
- Complete balustrading to Balcony 2
- Provide exit sign to west exit Spike Bar.
- Provide height bars for carpark.
- Display Fire Safety Cert in foyer and copy to NSW Fire Brigade.
- Finish top soil to Pittwater Road.
- Payment of Occ Cert. fees.
- Provide engineer's Certificate for stormwater system in accordance with Condition E 2 & 3 of Consent.
- Provide RTA letter re roadworks per Cond. E 5 of Consent.
- ~~Provide~~ Street levels and engineer's Certificate for Cond. E 6 of Consent is required.
- Submission of letter from Pittwater Council ^{that Council} is satisfied with the Pittwater Rd street restoration - Cond. E 7 & E 8.
- Affix street number to building - Cond. E 11.
- Provide Certification from Access Advisor - Cond. E 12.
- Provide Noise Consultant Certification re Cond. E 10 & E 15.
- Provide Certification of compliance with Part J - BCA - Vol. One.

Note: Copy of PRO FORMER Fire Safety Cert. attached.

Bruce Gaal

BRUCE GAAL

ACCREDITED CERTIFIER AND PRINCIPAL CERTIFYING AUTHORITY

BPB Accreditation No 0130

TELEPHONE 0431 882 726

PO Box 5076 WHEELER HEIGHTS 2099

ABN 9136 734 8782

INSIGHT BUILDING CERTIFIERS F. 9979.1555

INSPECTION REPORT

PREMISES

Bayview 2 Club Pittwater Rd Mona Vale

DATE

18th September 2003

INSPECTION STAGE

Stormwater

CONTACT NAME & No

One build 9999 5238

CONSTRUCTION CERT No

RESULT

Satisfactory, subject to;
general completion. street connections
hydraulic certification etc.

Bruce Gaal

BRUCE GAAL

ACCREDITED CERTIFIER AND PRINCIPLE CERTIFYING AUTHORITY

DIPNR No P0055

TELEPHONE 0431 882 726

3A GOONDARI RD ALLAMBIE 2100

ABN 9136 734 8732

INSPECTION REPORT

PREMISES

1825 Pittwater Rd, Bayview

DATE

15th Feb 2008

INSPECTION STAGE

Commencement

CONTACT NAME & No

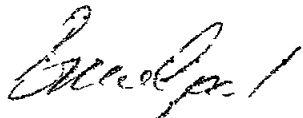
Joe Campbell 0424 549 066

CONSTRUCTION CERT No

RESULT

V. Good

Fences, signage, amenities &
silt control all in position
and working well.



BRUCE GAAL

ACCREDITED CERTIFIER AND PRINCIPLE CERTIFYING AUTHORITY

DIPNR No P0055

TELEPHONE 0431 882 726

3A GOONDARI RD ALLAMBIE 2100

ABN 9136 734 8732



PROJECTSOLUTIONS
SOLUTIONS FOR SUCCESS®
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■ DILAPIDATION REPORTING

■ DEFECT REPORTING

■ PROJECT MANAGEMENT

■ COMPANY DEVELOPMENT

■ CONSULTING

Bayview Golf Club

New Club House

FINAL CONDITIONS REPORT

For OneBuild Pty. Limited

DA no 460/06

6 February 2009

Project Solutions Job No 9043

OneBuild Pty Limited Job No

Table of Contents

	Page
1 0 INTRODUCTION	3
2 0 SCOPE OF WORKS	3
3 0 SITE DESCRIPTION	4
4 0 OBSERVATIONS	4
5 0 CONCLUSIONS	4

APPENDIX A – Site Plan



APPENDIX B – Photographic Record of the Findings

1 0 INTRODUCTION

This report has been prepared from notes and photographic evidence obtained by a visual inspection of the below-mentioned areas Project Solutions Pty Limited has compiled the report, acting on behalf of Onebuild Pty Limited

The report aims to note any changes between the areas inspected and reported upon in November 2007 prior to the commencement of works and as work reaches completion on the new clubhouse for the Bayview Golf Club

In summary -

<u>Engaging Company</u>	Onebuild Pty Limited
<u>Contract Site</u>	Bayview Golf Club, Darley Street West, Mona Vale NSW 2103
<u>DA No</u>	N0460/06
<u>Date of Survey</u>	6 February 2009
<u>Areas Surveyed</u>	<div><div> Adjacent public property – Pittwater Road</div><div> Perimeter of the site</div></div>

The particulars set out in this report are for the exclusive use of Onebuild Pty Limited No responsibility is accepted as a result of the use of this report by any other party This report shall not be construed as a certificate or warranty of the areas surveyed Refer to the disclaimer within the report

2 0 SCOPE OF WORKS

The purpose of the report was to note and record any changes between the areas inspected and reported upon on the 28th November 2007 prior to the commencement of works and as work reaches completion on the new clubhouse for the Bayview Golf Club, Mona Vale

The Final conditions report shall be used amongst other means to assess the responsibility for any damage and / or making good arising out of the construction works to the areas listed above The report is to provide a basis of discussion should it be alleged that the construction works has contributed to damage to any of the surveyed areas

3 0 SITE DESCRIPTION

The site of the new clubhouse occupies a previous section of the golf course located in the south-eastern corner of the property. The area is adjacent to the intersection of Pittwater Road and Mona Street, Mona Vale.

4 0 OBSERVATIONS

The main component of the report is the photographic and written evidence bound within appendix 'B' of this report.

A "→" symbol seen at the end of the annotation for a photo indicates that the photo / report needs to be rotated for the correct viewing position.

The report does not allow for -

- ❖ Faults to inaccessible parts of the adjoining properties / buildings.
- ❖ Faults concealed behind permanent wall cladding (i.e. timber paneling or floor coverings)
- ❖ Any testing
- ❖ Geotechnical or subsurface investigations
- ❖ Faults not apparent on a visual inspection
- ❖ Faults apparent only in different environmental or weather conditions.
- ❖ Latent faults not apparent at the time of the inspection
- ❖ Inspection of roof and sub floor voids or areas deemed dangerous to inspect
- ❖ Pest inspection report
- ❖ Inspection of Building services, plant and machinery
- ❖ Requirements of the Building Code of Australia
- ❖ Distribution of reports to parties other than our Client

5 0 CONCLUSIONS

A record of the condition of the areas as at the 6th February 2009 has been presented. The findings are illustrated in the photographs within the report bound within Appendix B of this report.

The photographs presented in this report provide both a visual interpretation of the findings and also provide a summary of the overall area at the time of the final inspection.

Refer to the findings on the following page, which list areas of concerns. These findings may be outside the scope of works of OneBuild Pty Limited but offer a basis of discussion should it be alleged that the construction works has contributed to damage to any of these surveyed areas.

Findings -

No	Photo	Area	Comment
1	DSC_003	Incomplete landscaping between the retaining wall and footpath	Possible trip hazard
2	DSC_0005	Site egress from the round-about	Check requirements for line markings.
3	DSC_0006 / 8 / 14 / 15 / 21	Asphalt road surface of the round-about	Rubber track stains consistent with bob cat use
4	DSC_0010 / 16	Base of power pole MV2751	Incomplete landscaping – possible trip hazard
5	DSC_0012	Incomplete finish to the stormwater outlet	Height difference between the pipe and kerb
6	DSC_0019 / 20	Barricade / fencing to the north of power pole MV2751	Sections of the fence have been damaged / buckled
7	DSC_0024 / 25	Cut out section in the asphalt road surface	Area of the previous crossover – Triangular height difference in the asphalt road surface – possible danger to cyclists
8	DSC_0028	Road surface between power poles MV2748 & MV2747	Building dust / debris on the road surface
9	DSC_0029 / 30	Area between the site boundary and footpath	Incomplete landscaping- possible trip hazard for pedestrians
10	DSC_0033 / 34	Telstra access pit approaching power pole MV2747	Chipped NW corner of the concrete surround
11	DSC_0035	Road surface adjacent to power pole MV2747	Building dust / debris on the road surface
12	DSC_0038	Temporary site egress	Temporary layback to be removed?
13	DSC_0038	Temporary site egress	Stains on the footpath from the temporary crossover
14	DSC_0040	Area between the site boundary and footpath	Incomplete landscaping- possible trip hazard for pedestrians
15	DSC_0042 / 43	Refuge island at the pedestrian crossing	Chip to the northern end of the refuge island
16	DSC_0046 / 47	Hydrant valve in footpath between power poles MV2746 & MV2745	Concrete has sealed the valve lid closed

Congratulations with the successful completion of the Bayview Golf Club development Thank you for choosing Project Solutions Pty Limited to conduct your 'Final conditions reporting' Please do not hesitate to contact the undersigned if you have any questions associated with the contents of this report

Yours faithfully,
Project Solutions Pty Limited

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

Douglas Sandilands
Director

DISCLAIMER

This survey and accompanying photographs is intended to present, as reasonably as possible, a record of the condition, by visible inspection only, of the aforementioned properties / areas

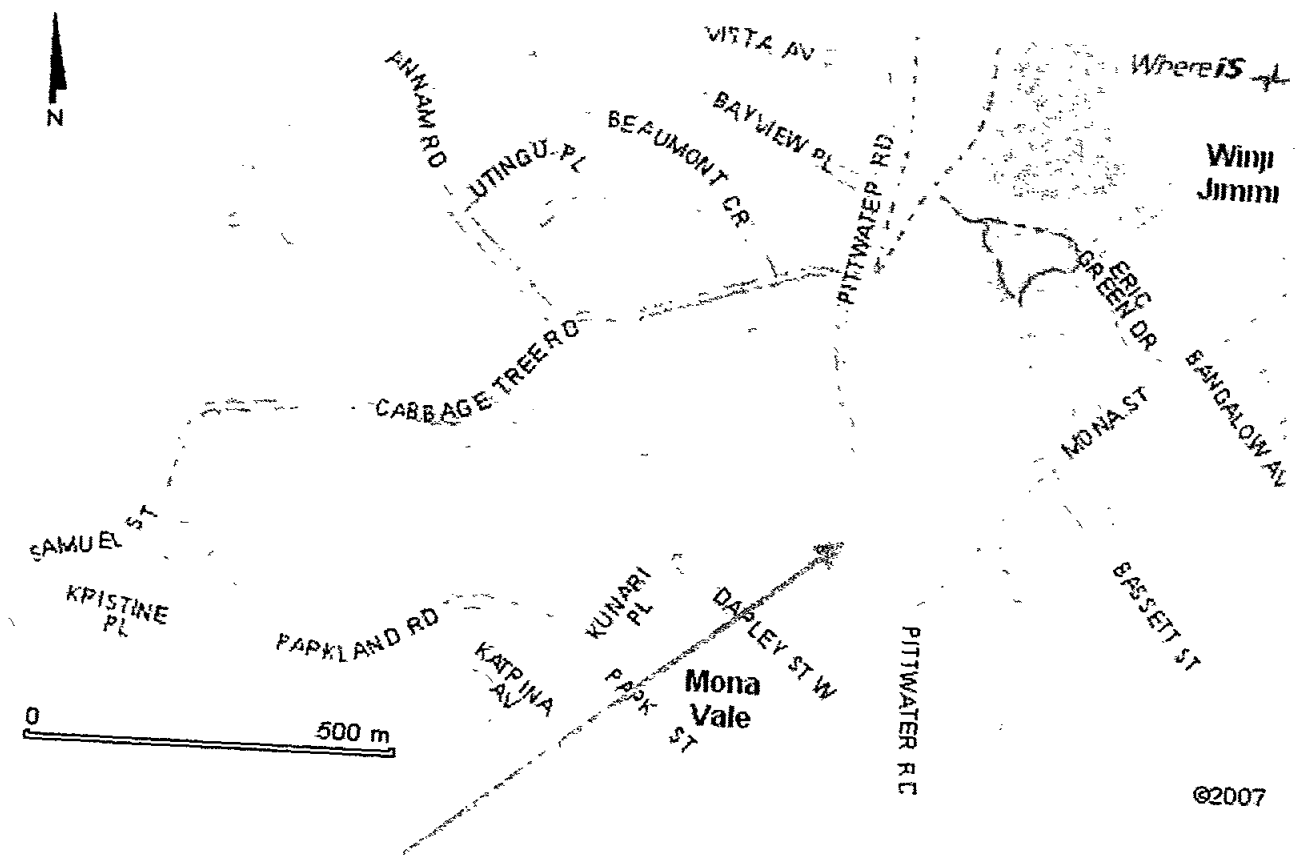
Project Solutions Pty Limited disclaims all responsibility for any loss whatsoever occasioned by any error in, or omission from this report



For Project Solutions Pty Limited

Appendix A

Site Plan



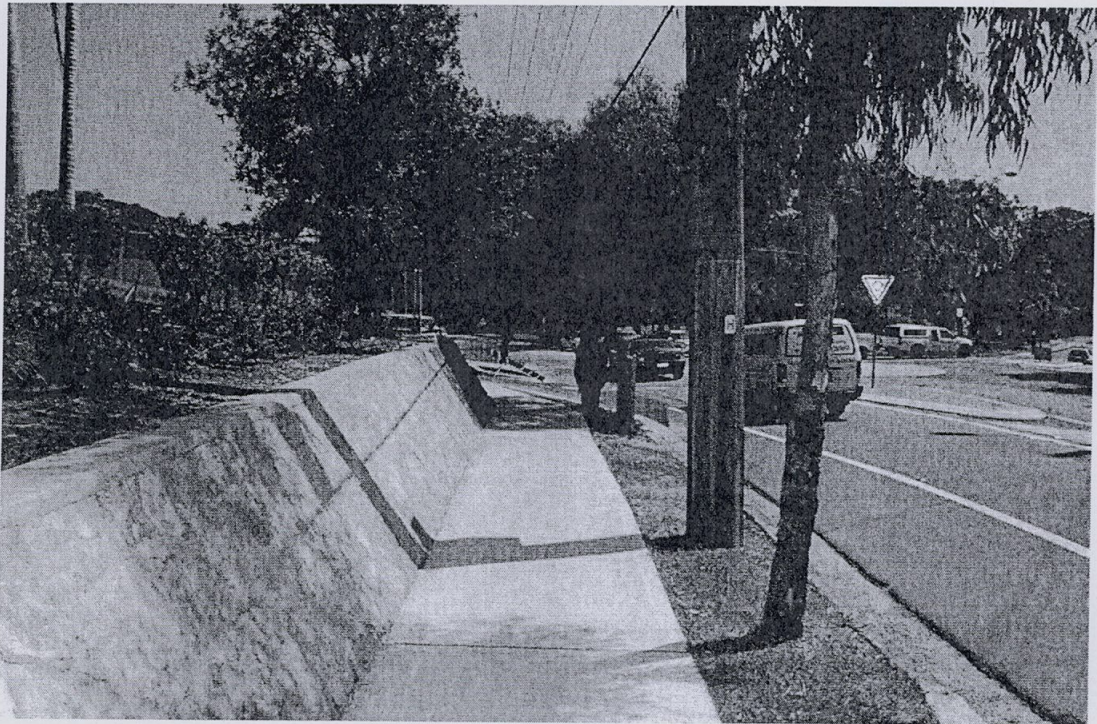
Location of the 'Bayview Golf Club – site of the new Club House'
(Ref www whereis com au)

Appendix B

Photographic Record of the Findings

6/2/2009

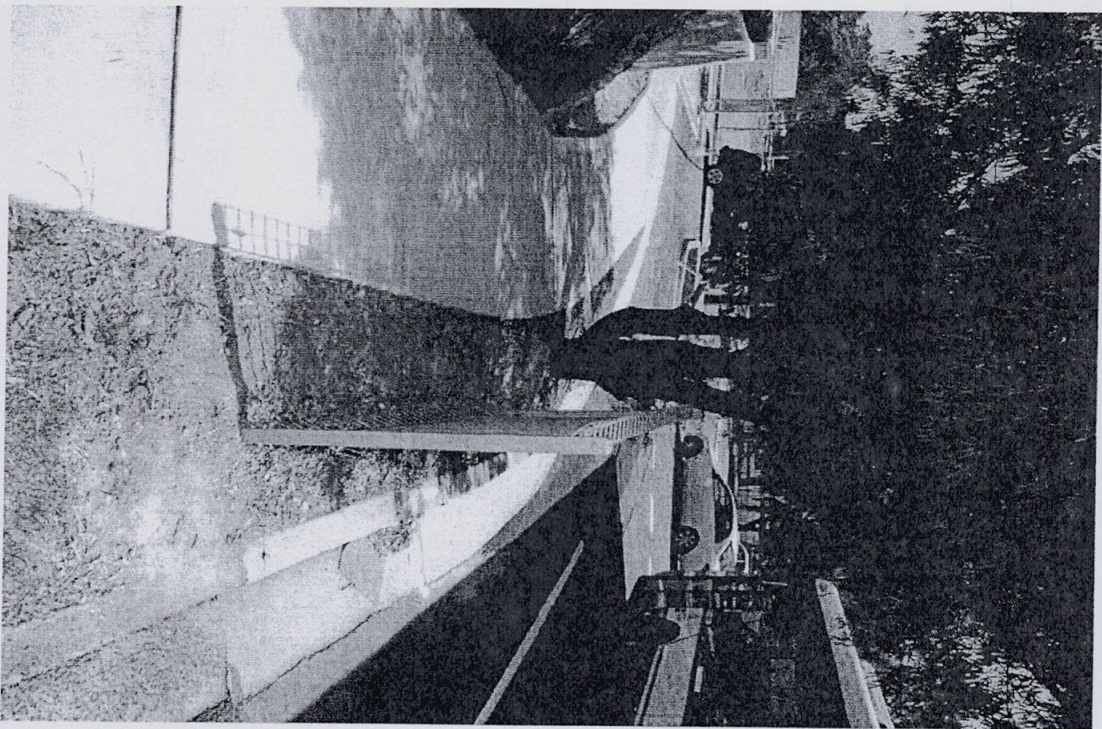
DSC_0001.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road adjacent to power pole no. MV2754. Area compares to photo DSC_0017 from the original report dated 28.11.07. Difference: New concrete paved footpath replacing the full width nature strip.

6/2/2009

DSC_0002.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road approaching the roundabout at the intersection with Mona Street. Area compares to photo DSC_0019 from the original report dated 28.11.07. Difference: New concrete paved footpath replacing the nature strip. —>

6/2/2009

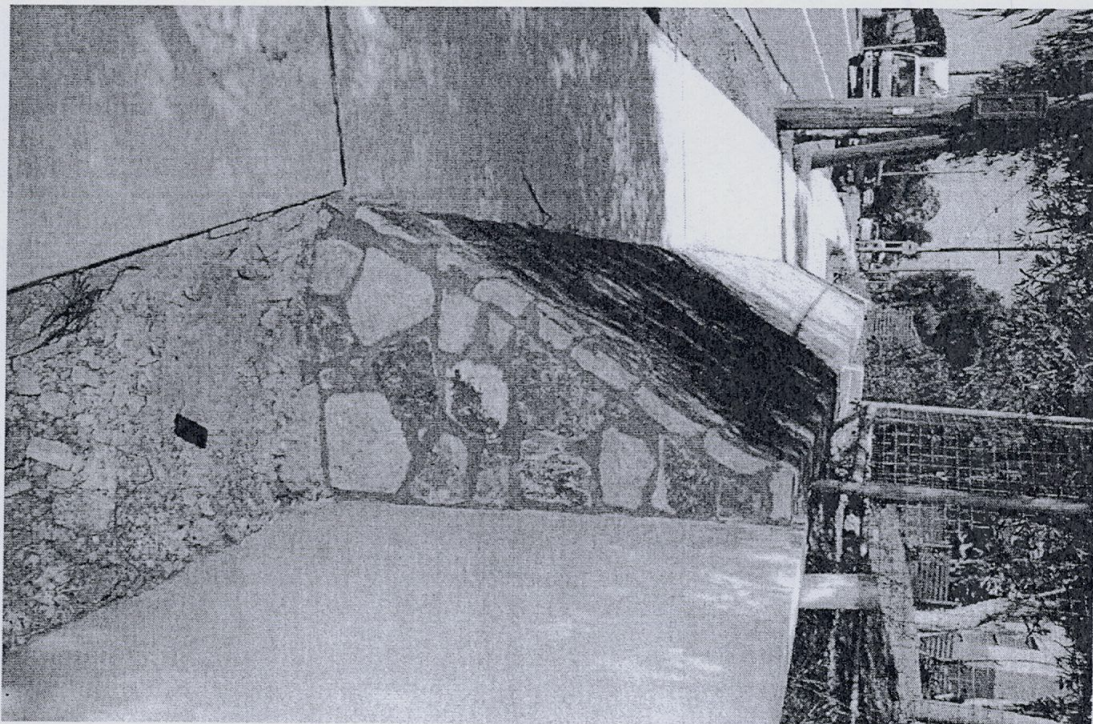
DSC_0003.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road approaching the roundabout at the intersection with Mona Street. Area compares to photo DSC_0020 from the original report dated 28.11.07. Difference: New concrete paved footpath replacing the nature strip.

6/2/2009

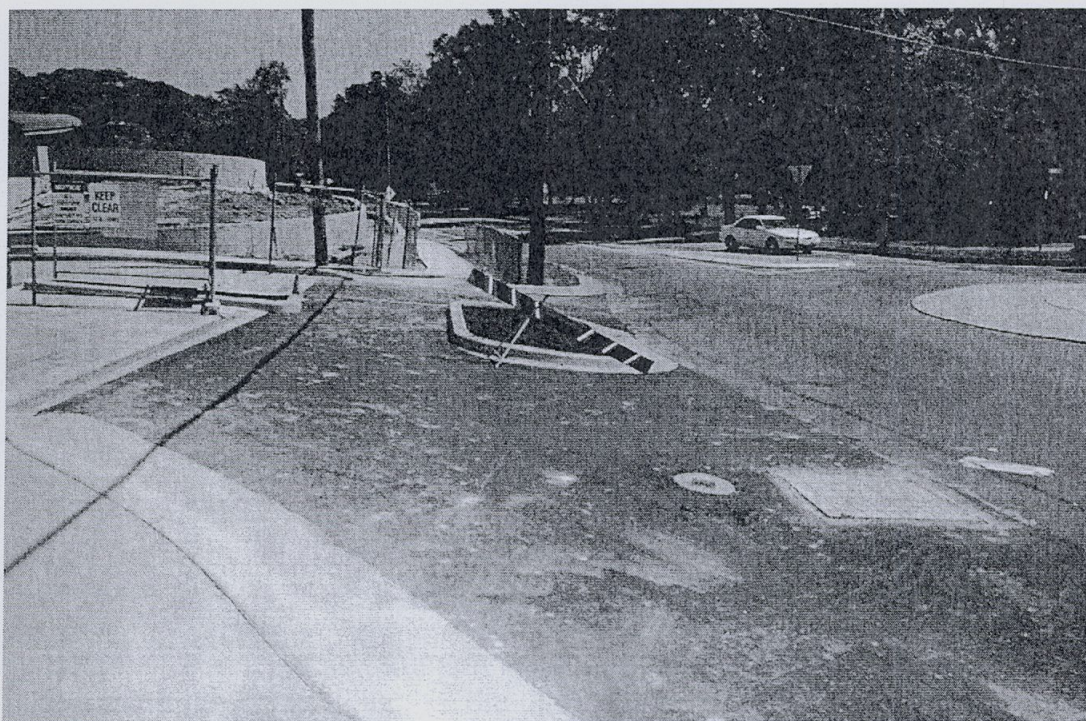
DSC_0004.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing south along the western side of Pittwater Road south of the roundabout at the intersection with Mona Street. Junction of the new and previous works. Stone flagged retaining wall returned around the northern end of the wall. —>

6/2/2009

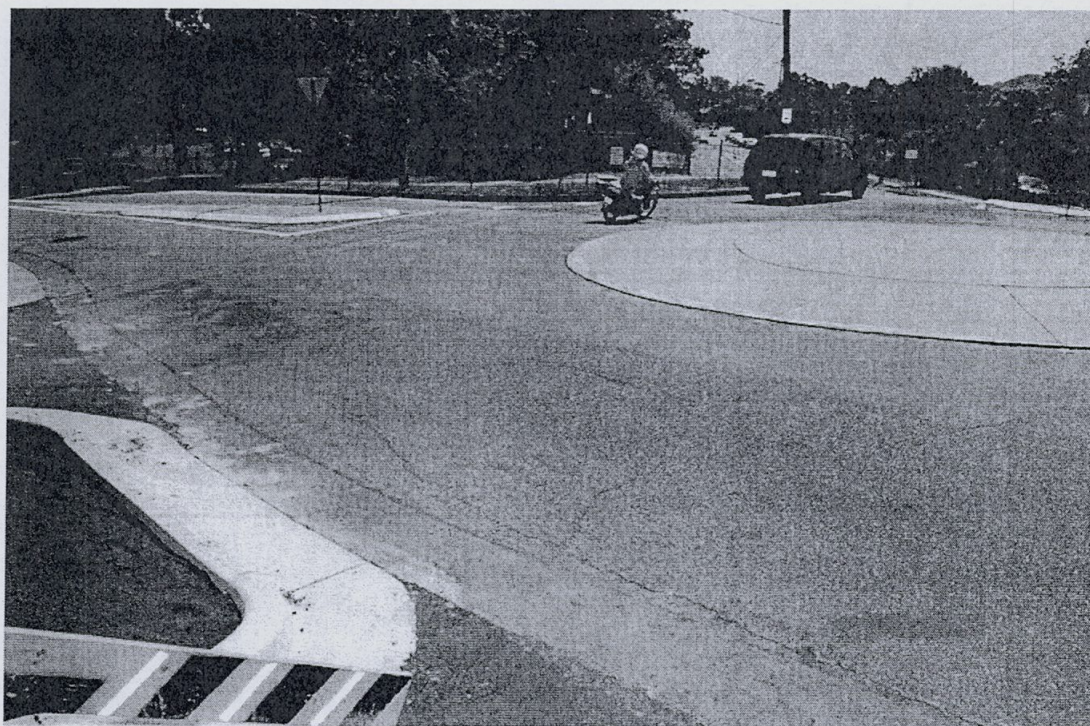
DSC_0005.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north across the new driveway entrance to the development on the western side of Pittwater Road at the roundabout at the intersection with Mona Street. Area compares to photo DSC_0024 from the original report dated 28.11.07.

6/2/2009

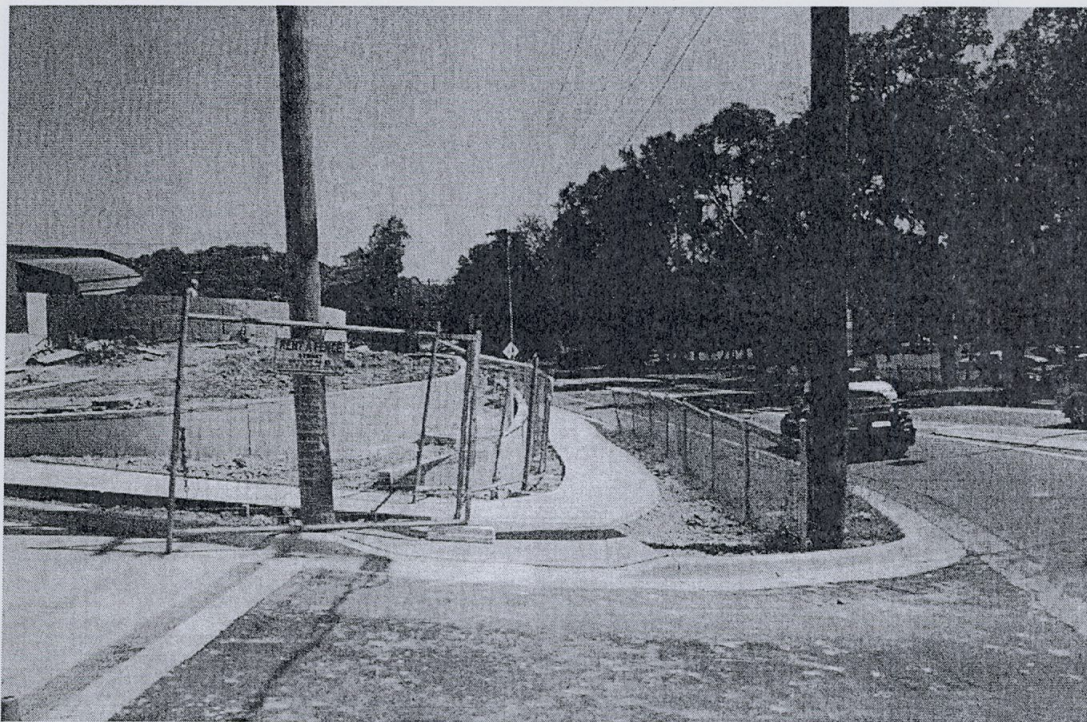
DSC_0006.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-east from the new driveway entrance to the development on the western side of Pittwater Road at the roundabout at the intersection with Mona Street. Area compares to photo DSC_0035 from the original report dated 28.11.07. Rubber track marks on the road.

6/2/2009

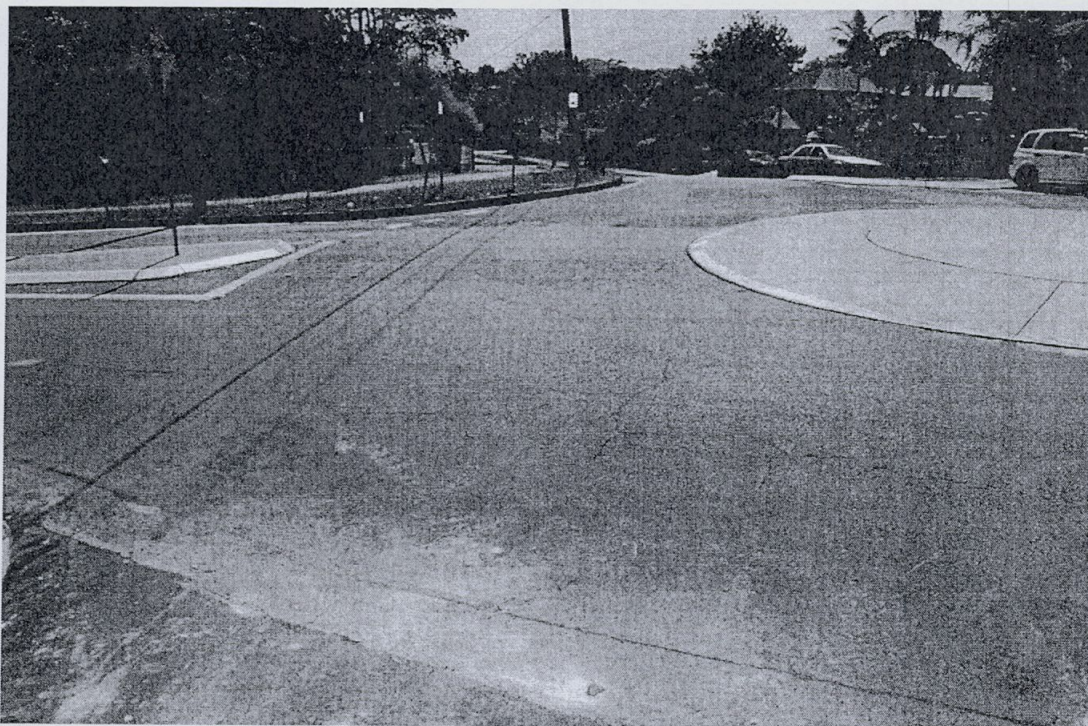
DSC_0007.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north from the new driveway entrance to the development on the western side of Pittwater Road at the roundabout at the intersection with Mona Street. Area compares to photo DSC_0035 from the original report dated 28.11.07. New concrete footpath.

6/2/2009

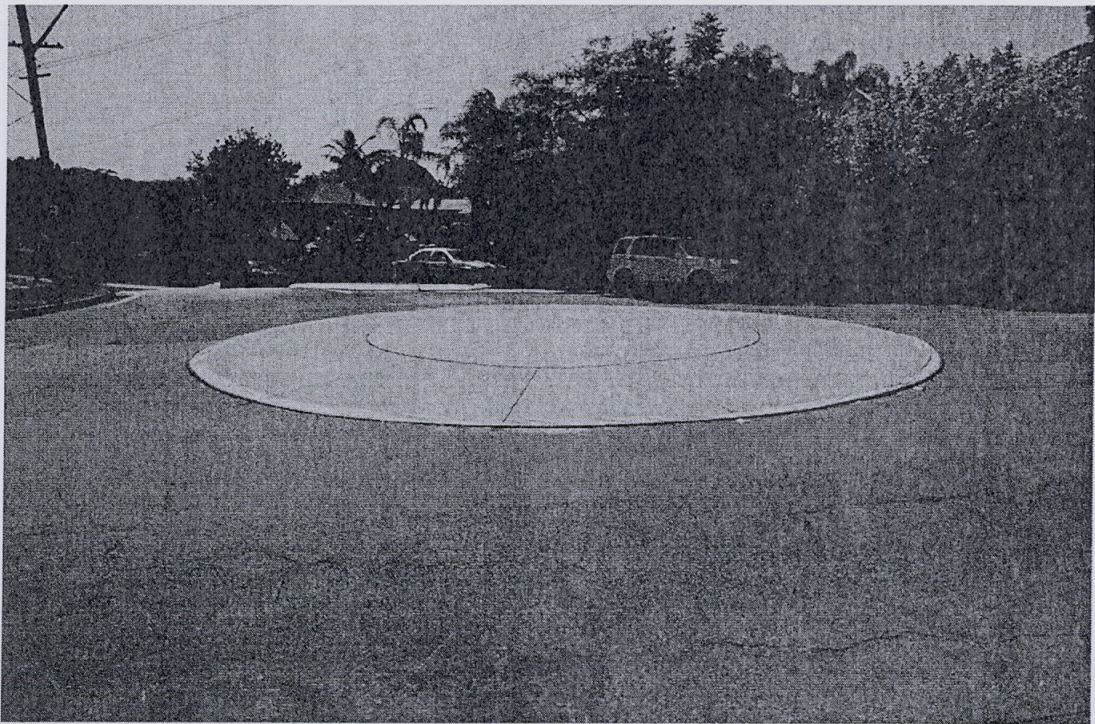
DSC_0008.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing east on the northern side of the roundabout at the intersection with Mona Street. Area compares to photo DSC_0036 from the original report dated 28.11.07. Rubber track marks on the road.

6/2/2009

DSC_0009.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing east to the roundabout at the intersection with Mona Street. Area compares to photo DSC_0025 from the original report dated 28.11.07. Noting the rubber track marks on the asphalt road surface.

6/2/2009

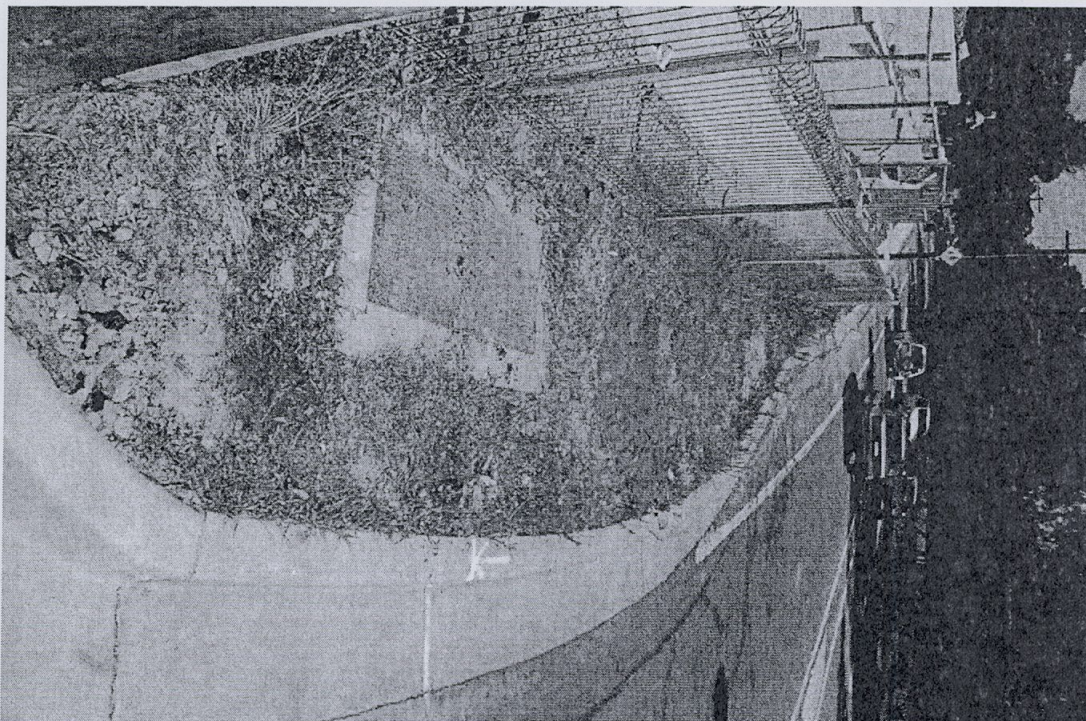
DSC_0010.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road approaching power pole no. MV2751. Area compares to photo DSC_0035 from the original report dated 28.11.07. Noting the lack of landscaping adjacent to the concrete paved footpath.

6/2/2009

DSC_0011.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road adjacent to power pole no. MV2751. Area compares to photo DSC_0037 from the original report dated 28.11.07. Noting the debris at the base of the power pole. —>

6/2/2009

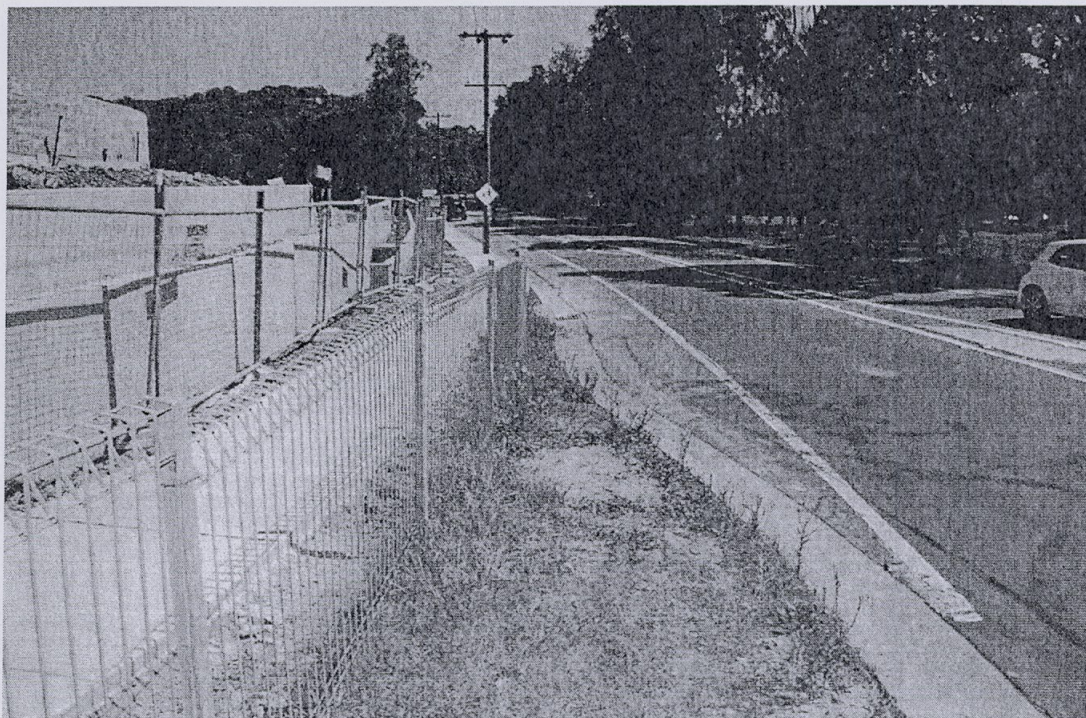
DSC_0012.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater Road adjacent to power pole no. MV2751. Area compares to photo DSC_0037 from the original report dated 28.11.07. New storm water outlet. Note: no concrete infill above the pipe – check requirements.

6/2/2009

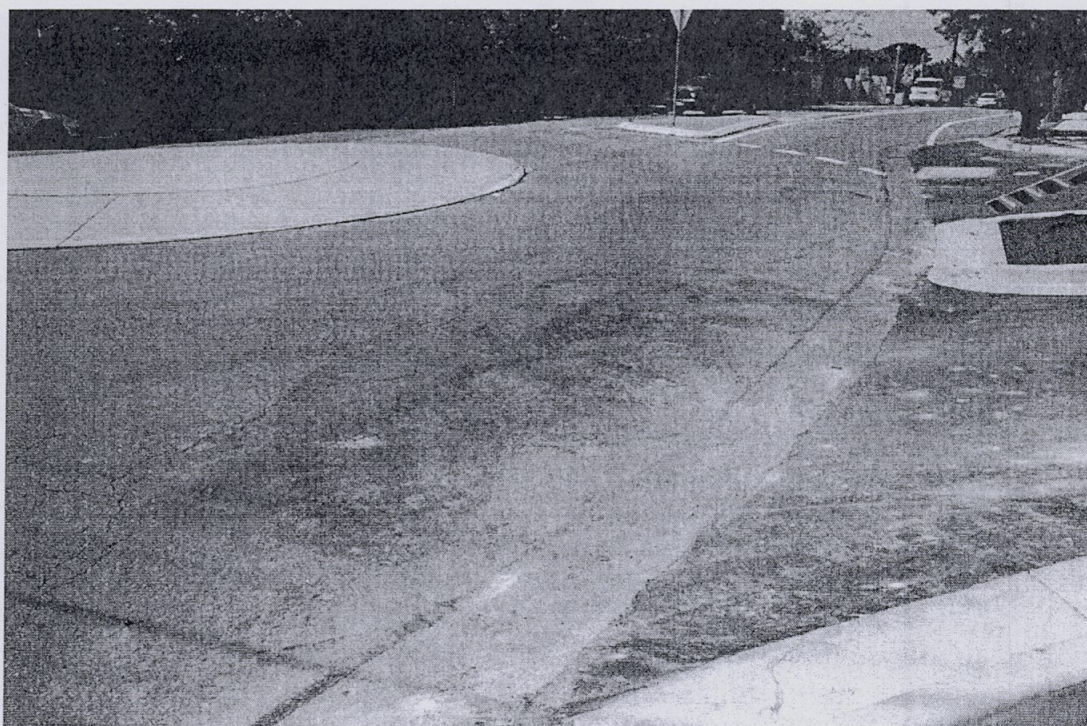
DSC_0013.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road from the intersection with Mona Street. Area compares to photo DSC_0037 & 40 from the original report dated 28.11.07. New concrete paved footpath replacing the previous nature strip.

6/2/2009

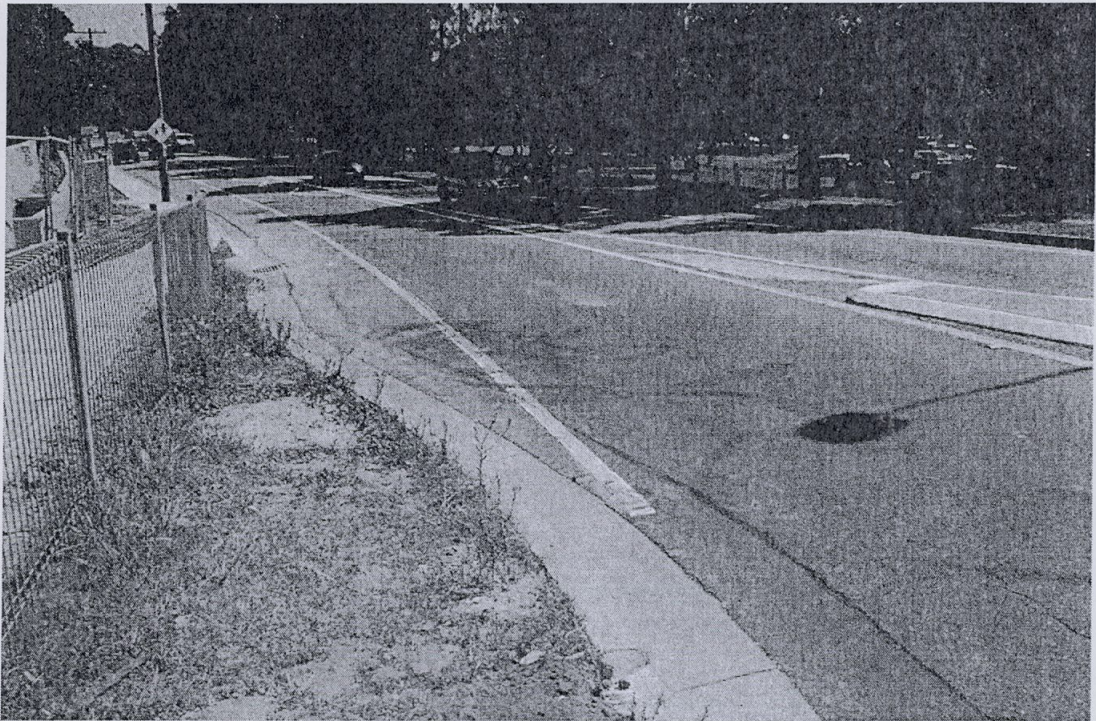
DSC_0014.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing south-east along Pittwater Road at the intersection with Mona Street. Area compares to photo DSC_0026 from the original report dated 28.11.07. Noting the rubber track marks on the asphalt road surface.

6/2/2009

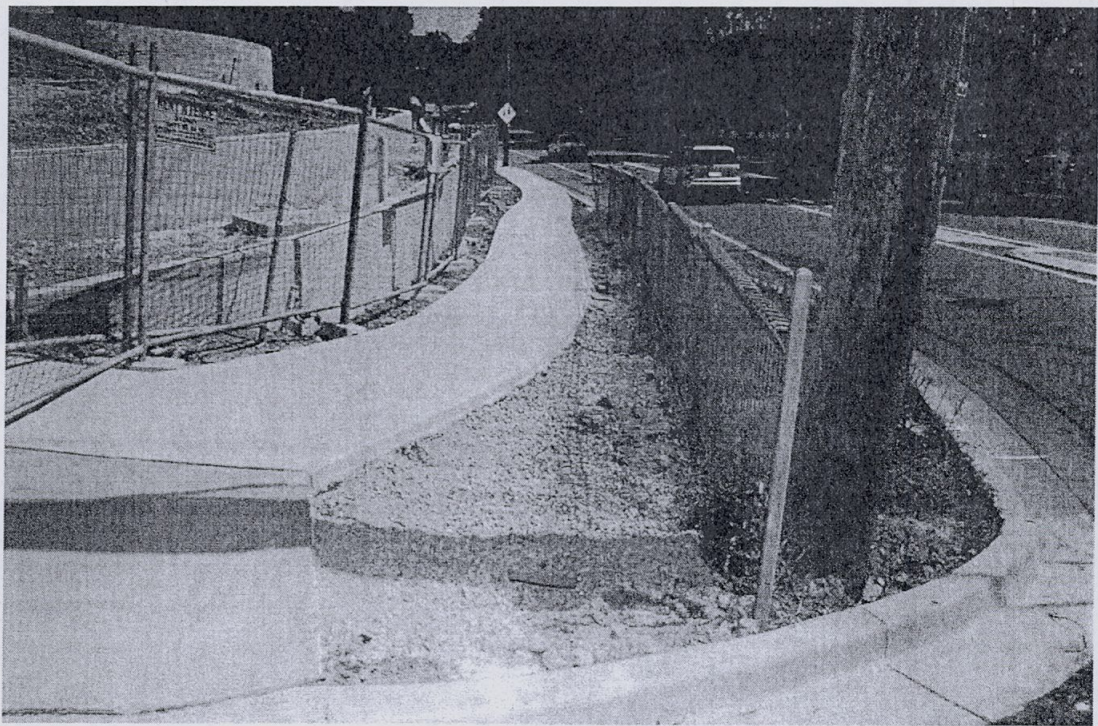
DSC_0015.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Intersection with Mona Street. Facing north along the western side of the intersection. Area adjacent to power pole no. MV2751. Area compared to photo DSC_0037 from the original report dated 28.11.07. Rubber track marks on the asphalted road surface.

6/2/2009

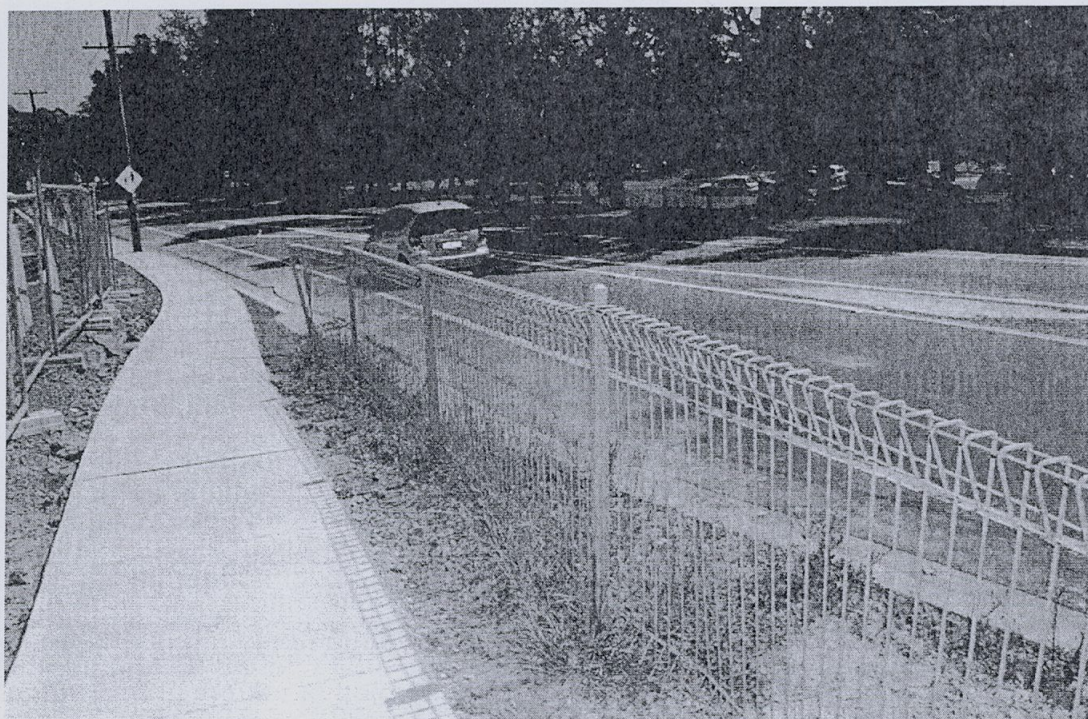
DSC_0016.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Intersection with Mona Street. Facing north along the western side of the intersection. Area adjacent to power pole no. MV2751. Area compared to photo DSC_0035 from the original report dated 28.11.07. Incomplete nature strip.

6/2/2009

DSC_0017.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0041 from the original report dated 28.11.07. New concrete paved footpath.

6/2/2009

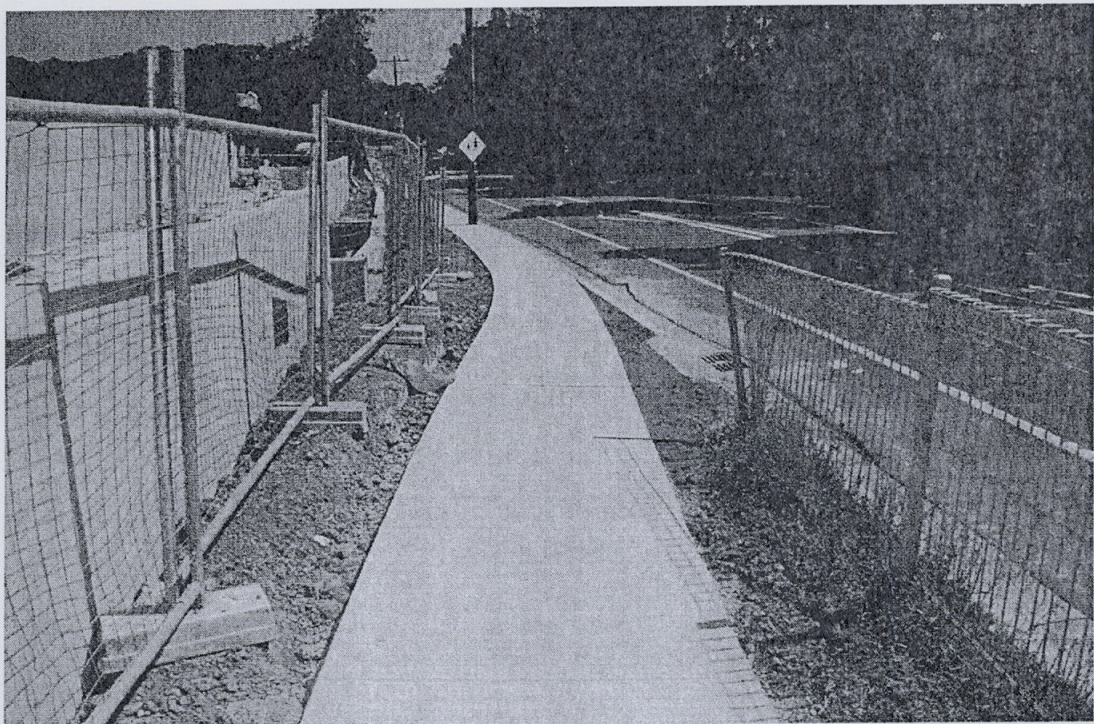
DSC_0018.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0041 from the original report dated 28.11.07. Damage to the fencing / barricade.

6/2/2009

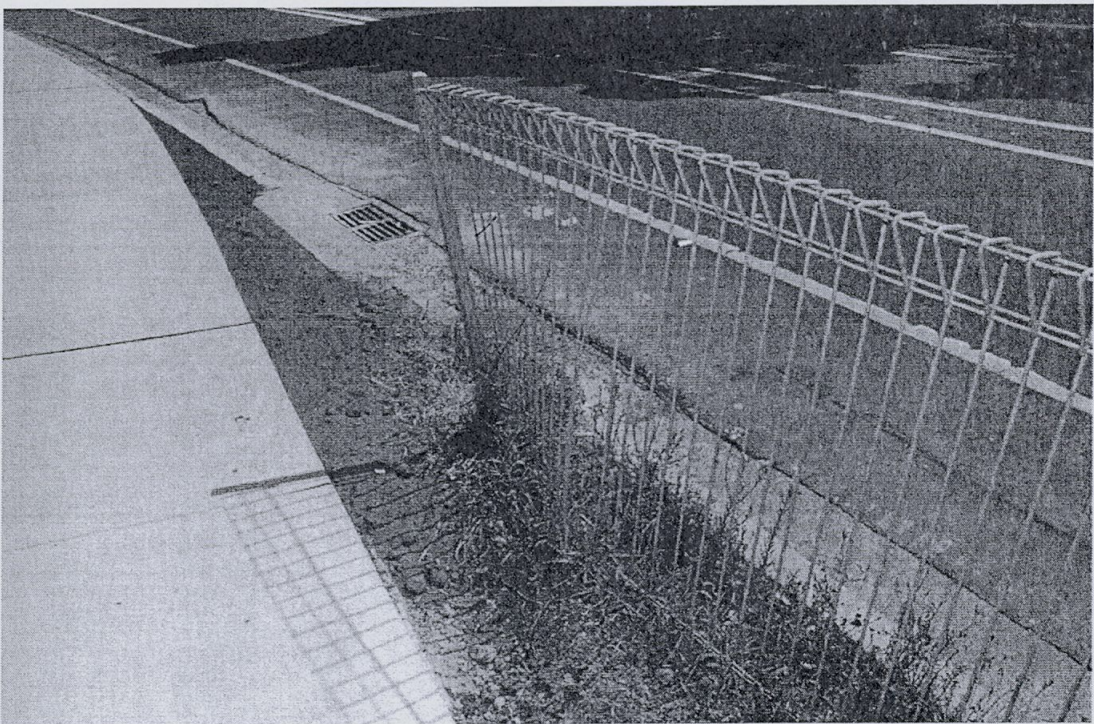
DSC_0019.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0041 from the original report dated 28.11.07. Damage to the fencing / barricade. New concrete paved footpath.

6/2/2009

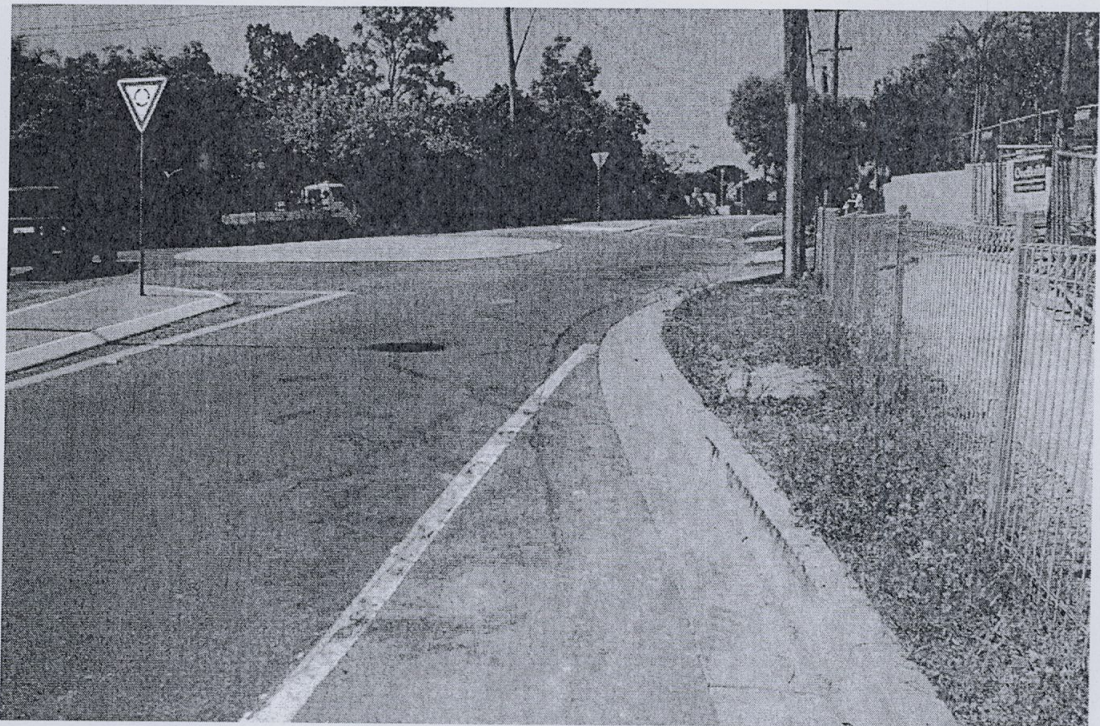
DSC_0020.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0041 from the original report dated 28.11.07. Damage to the fencing / barricade. New concrete paved footpath.

6/2/2009

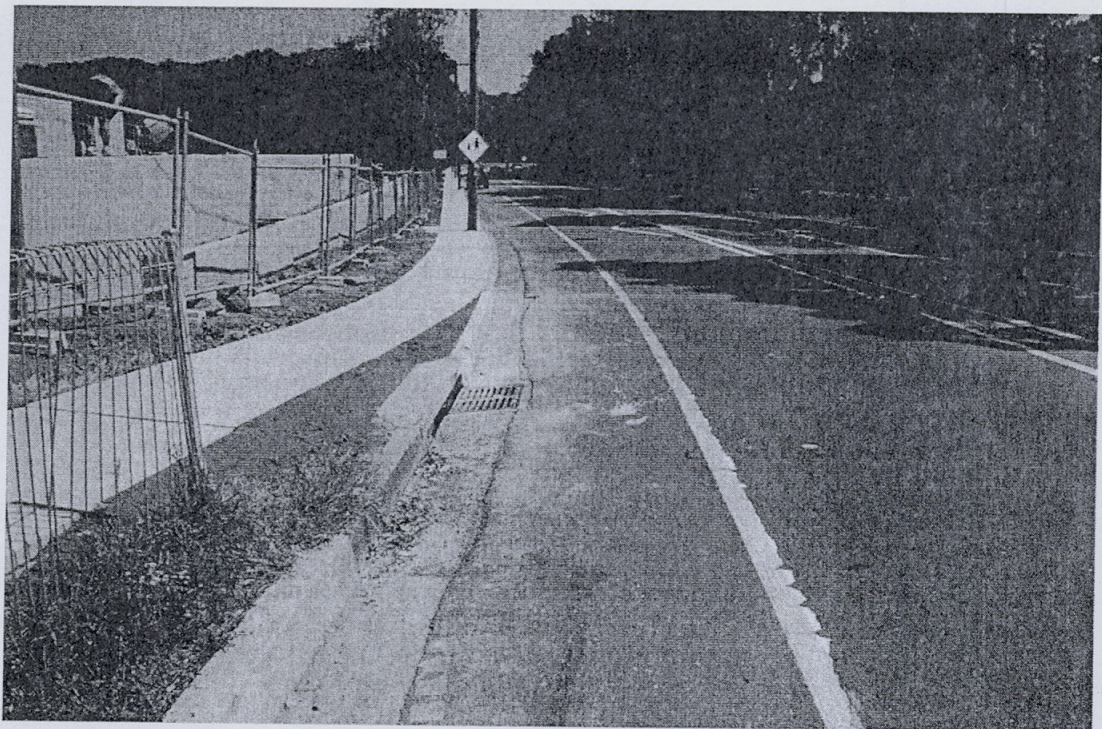
DSC_0021.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing south-east along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0045 from the original report dated 28.11.07. Rubber track marks on the road surface.

6/2/2009

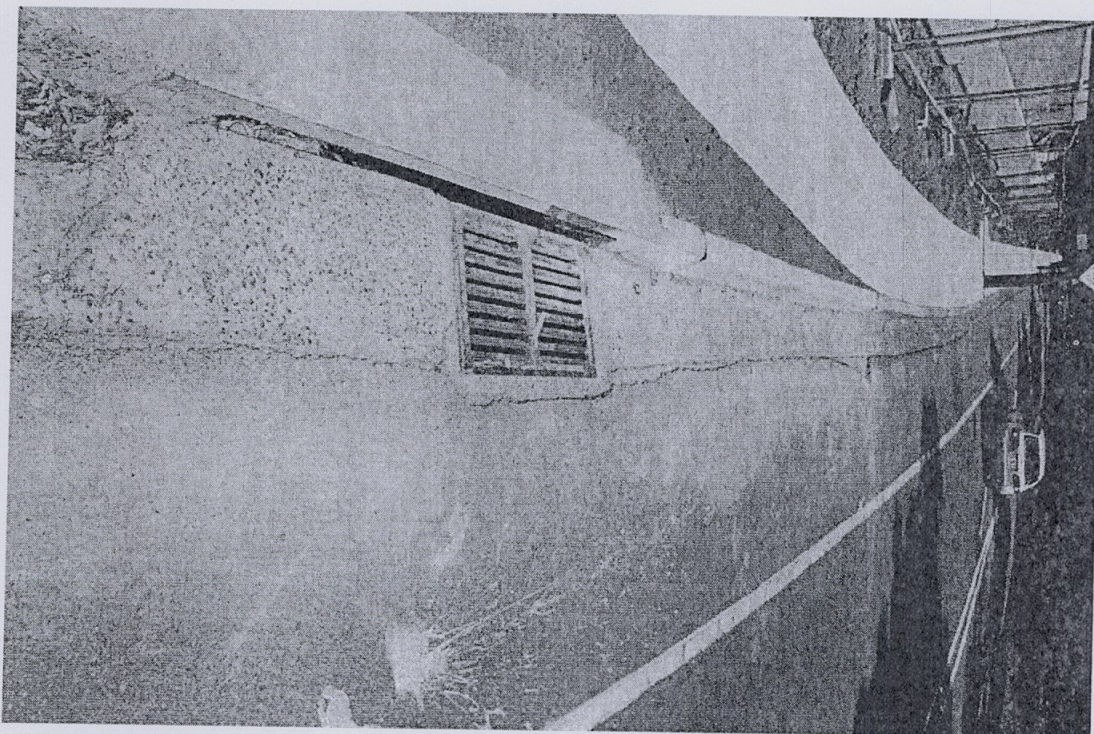
DSC_0022.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0041 from the original report dated 28.11.07. Approaching the storm water drain. Damage to the adjacent fence.

6/2/2009

DSC_0023.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0042 from the original report dated 28.11.07. Area of the storm water drain. —>

6/2/2009

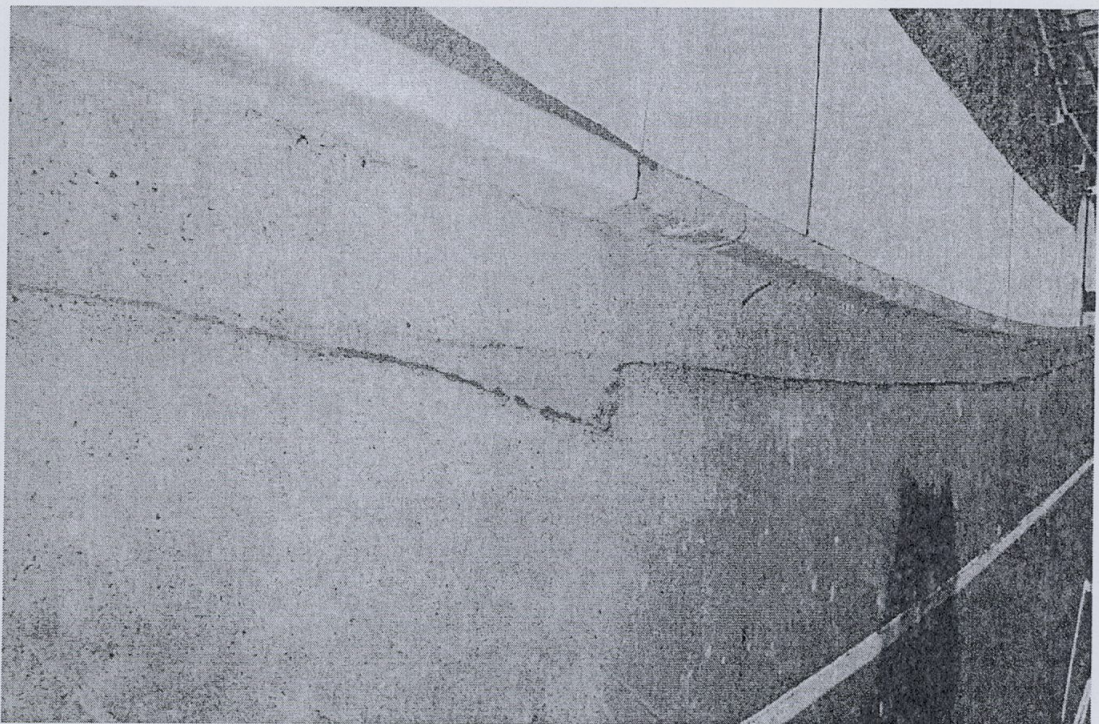
DSC_0024.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0042 & 43 from the original report dated 28.11.07. Section of asphalt missing adjacent to the gutter – area of the previous layback.

6/2/2009

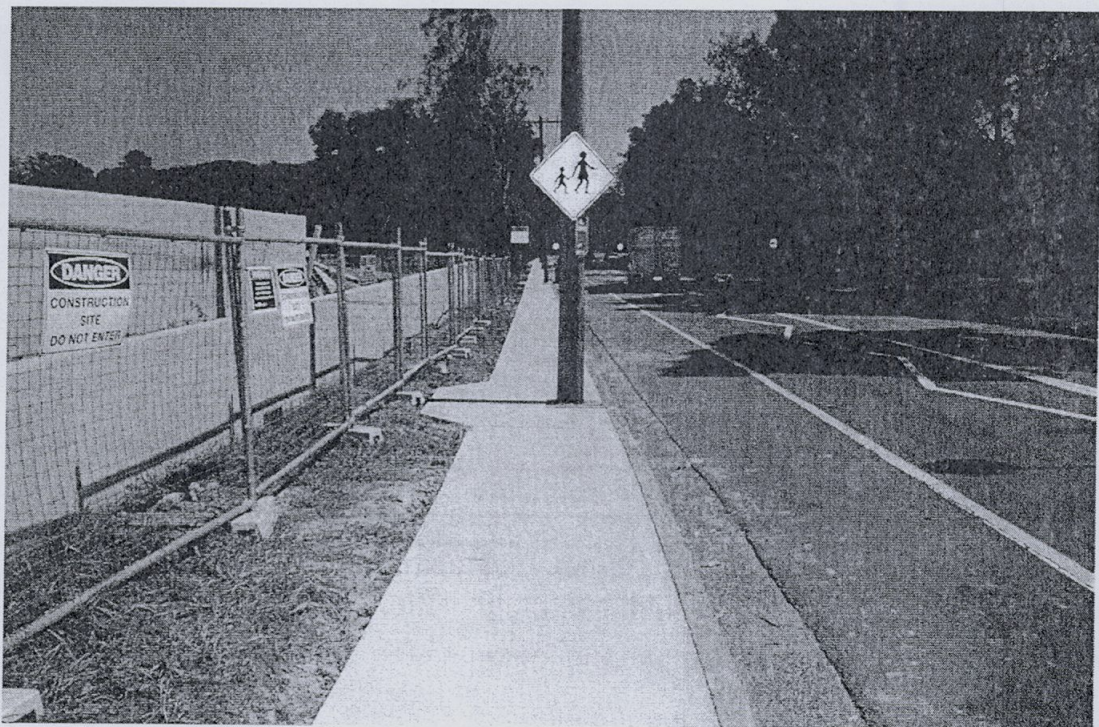
DSC_0025.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along the western side of Pittwater road. Area to the north of power pole no. MV2751. Area compares to photo DSC_0042 & 43 from the original report dated 28.11.07. Section of asphalt missing adjacent to the gutter – area of the previous layback. —>

6/2/2009

DSC_0026.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2748 seen in the photo. Area compares to photo DSC_0044 from the original report dated 28.11.07. New concrete paved footpath replaces the nature strip.

6/2/2009

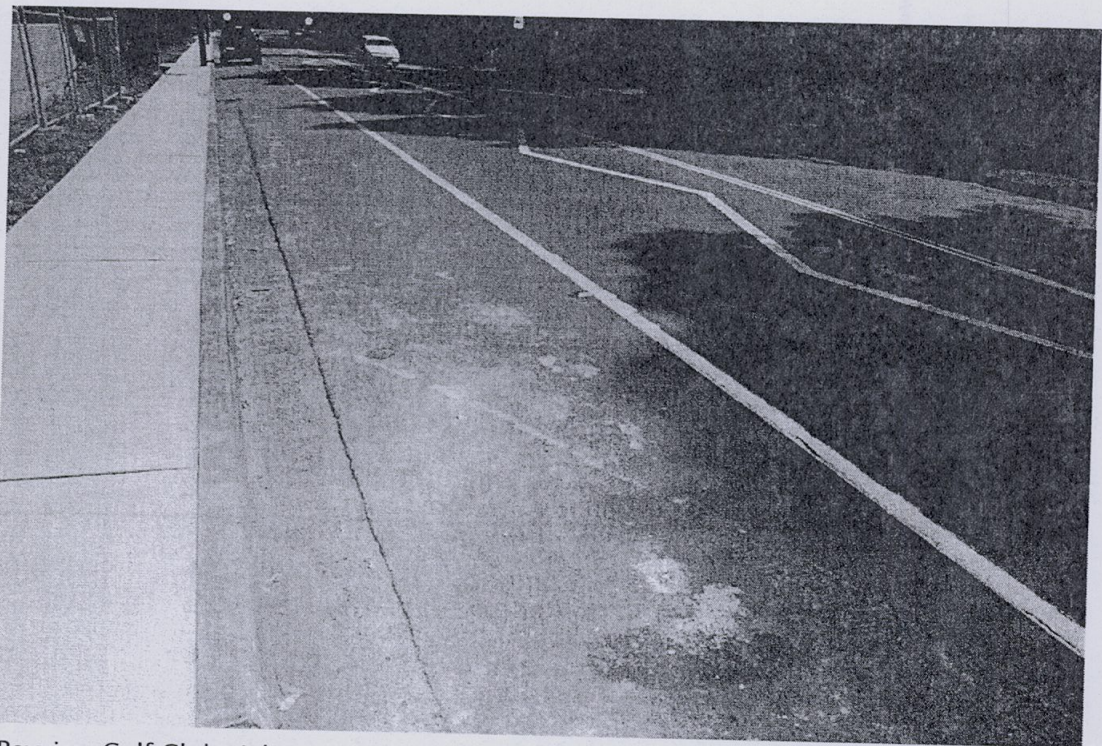
DSC_0027.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2748 (seen in the photo). Record of the western half of the road. Area compares to photo DSC_0046 from the original report dated 28.11.07. New concrete paved footpath replaces the nature strip.

6/2/2009

DSC_0028.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2748 & MV2747. Record of the asphalt road surface to the western half of the road. Area compares to photo DSC_0047 from the original report dated 28.11.07. Stained condition of the asphalted road surface.

6/2/2009

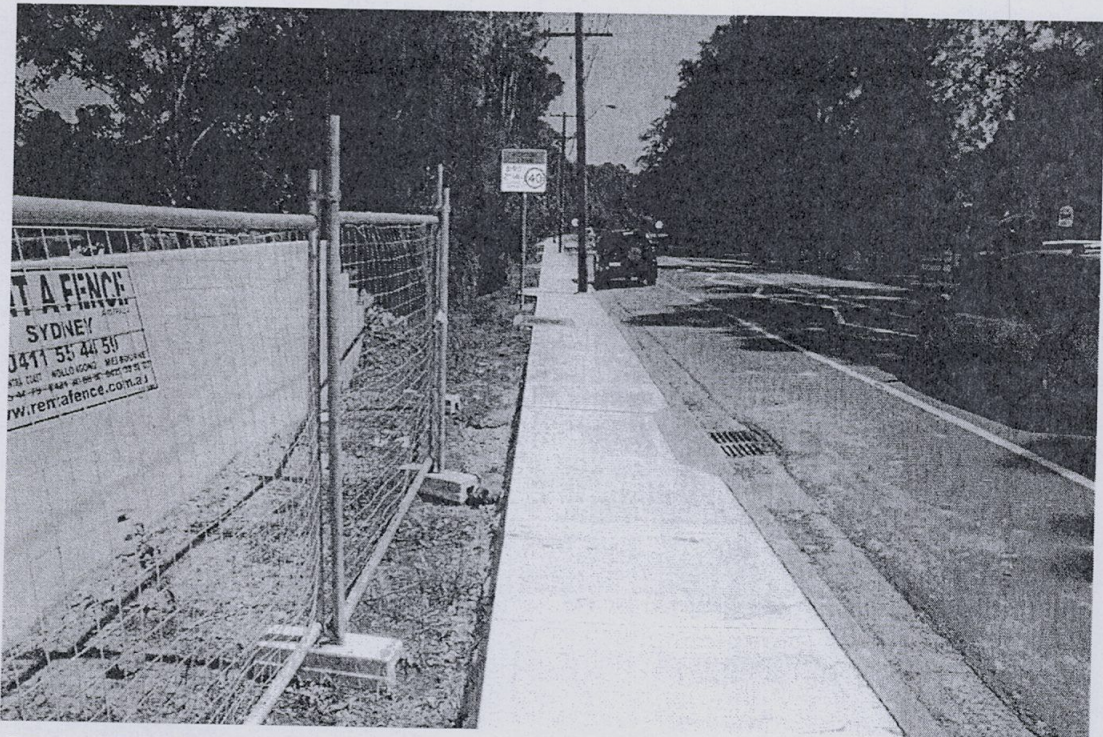
DSC_0029.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing south-east along Pittwater Road between power poles no. MV2748 & MV2747. Concrete paved footpath replaces the nature strip. Noting the incomplete landscaping adjacent to the footpath.

6/2/2009

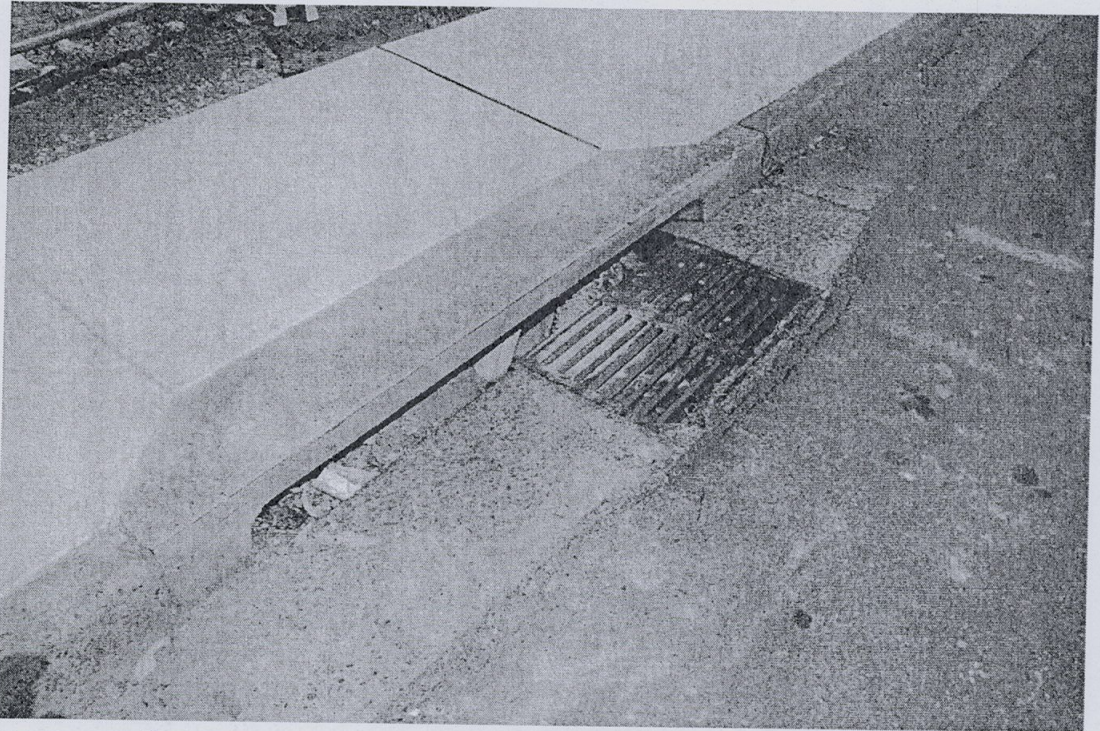
DSC_0030.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2748 & MV2747. Concrete paved footpath replaces the nature strip. Noting the incomplete landscaping adjacent to the footpath.

6/2/2009

DSC_0031.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2748 & MV2747. Detail of the area seen in photo DSC_0048. Record of the storm water drain. Area compares to photo DSC_0049 from the original report.

6/2/2009

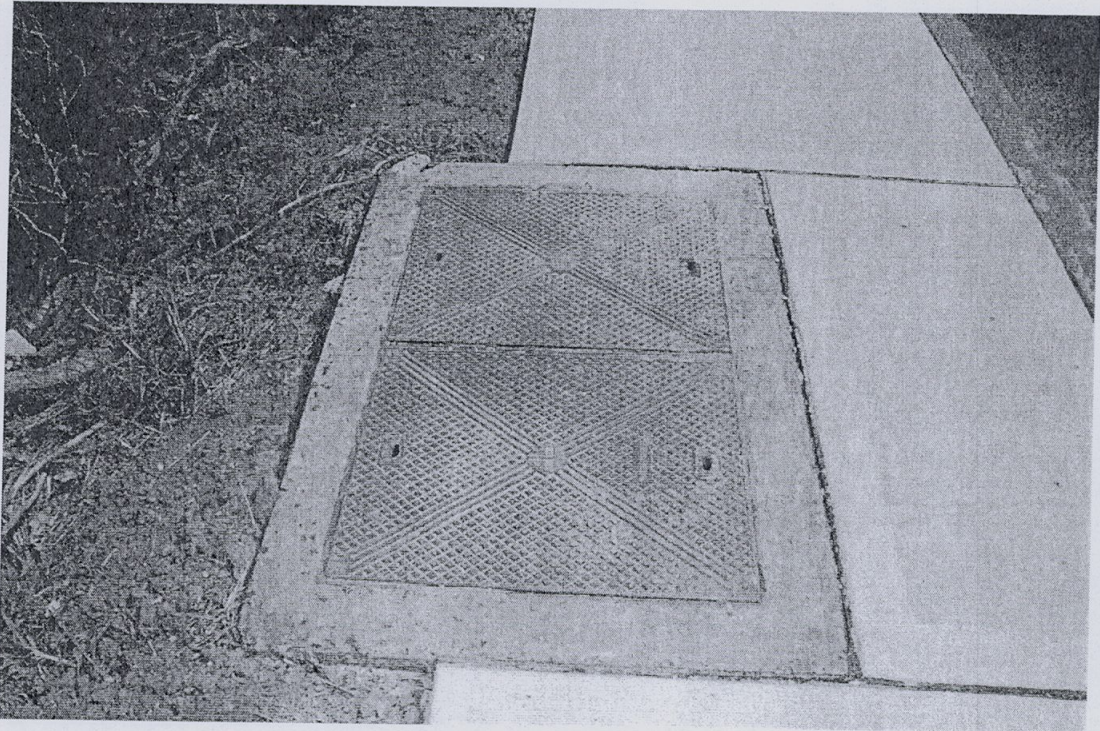
DSC_0032.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2747. Noting the Telstra access pit in the nature strip. Area compares to photo DSC_0050 from the original report dated 28.11.07.

6/2/2009

DSC_0033.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2747. Area compares to photo DSC_0051 from the original report dated 28.11.07. Noting the new concrete paved footpath around the Telstra pit.

6/2/2009

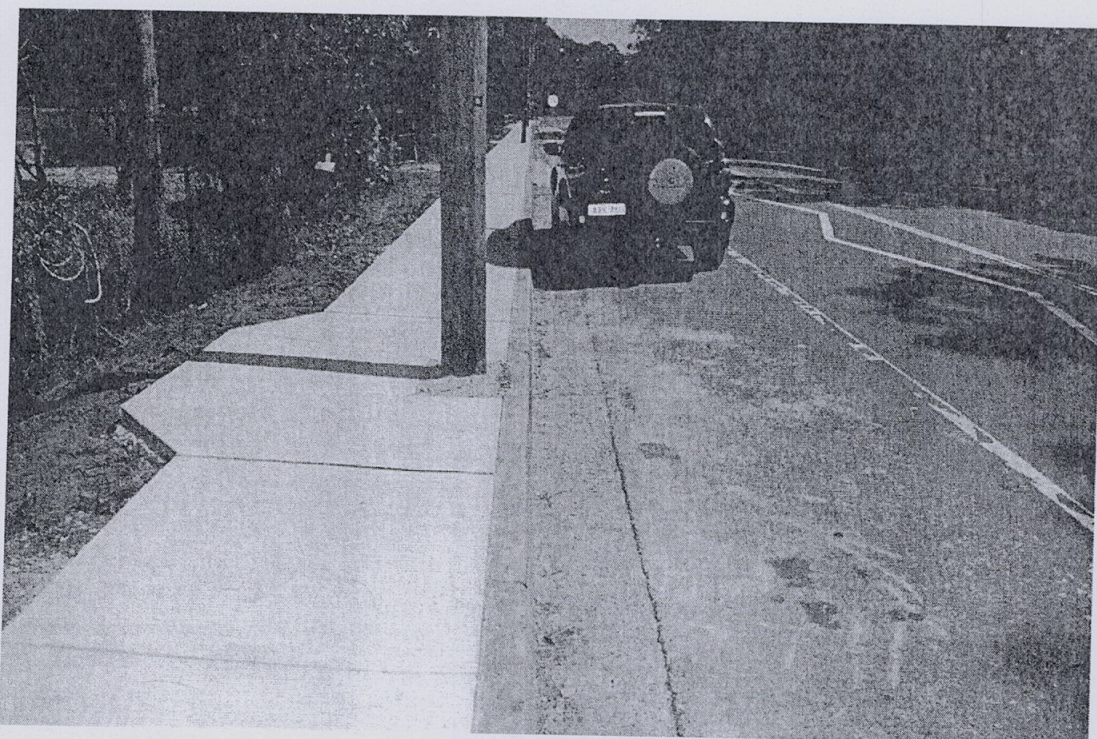
DSC_0034.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2747. Area compares to photo DSC_0051 from the original report dated 28.11.07. Detail of the area seen in the previous photo. Noting the chipped concrete surround to the pit.

6/2/2009

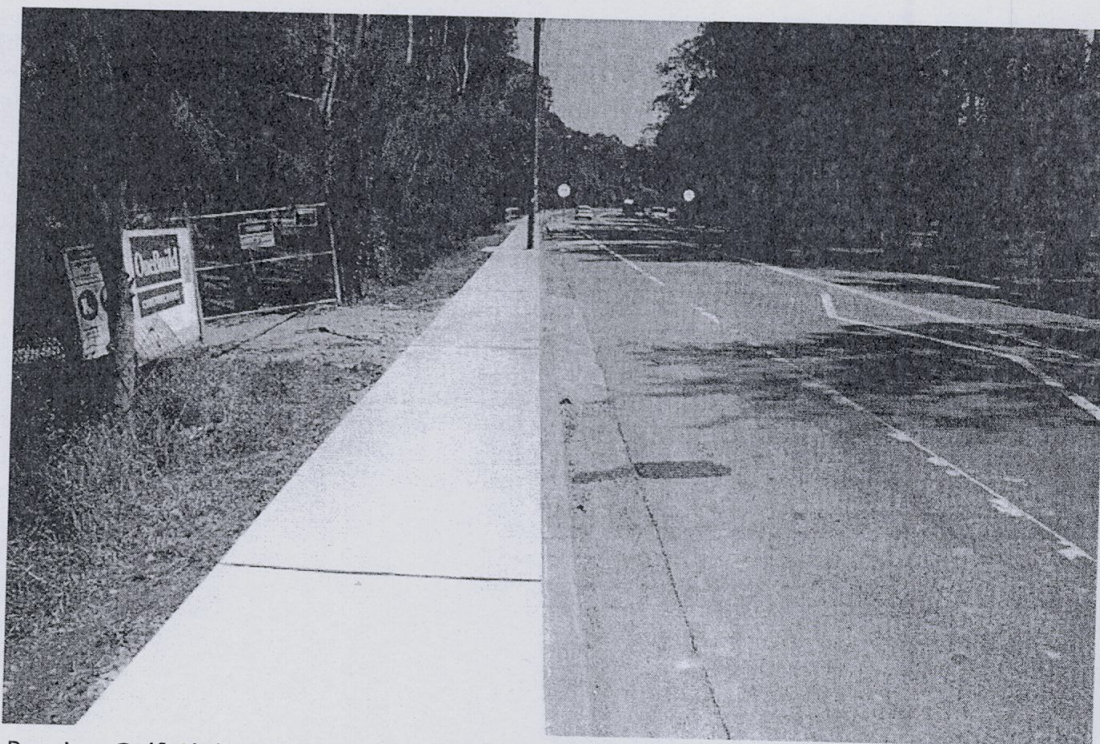
DSC_0035.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2747. Area compares to photo DSC_0052 & 55 from the original report dated 28.11.07. New concrete paved footpath replaces the nature strip. Also noting the debris / dirt on the road surface.

6/2/2009

DSC_0036.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2747 and MV2746 (seen in the photo). Area compares to photo DSC_0058 from the original report dated 28.11.07. New concrete paved footpath replaces the nature strip.

6/2/2009

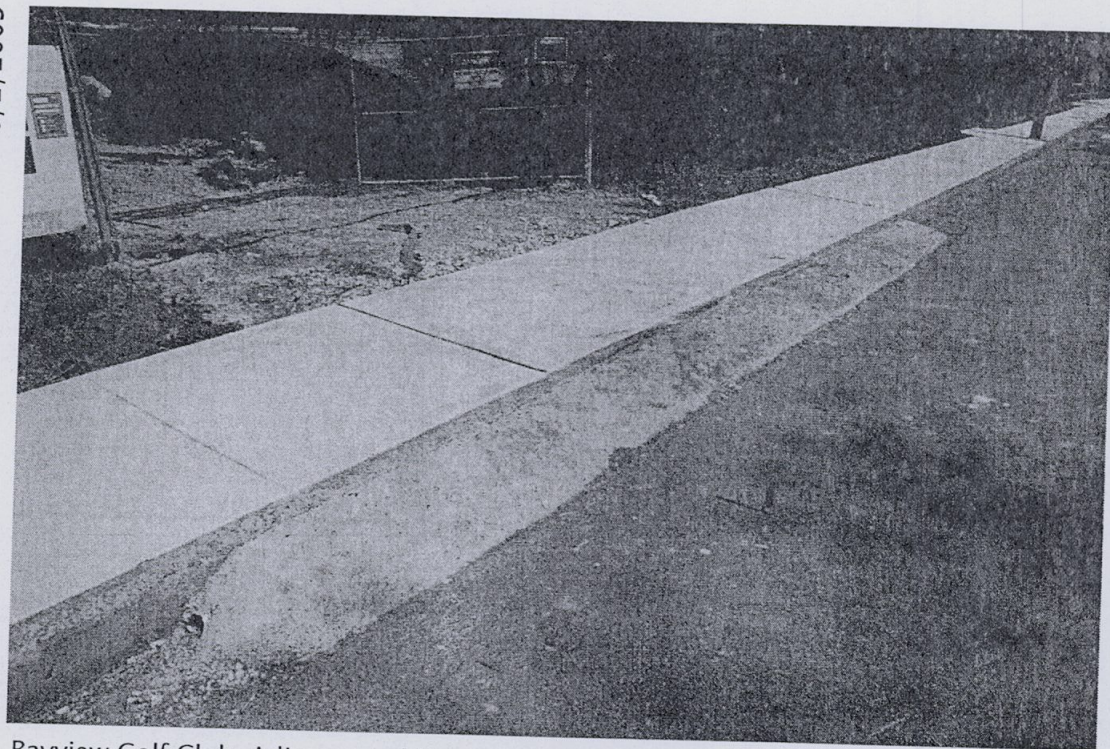
DSC_0037.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2747 and MV2746 (seen in the photo). Area of the temporary site egress gates. Noting the ramped concrete in the gutter to the footpath crossover.

6/2/2009

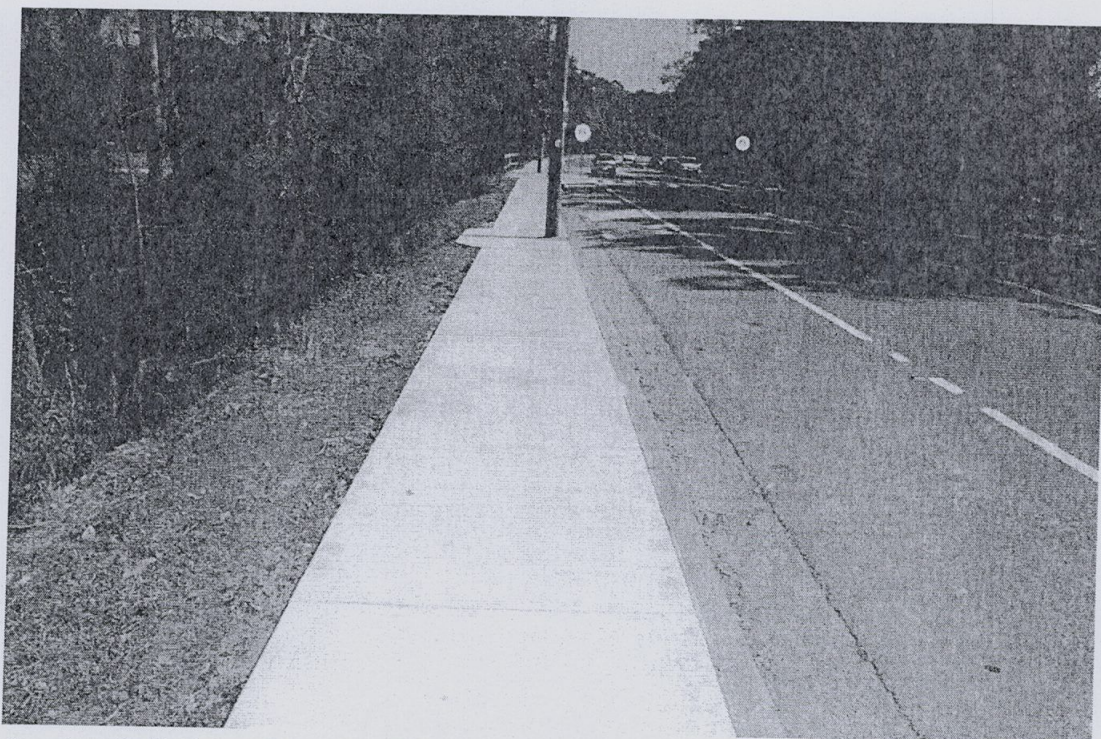
DSC_0038.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2747 and MV2746 (seen in the photo). Area of the temporary site egress gates. Noting the ramped concrete in the gutter and the track marks on the footpath crossover.

6/2/2009

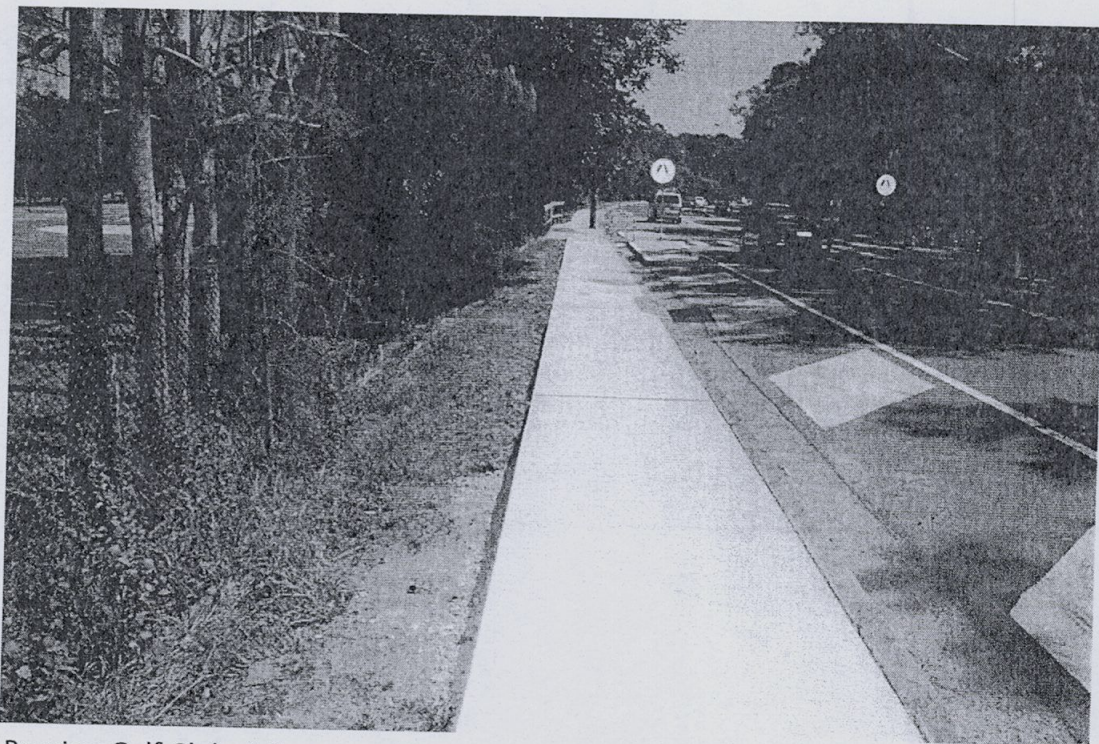
DSC_0039.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2746 (seen in the photo). New concrete paved concrete path replace the previous nature strip.

6/2/2009

DSC_0040.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road adjacent to power pole no. MV2746. New concrete paved concrete path replace the previous nature strip. Noting the height difference between the footpath and nature strip.

6/2/2009

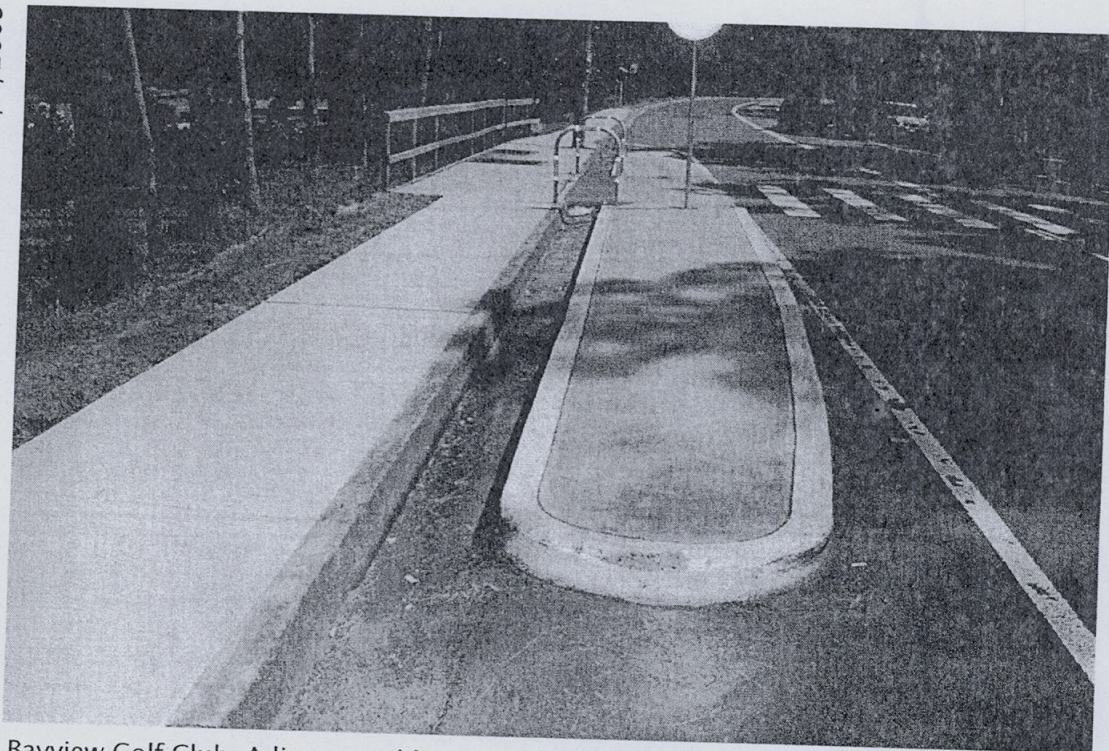
DSC_0041.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2746 & MV2745 (seen in the photo). New concrete paved concrete path replace the previous nature strip. Area compares to photo DSC_0063 from the original report dated 28.11.07.

6/2/2009

DSC_0042.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2746 & MV2745 (seen in the photo). Area approaching the pedestrian crossing. Area compares to photo DSC_0064 from the original report. Noting the chip to the refuge island.

6/2/2009

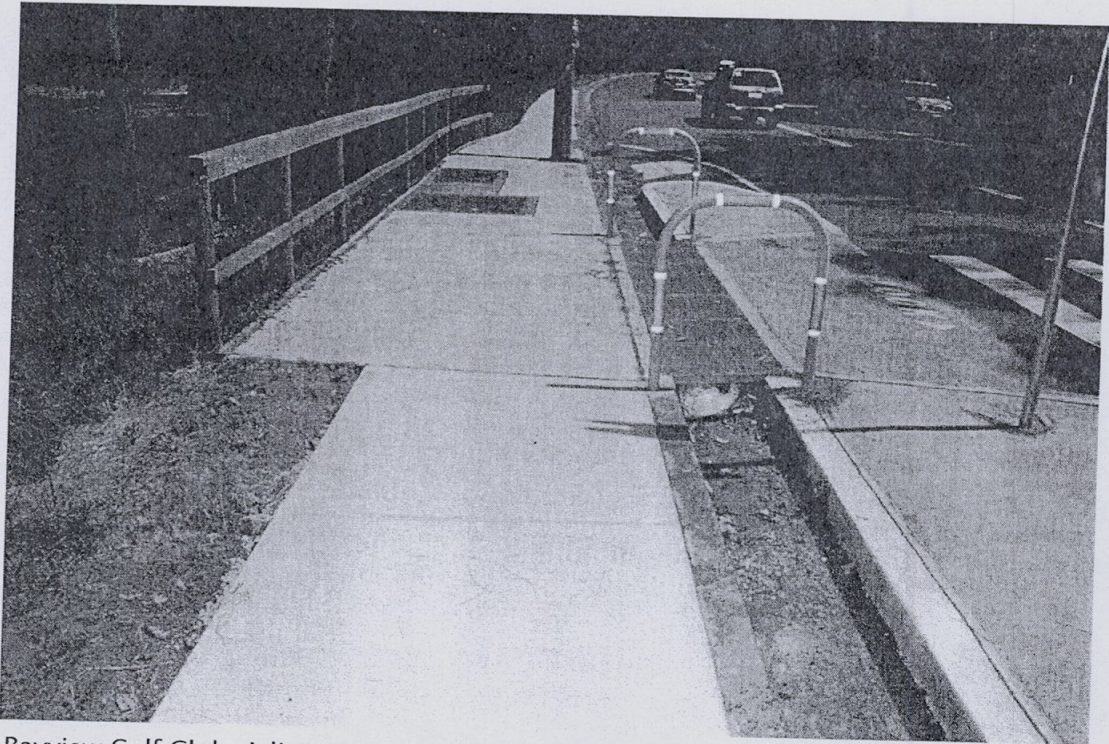
DSC_0043.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2746 & MV2745 (seen in the photo). Area approaching the pedestrian crossing. Area compares to photo DSC_0064 from the original report. Noting the chip to the refuge island.

6/2/2009

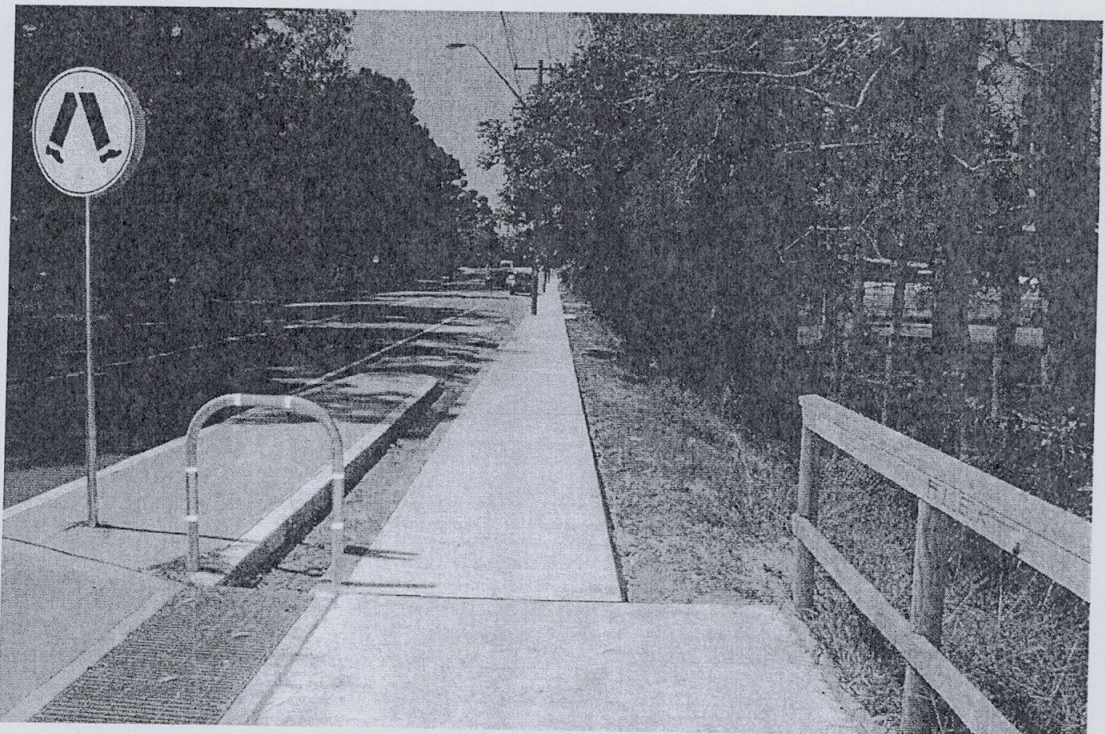
DSC_0044.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road approaching power pole no. MV2745 (seen in the photo). Record of the footpath approaching the pedestrian crossing. Area compares to photo DSC_0064 from the original report. Noting the new concrete paved footpath.

6/2/2009

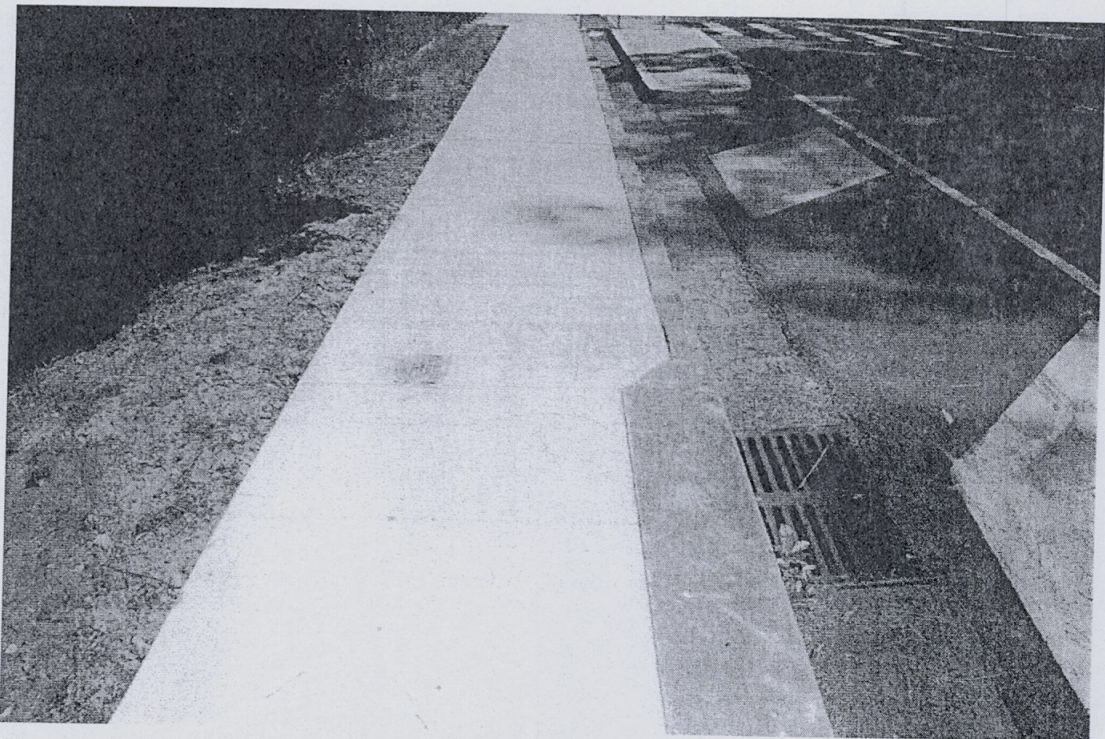
DSC_0045.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing south-east along Pittwater Road from the pedestrian crossing on Pittwater Road adjacent to power pole no. MV2745. Area compares to photo DSC_0069 from the original report. Noting the new concrete paved footpath.

6/2/2009

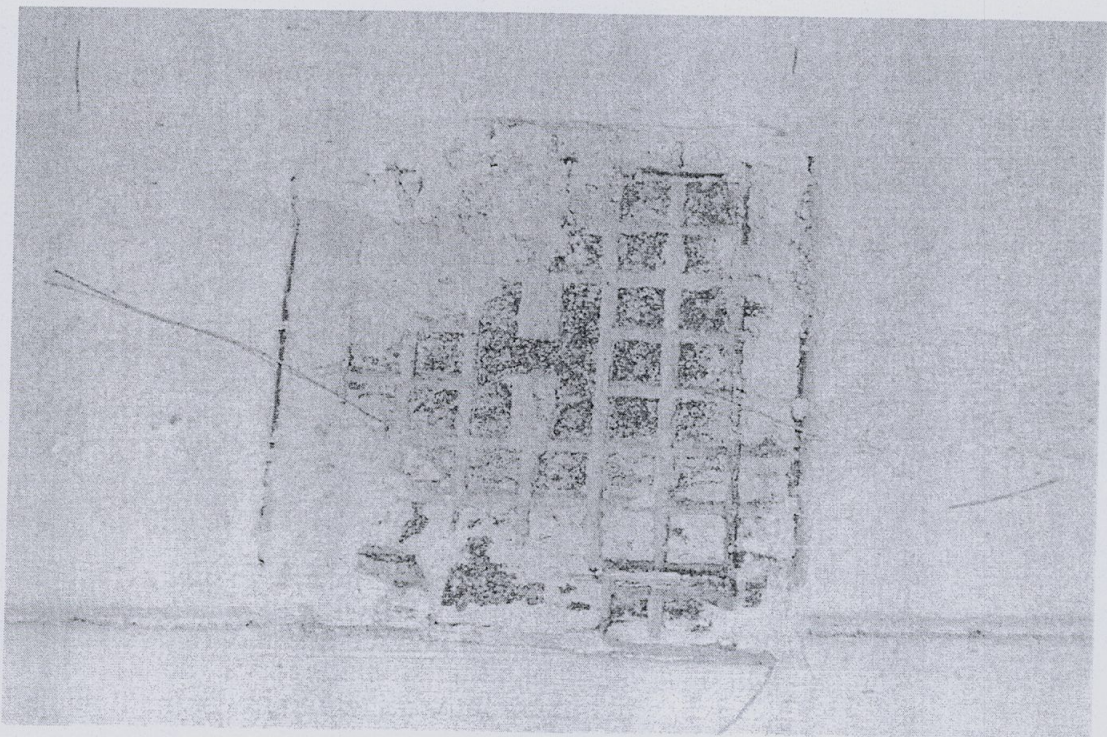
DSC_0046.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2746 & MV2745. Area compares to photo DSC_0062 from the original report. Noting the previous hydrant valve in the new concrete paved footpath.

6/2/2009

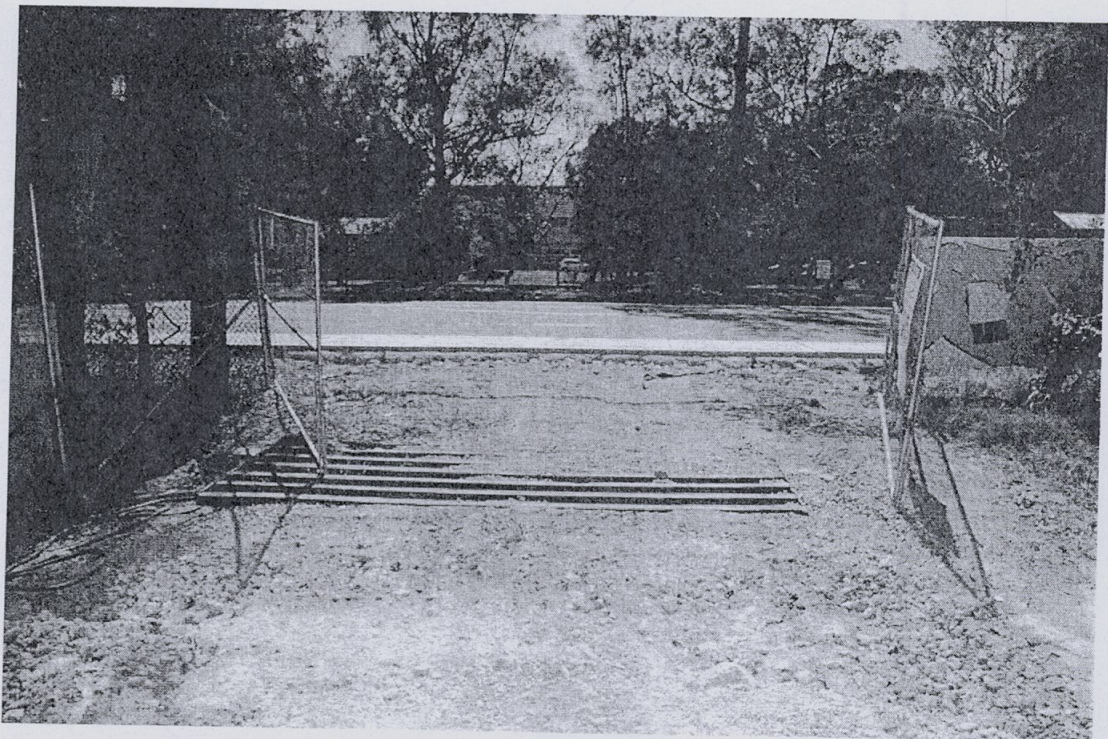
DSC_0047.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing north-west along Pittwater Road between power poles no. MV2746 & MV2745. Area compares to photo DSC_0062 from the original report. Noting the previous hydrant valve in the new concrete paved footpath. Noting the concrete on the valve lid.

6/2/2009

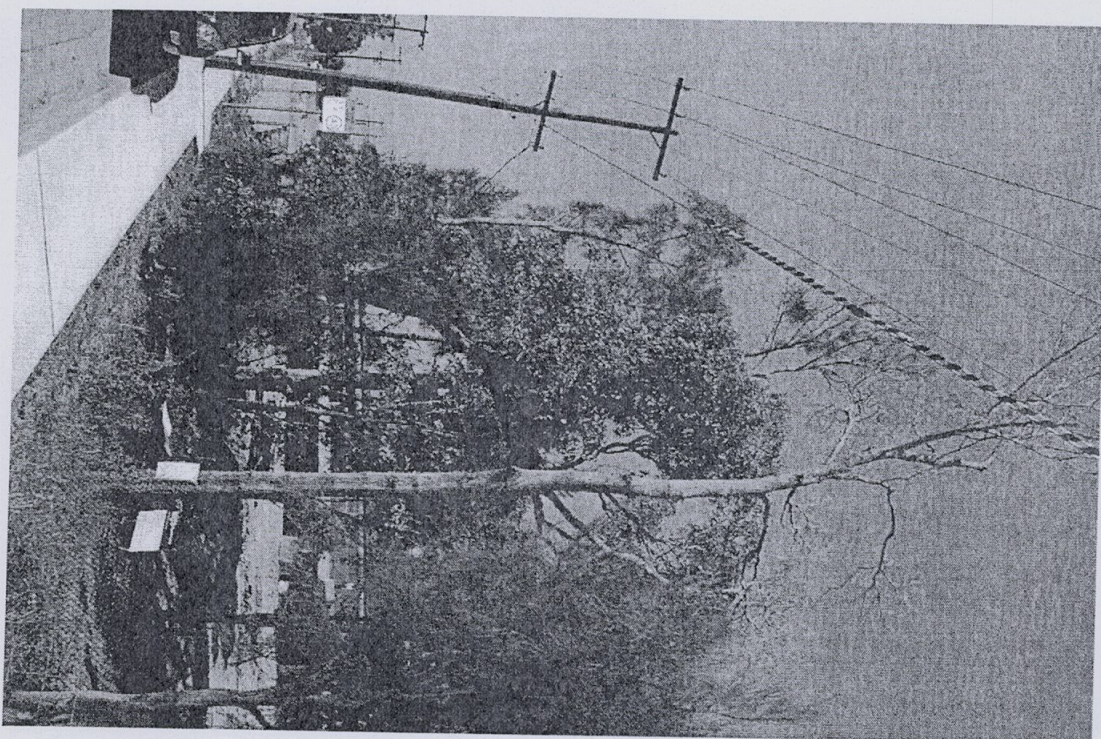
DSC_0049.JPG



Bayview Golf Club. Adjacent public property. Pittwater Road. Facing west from the site to the temporary cross-over to Pittwater Road.

6/2/2009

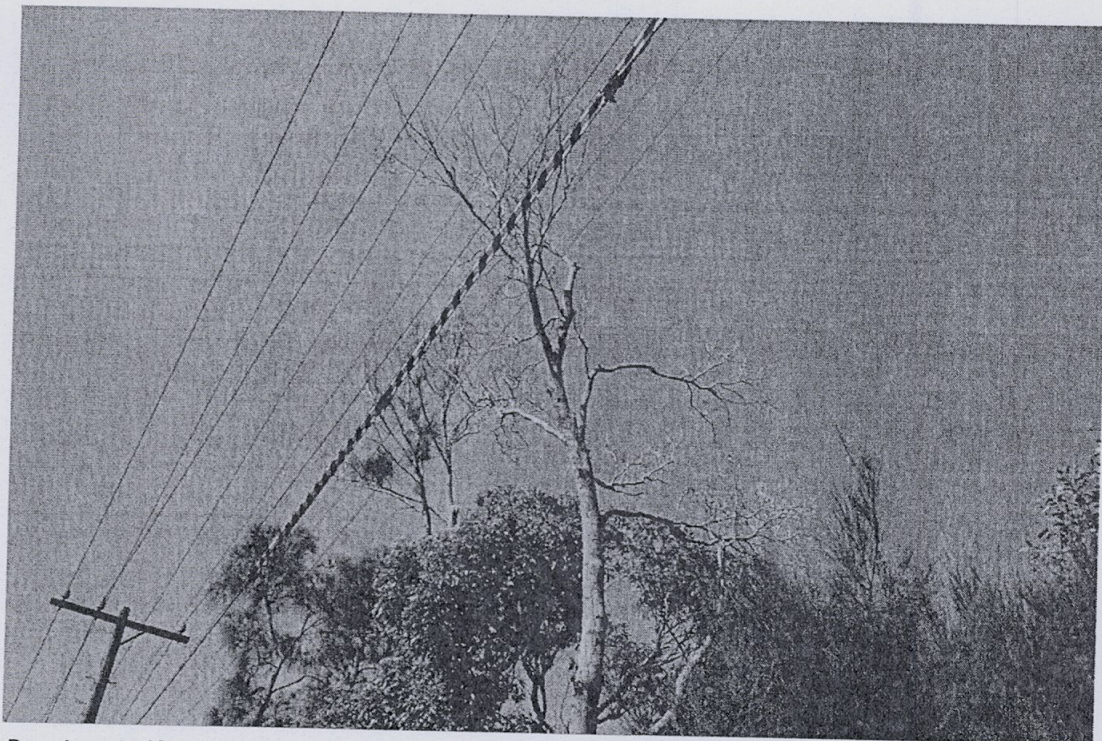
DSC_0050.JPG



Bayview Golf Club. Area to the north of the site of the proposed golf club. Trees along the boundary between the golf course and Pittwater Road. Area adjacent to power pole no. MV2746. Area compares to photo DSC_0125 from the original report dated 28.11.07. Dead tree in the foreground. —>

6/2/2009

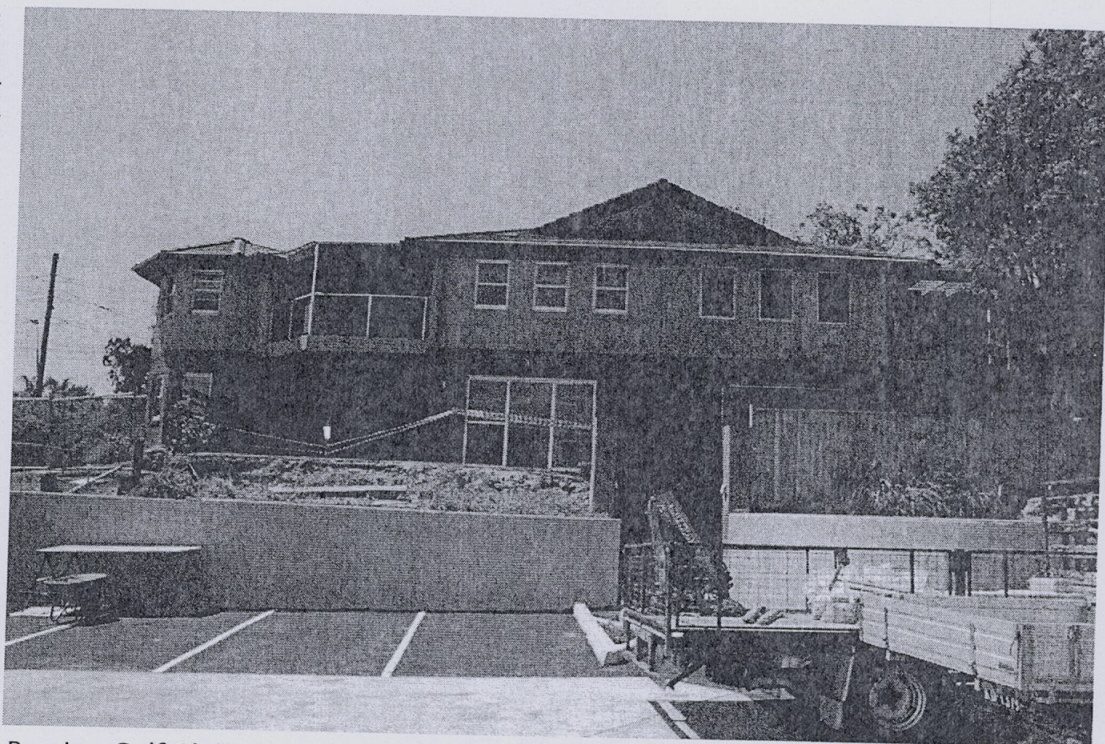
DSC_0051.JPG



Bayview Golf Club. Area to the north of the site of the proposed golf club. Trees along the boundary between the golf course and Pittwater Road. Area adjacent to power pole no. MV2746. Area compares to photo DSC_0125 from the original report dated 28.11.07. Dead tree in the foreground.

6/2/2009

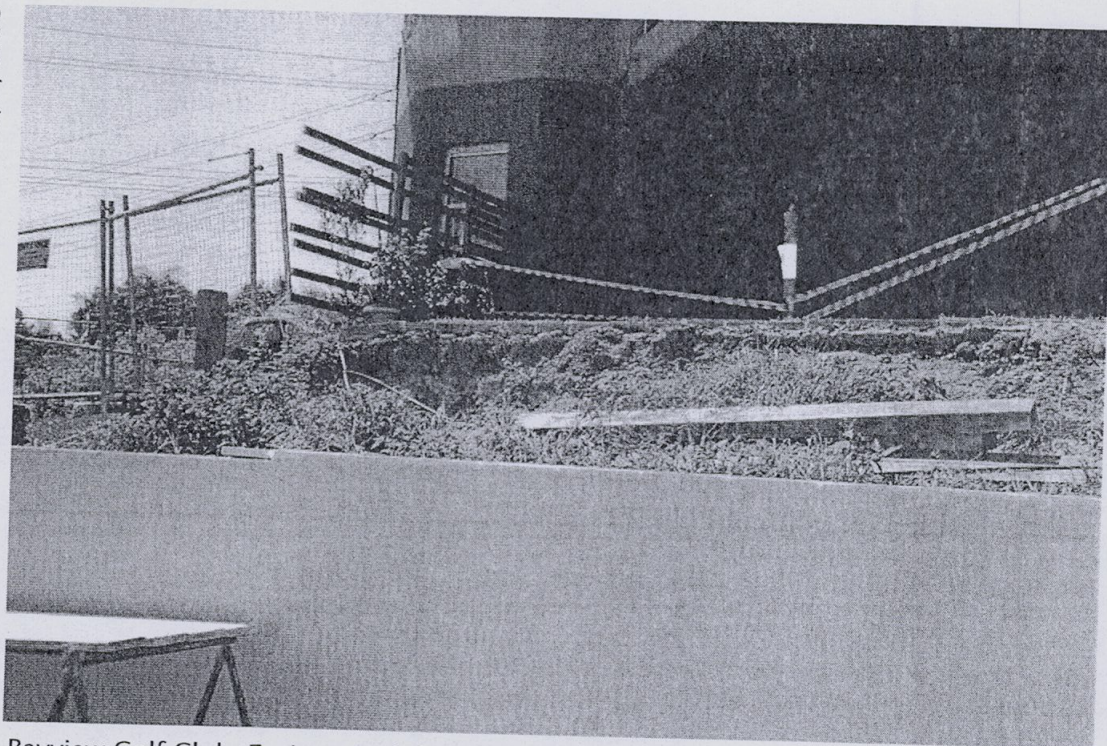
DSC_0053.JPG



Bayview Golf Club. Facing south from the site of the new golf club to the north-western elevation of the newly completed development to the south of the site.

6/2/2009

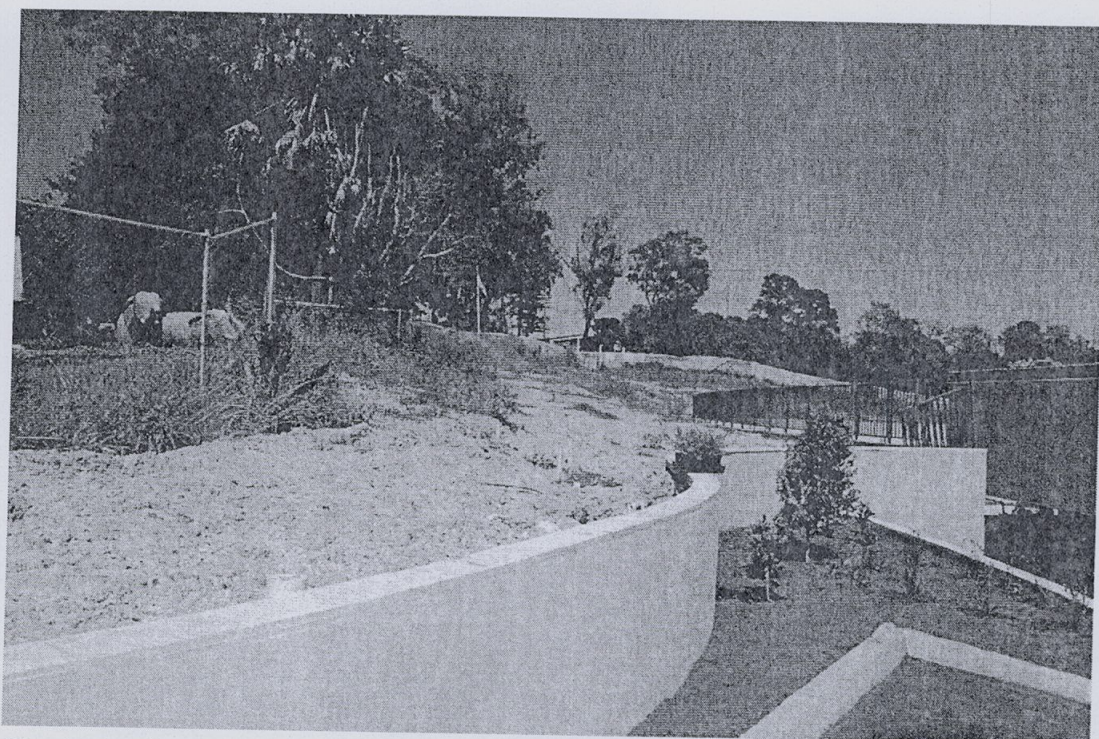
DSC_0054.JPG



Bayview Golf Club. Facing south from the site of the new golf club to the north-western elevation of the newly completed development to the south of the site. Detail of the area seen in photo DSC_0053. Noting the unretained bank above the retaining wall.

6/2/2009

DSC_0058.JPG



Bayview Golf Club. Facing south-west to the southern side of the site of the new club house. Noting the slight raked bank above the retaining wall.

6/2/2009

DSC_0060.JPG



Bayview Golf Club. Facing north-west to the golf course to the north-west of the site of the new club house. Noting the dead tree between the fairways.

6/2/2009

DSC_0061.JPG



Bayview Golf Club. Facing west to the golf course to the north-west of the site of the new club house. Noting the dead tree between the fairways.

6/2/2009

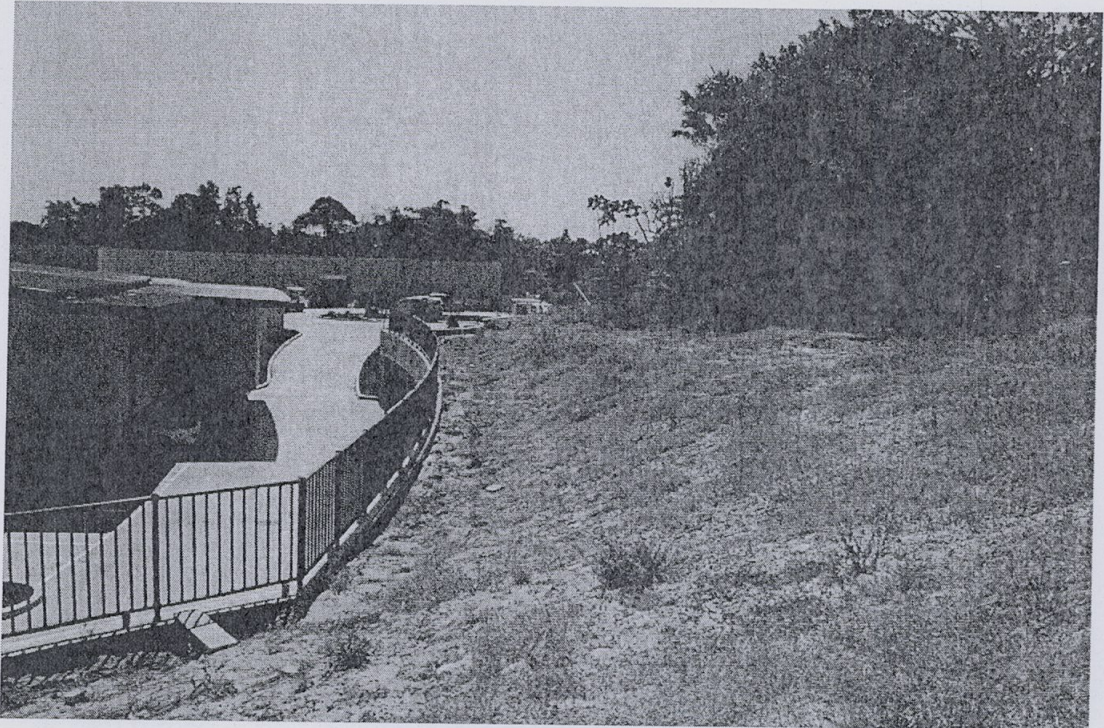
DSC_0062.JPG



Bayview Golf Club. Facing north-east to the golf course to the north-west of the site of the new club house. Noting the dead tree between the fairways. Detail of the area seen in photo DSC_0061. —>

6/2/2009

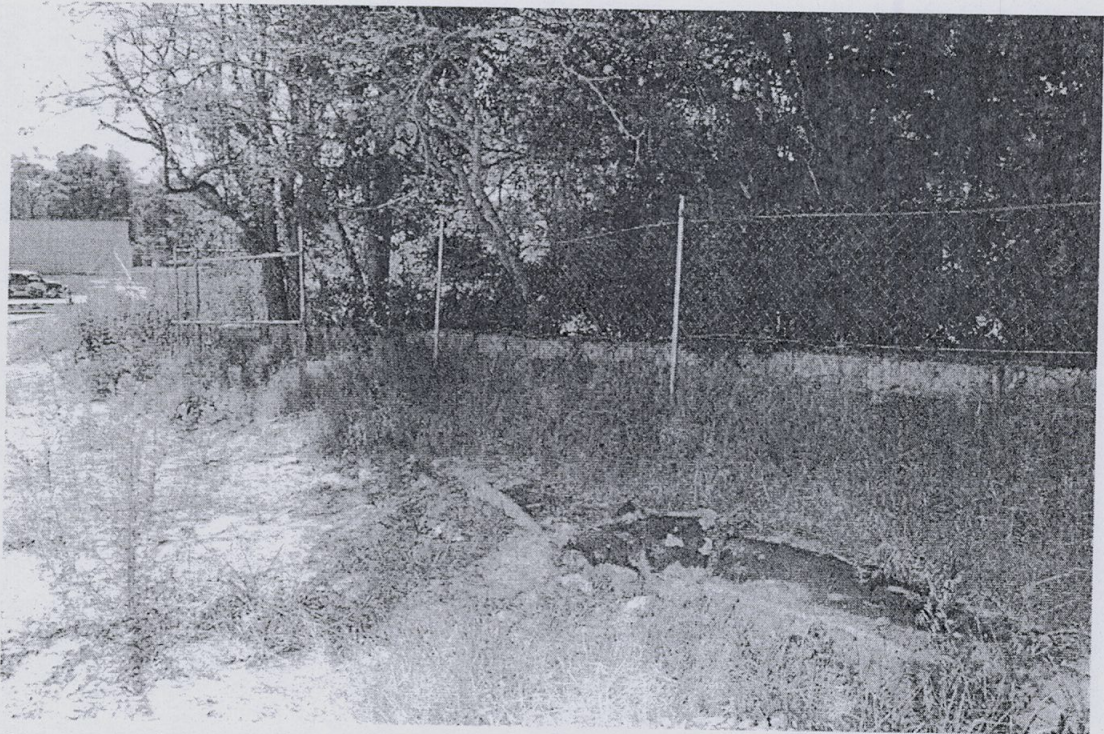
DSC_0064.JPG



Bayview Golf Club. Facing east along the bank to the south of the new club house.

6/2/2009

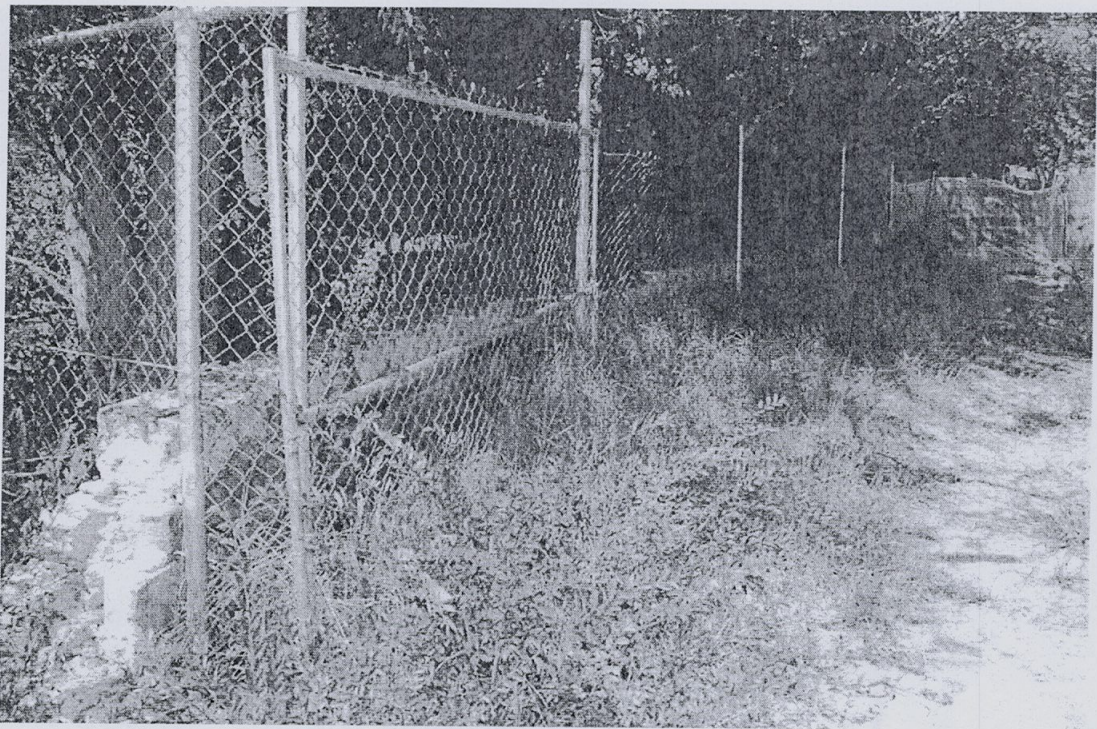
DSC_0065.JPG



Bayview Golf Club. Facing south-east along the bank to the south of the new club house. Area of the sandstone wall (seen behind the temporary fencing).

6/2/2009

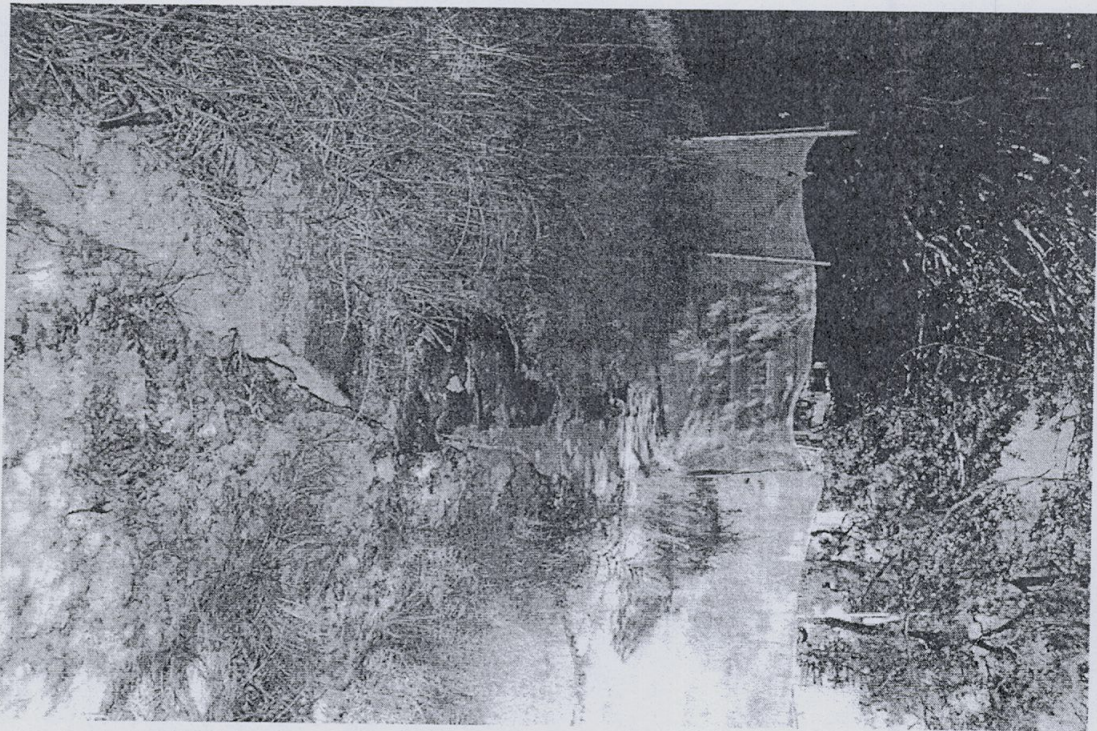
DSC_0066.JPG



Bayview Golf Club. Facing south-west along the bank to the south of the new club house. Area of the sandstone wall (seen behind the temporary fencing).

6/2/2009

DSC_0067.JPG



Bayview Golf Club. Facing south-west along the bank to the south of the new club house. Remnants on the concrete path to the north of the sandstone wall (seen behind the temporary fencing). —>

6/2/2009

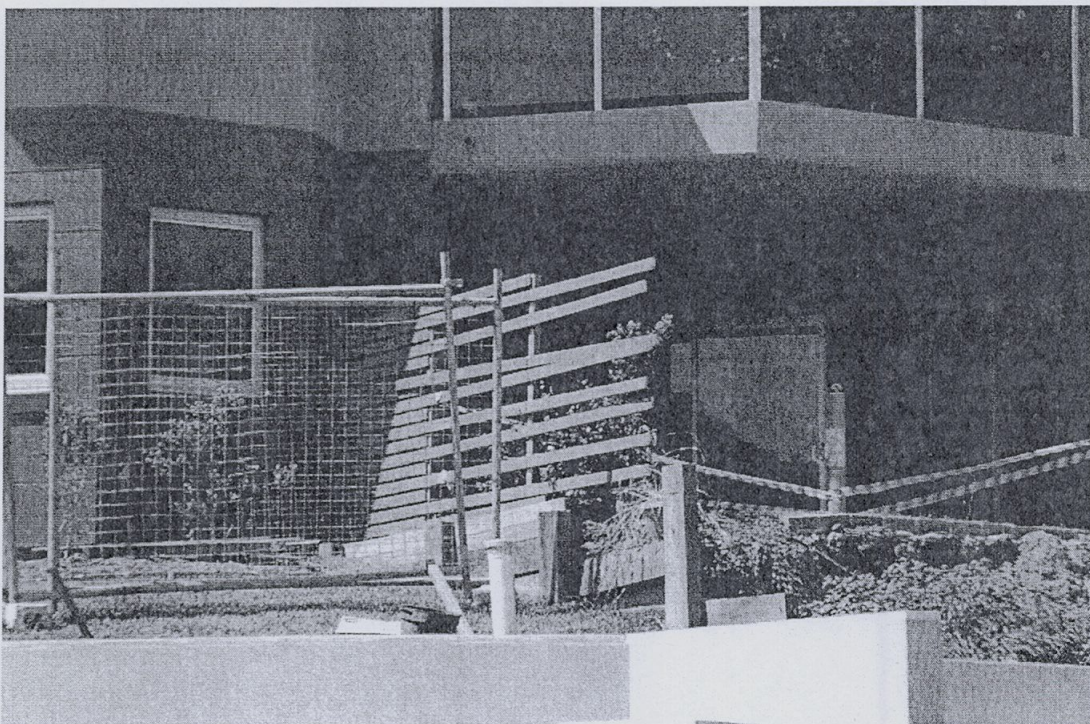
DSC_0068.JPG



Bayview Golf Club. Facing south-west along the bank to the south of the new club house. Remnants on the concrete path to the north of the sandstone wall (seen behind the temporary fencing). Detail of the area seen in photo DSC_0067.

6/2/2009

DSC_0078.JPG



Bayview Golf Club. Facing south from the site of the new golf club to the north-western elevation of the newly completed development to the south of the site. Noting the damaged timber slatted fence.