



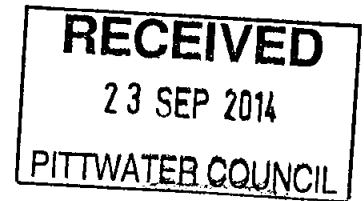
**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

21 August 2014

Our ref.: 130093

Pittwater Council/ John Berry
5 Vuko Place
Warriewood NSW 2102



Dear Sir/Madam,

**Re: 558A Barrenjoey Road Avalon
Occupation Certificate No. 130093**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Pittwater Council for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. Private Certifiers Australia would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia

B36 REC: 367846 23/9/14



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ABN:

FINAL OCCUPATION CERTIFICATE 130093 (COMMERCIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Pittwater Council/ John Berry
Address: 5 Vuko Place Warriewood NSW 2102
Contact Details: Phone: 9970 1320 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Pittwater Council
Address: PO Box 882 Mona Vale NSW 1660
Contact Details: Phone: 99701370 Fax:

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0693/10, N0693/10/S96/1, **Date issued:** 20/06/2011, 3/06/2013,
Construction Certificate No: 130093 **Date issued:** 30/04/2013

PROPOSAL

Address of Development: 558A Barrenjoey Road Avalon NSW 2107, Lot 202 DP 1107408
Building Classification: 9b,5,6
Type of Construction: C
Scope of building works covered by this Notice: Alterations and additions to the existing Surf Club building including amenities, cafe and water harvesting tanks
Attachments: Schedule 1
Fire Safety Schedule: Schedule 2
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

Principal certifying authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. BPB0170

I, Grant Harrington as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate 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;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

DETERMINATION

Approval dated this: 21/08/2014

Grant Harrington

Accredited Building Surveyor

Right of Appeal: Under s109K where the Certifying Authority is Council an applicant may appeal to the Land & Environment Court against the refusal to issue an Occupation Certificate within 12 months from the date of the decision.

☒	Scanned and uploaded to BF
☒	Posted to council
☒	Scanned and sent to client
☒	No further action on file close
DATE: 21-8-14	
INITIAL: [Signature]	



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ABN:

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Oc application	John Berry		27/03/2013
Balustrade AS1170	Nastasi & Ass		14/08/2014
internal glazing	Kompas Group		18/07/2014
testing sheets x2	Boral Concrete		
disabled fixtures and handrails	Keystone		14/05/2014
ceiling linings	Kompass		18/07/2014
warranty	Roof struct		1/07/2014
installation cert roof coverings	Roofstruct		15/07/2014
hot water system section J	A plus plumbing		13/08/2014
glazing certificate	G & R Roby		15/08/2014
concrete strength cert	Barrenjoey Engineering		15/08/2014
Jack Hodgson Pty Ltd	Form 3		20/06/2014
smoke detectors- non essential	Ozlect		30/06/2014
Coastal Engineering report	Royal Haskoning		29/07/2014
Structural and Civil certification	Barrenjoey Engineering		25/07/2014
hydraulic engineer	Itm design		28/07/2014
Wet area Ventilation	South Sea Air		10/07/2014
Matters in E of the consent	Pittwater Council		28/07/2014
Food premises - email peter rodham	Pittwater Council		23/07/2014
Hydraulic Certification	A Plus Plumbing		13/08/2014
AS4586-2013	Slip Assessment		
Install stormwater	A Plus Plumbing		13/08/2014
sign off certifiante	Gas supply		1/08/2014
sign off certificate	Plumbing and Drainage		13/08/2014
Structural Steel	A Class Engineering		14/07/2014
Fire Blankets, Fire hose Reels, fire blanket	Wormald FFSC		17/07/2014
Timber framed elements	AFPA Building Services		28/07/2014
Balustrade and handrials	AFPA Building Services		28/07/2014
access for person with disability	Petar Bosnjack		21/07/2014
lift installation	Easy Living		22/07/2014
certificate of warranty	Easy Living		
electrical wiring AS3000	Ozlec		30/06/2014
installation emergency lights	Ozlec		30/06/2014
installation exit signs	OzLec		30/06/2014
installation of protection of openings	Ozlec		30/06/2014
electrical - part J	Ozlec		30/07/2014
artificial light AS 1680	Ozlec		30/06/2014
anti corrosion painting	A Class engineering	un dated	
Roof Structures Certification	Barnson		12/11/2013
site inspection report	Barson		8/11/2013
design certificate	Barson		6/09/2013
	Custom steel Frames		22/10/2013
6 tests in total - different materials	Various Slip ratings for flooring		
	PCA inspection final		
FFSC Fire Hydrant	Jim Papageorgeiou		19/08/2014
Photo step ramp	Peter Rodham		
FFSC - exit and emergency	Martin Richard		18/08/2014



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SCHEDULE 2 FINAL FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-2005
Exit signs	BCA E4.5, E4.6. & E4.8, AS/NZS 2293.1-2005
Fire hydrant systems	BCA E1.3 AS2419.1-2005
Hose reel system	BCA E1.4 & AS2441-2005
Portable fire extinguishers & Fire Blankets	BCA E1.6 & AS2444-2001
Non combustible lining and smoke seals on electrical cupboards	BCA D2.7 - non combustible linings and smoke seals on electrical cupboard
Roller Door - retaining open latch	Surf boat area- only roller door only. Latch for chain to hold in the open position.
Non Essential measures installed in the building.	
Smoke detectors	AS 3786
Fire collars	First Floor slabs - unknown rating.

CONSTRUCTION & OCCUPATION CERTIFICATE APPLICATION
Under the *Environmental Planning and Assessment Act 1979*
Class 2-9

Lot, DP/MPS etc LOT 202 DP1107408
Address 588 A BARRENJOEY
ROAD
Suburb/Town AVALON Post Code 2107

DESCRIPTION OF DEVELOPMENT

ALTERATIONS & ADDITIONS TO THE
EXISTING SURF CLUB BUILDING INCLUDING
AMENITIES, CAFE & WATER HARVESTING TANKS.

APPLICATION
Private boxes
in following part 4a certificate

- ☒ Construction Certificate
- ☐ Interim Certificate
- ☐ Final Certificate
- ☐ Change of Building Use of an Existing Building
- ☒ Occupation/Use of a New Building

Name JOHN BERRY Company PITTWATER COUNCIL
Address 5 VUKO PLACE

Suburb/Town WARRENWOODS Post Code 2102

Phone B/H 9970 1370 Fax No _____

Mobile 0407 226 569

Email john_berry@pittwater.nsw.gov.au

6TH MAY 2013

works expected to start:

I hereby:
Construction & Occupation Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia
Harrington as the Principal Certifying Authority for the building work identified in this application.
Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.
Harrington to submit the notice of commencement to council if required on my behalf.

Applicant:
Sign [Signature] Date 29.3.13

①



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Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
ABN:

21 August 2014

Our ref.: 130093

The Commissioner
NSW Fire Brigades
Locked Bag 12
Greenacre NSW 2190

Dear Sir/Madam,

**Re: 558A Barrenjoey Road Avalon
Occupation Certificate No. 130093**

In accordance with Clause 172 of the Environmental Planning and Assessment Regulation 2000, we enclose the Final Fire Safety Certificate relating to the above development.

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor Grant Harrington on the above numbers.

Yours faithfully,

Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia



NASTASI & ASSOCIATES
Consulting Civil & Structural Engineers

14th August, 2014

Job No. 4609

Keystone Projects Group
Homebush Business Village
Unit 6, 11-21 Underwood Road
HOME BUSH NSW 2140

Attention: Peter Bosnjak

Re: 558a Barrenjoey Road, Avalon Beach

This is to confirm that Nastasi & Associates have investigated the glass balustrades installed at the abovementioned development.

We hereby certify that the installed balustrades have been designed and installed in accordance with AS/NZS 1170.1 Clause 3.6.

Should you have any further enquiries please contact the undersigned.

SIGNED

SAM NASTASI – B.E M.I.E AUST CpEng Nper-3
Accredited Certifier (Structural & Civil) No BPB0289

INSTALLATION CERTIFICATION SERVICES COMPONENT

PROJECT: AVALON SLSC

ADDRESS: Barrenjoey Rd Avalon Beach NSW 2107

I, Ante Vukman (Director) of Kompass Group Pty Ltd (Firm) ,3 Thistle Circuit Green Valley,
NSW 2168 (Address)

QUALIFICATIONS AND EXPERIENCE: Bachelor of Building (UWS), 8 Years experience

PHONE NUMBERS: BUSINESS (02) 8783 5912 FAX: (02) 8783 5912 MOBILE: 0414766721

Hereby certify:

That the INTERNAL GLAZING
have been installed and tested to comply with:

a) The relevant clauses of the Building Code of Australia, as follows:

BCA -2008 Relevant Clauses - B 1.4(h)

b) The relevant Australian Standards listed in the Building Code of Australia (spec. A1.3):

AS 1288 - 2006

AS 2047

AS 1170

c) The following additional Australian Standards (if applicable):

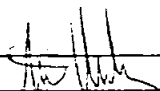
AS 2208 - 2006

d) Other practices, standards, reports or relevant Development Consent Conditions relied
upon for this certification:

Manufacturers Specifications

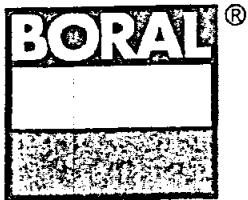
Areas Covered by this Certificate: First Floor

SIGNATURE



DATE

18/07/2014



Build something great™

Materials Technical Services
Boral Resources (NSW) Pty Ltd
ACN: 000 756 507
3-5 Gibbon Road, BAULKHAM HILLS, NSW 2153
PO Box 400
Winston Hills, NSW, 2153
Phone Number: (02) 9624 9900
Fax Number: (02) 9624 9999

Concrete Test Report

Report No: WMT-13/07196

Issue No: 1

This report replaces all previous issues of report no 'WMT-13/07196'

Accredited for compliance with ISO/IEC 17025



NATA
ACCREDITED FOR
TECHNICAL
COMPLIANCE

NATA Accredited Laboratory
Number: 547
Approved Signatory: Richard Tyson
(Technical Supervisor)
Date of Issue: 14/10/2013
THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Client: KEYSTONE PROJECTS GROUP PTY LTD
UNIT 6, 11-21 UNDERWOOD ROAD
HOMEBUSH NSW 2140

Project: 558A BARRENJOEY RD AVALON

COMPRESSIVE STRENGTH OF CONCRETE CYLINDERS

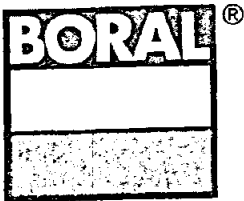
Details of Sampled Concrete										Concrete Specimens and Results					
Date & Time Batched	Truck No	Plant Code	Grade(MPa)	Air (%)	Specimen	Dimensions	Density	Curing	Type	Date of	Age	Strength	Marks	Fail	Location & Remarks
Load / Prog.	Time Sampled	Docket No	Agg(mm)	Compact	Ident.	(mm)	(kg/m ³)	Initial Std	of	Test	(days)	(MPa)	Mode		
Load		Product Code	Slump/Super(mm)	Design	Measured	Avg. Diameter Height		(hrs)	(days)	Cap					
12/09/13	10877	XBK	N40	N/A	649832A	101.2 196	2340	28	6	S	19/09/13	7	30.5	N	Concrete Temp. (°C): 18
07:56	08:40	25649832	20	25H	649832B	100.5 196	2360	27	N	10/10/13	28	43.0	N		
7		LS40-20-BS65@80/N/A	90/N/A	649832C	101.6 199	2340	27	N	10/10/13	28	41.5	N			
12/09/13	20827	XBK	N40	N/A	649854A	100.4 197	2340	24	6	S	19/09/13	7	30.0	N	Concrete Temp. (°C): 23
11:55	12:40	25649854	20	25H	649854B	100.1 196	2360	27	N	10/10/13	28	42.5	N		
5.4		LS40-20-BS65@80/N/A	90/N/A	649854C	100.7 197	2340	27	N	10/10/13	28	42.5	N			
12/09/13	10877	XBK	N40	N/A	649857A	100.7 197	2340	23	6	S	19/09/13	7	30.5	N	Concrete Temp. (°C): 24
12:48	13:45	25649857	20	25H	649857B	100.4 197	2360	27	N	10/10/13	28	41.5	N		
7		LS40-20-BS65@80/N/A	95/N/A	649857C	100.2 197	2360	27	N	10/10/13	28	40.5	N			
12/09/13	20827	XBK	S40	N/A	649835A	100.6 197	2460	28	6	S	19/09/13	7	38.5	N	Concrete Temp. (°C): 20
08:19	09:30	25649835	10	25H	649835B	99.7 197	2480	27	N	10/10/13	28	51.0	N		
5.4		ES40-10CRB-BS80/N/A	80/N/A	649835C	100.8 198	2460	27	N	10/10/13	28	49.5	N			

Notes

1. Sampling in accordance with AS 1012.1
2. Slump Test in accordance with AS 1012.3.1
3. Compaction by rodding in accordance with AS 1012.8.1 Clause 7.3
4. Initial Curing in accordance with AS 1012.8.1 Clause 9.2.2
5. Standard Curing in accordance with AS 1012.8.1 Clause 9.3(a)
6. Capping R - Rubber, S - Sulphur, N - Nit, T - Timber, G - Ground
7. Compressive Strength in accordance with AS 1012.9
8. Density in accordance with AS 1012.12.1

Remarks

Failure Mode: N = Normal
Compaction: 25H = Rodding 25 RPLs
Sampled, Slumped & Cast by M Smith - NATA Accredited Tester No. 0332



Build something great

Materials Technical Services

Boral Resources (NSW) Pty Ltd
ACN: 000 755 507
3-5 Gibbon Road, BAULKHAM HILLS, NSW 2153
PO Box 400
Winston Hills, NSW, 2153
Phone Number: (02) 9624 9900
Fax Number: (02) 9624 9999

Concrete Test Report

Report No: WMT-13/07360

Issue No: 1

This report replaces all previous issues of report no 'WMT-13/07360'

Accredited for compliance with ISO/IEC 17025



NATA Accredited
Laboratory
Number: 547

Approved Signatory: Richard Tyson
(Technical Supervisor)
Date of Issue: 18/10/2013

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Client: KEYSTONE PROJECTS GROUP PTY LTD
UNIT 6, 11-21 UNDERWOOD ROAD
HOMEBUSH NSW 2140

Project: 558A BARRENJOEY RD AVALON

COMPRESSIVE STRENGTH OF CONCRETE CYLINDERS

Details of Sampled Concrete					Concrete Specimens and Results											
Date & Time	Truck No	Plant Code	Grade(MPa)	Air (%)	Specimen	Dimensions		Density	Curing	Type	Date of	Age	Strength	Failure	Location & Remarks	
Batched	Time Sampled	Docket No	Agg(mm)	Compact	Ident.	(mm)		(kg/m ³)	Initial	Std	of	Test	(days)	(MPa)	Mode	
Load / Prog.		Product Code	Slump/Super(mm)			Avg.			(hrs)	(days)	Cap					
Load			Design	Measured		Diameter	Height									
18/09/13	10926	XBK	N40	N/A	650004A	100.3	197	2360	29	6	S	25/09/13	7	30.0	N	Concrete Temp. (°C) 14 SOUTH BAY COLUMNS FRONT BEAM
07:13	08:30	25650004	20	25H	650004B	99.9	197	2380	27	N	16/10/13	28	42.5	N		
5		LS40-20-BS65@80/N/A	80/N/A		650004C	100.4	197	2360	27	N	16/10/13	28	43.0	N		
18/09/13	10952	XBK	S40	N/A	650007A	100.1	196	2460	28	6	S	25/09/13	7	37.0	N	Concrete Temp. (°C) 18 FRONT VERANDAH
07:37	09:00	25650007	10	25H	650007B	100.2	198	2440	27	N	16/10/13	28	47.5	N		
5.5		ES40-10CRB-BS80/N/A	95/N/A		650007C	100.0	196	2440	27	N	16/10/13	28	47.0	N		

Notes

- 1 Sampling in accordance with AS 1012.1
- 2 Slump Test in accordance with AS 1012.3.1
- 3 Compaction by rodding, in accordance with AS 1012.8.1 Clause 7.3
- 4 Initial Curing in accordance with AS 1012.8.1 Clause 9.2.2
- 5 Standard Curing in accordance with AS 1012.8.1 Clause 9.3(a)
- 6 Capping R - Rubber, S - Sulphur, N - Nil, T - Timber, G - Ground
- 7 Compressive Strength in accordance with AS 1012.9
- 8 Density in accordance with AS 1012.12.1

Remarks

Failure Mode: N = Normal
Compaction: 25H = Rodding 25 RPLs
Sampled, Slumped & Cast by M. Smith - NATA Accredited Tester No. 0332



KEYSTONE
PROJECTS GROUP

KEYSTONE PROJECTS GROUP PTY LTD

P. 02 9764 6311 F. 02 9764 6322

Homebush Business Village

Unit 6, 11-21 Underwood Road

Homebush NSW 2140

www.keystoneprojectsgroup.com.au

14th May 2014

To whom it may concern.

Re: Avalon SLSC, Barrenjoey Road, Avalon – Structurally Adequate for Use

Keystone Projects Group warrants the above mentioned job has been constructed to comply with relevant BCA/AS codes and standards, including the following:

- Installation for the use of the Ground Floor and Level 1 disabled WC seats, handrails, grab rails and back rest are structurally adequate.

Regards,

Petar Bosnjak

Project Manager

Keystone Projects Group Pty Ltd

6



Master
Builders
Association
MEMBER



ABN 38 127 575 384

Locked Bag 3208
Wetherill Park, NSW, 2164
(02) 8783 5912 / 0414 766 721

INSTALLATION CERTIFICATION SERVICES COMPONENT

PROJECT: AVALON SLSC

ADDRESS: Barrenjoey Rd Avalon NSW 2107

I, Ante Vukman (Director) of Kompass Group Pty Ltd (Firm) ,3 Thistle Circuit Green Valley,
NSW 2168 (Address)

QUALIFICATIONS AND EXPERIENCE: Bachelor of Building (UWS), 8 Years experience

PHONE NUMBERS: BUSINESS (02) 8783 5912 FAX: (02) 8783 5912 MOBILE: 0414766721

Hereby certify:

That the BARESTONE FIBRE CEMENT LININGS have been installed and tested to comply with:

a) The relevant clauses of the Building Code of Australia, as follows:

BCA -2011 Relevant Clauses

CRS Values as per specifications C1.10

C1.8- Structural tests for light weight construction

b) The relevant Australian Standards listed in the Building Code of Australia (spec. A1.3):

AS 1937 - 1993 - steel sheet and strip standard

AS 1170.2 - Dead and Live Loads

AS 2588 - Gypsum Plasterboard

CSR Fibre Cement Wallboard shall conform to the requirements of AS2908.2 'Cellulose-cement products Part 2: Flat sheets'.

c) The following additional Australian Standards (if applicable):

AS 2589.1.1997

BCA Spec C1.8

Sealants AS 2000

d) Other practices, standards, reports or relevant Development Consent Conditions relied upon for this certification:

CSR Manufacturers Specifications

AS4600 - 1998 - Cold Formed Steel Structures Code

RONDO Manufacturers Specifications

NºFC101, CSR Fibre Cement Lining Systems

Note: The Barestone Fibre Cement Soffit linings have been fixed in accordance to the manufacturers requirements, to the underside of the roof structure provided by the builder

Areas Covered by this Certificate: external soffits

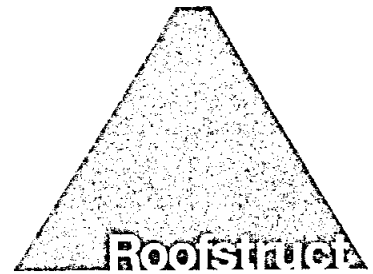
SIGNATURE:

DATE:

18/07/2014

⑦

WARRANTY, MAINTENANCE AND CERTIFICATION



WARRANTY

Roofstruct Pty Ltd hereby warrant all roofing installation (workmanship) for a period of twelve (12) months from the date the work was carried out.

In the event that a fault occurs due to our poor workmanship or negligence in any respect, we shall carry out any remedial work deemed necessary at our own cost within a reasonable time from the time you notify us that there is a problem.

In the event that we are asked by you to repair that is not due to our poor workmanship or neglect, we reserve the right to charge you for any remedial action at our current standard rates operating at the time the repair is carried out.

Roofstruct Pty Ltd "warrant" a five (5) year watertight guarantee on screw fixed materials, as per manufactures warranties.

MAINTENANCE & CARE

To obtain the best possible performance from a Danpalon Polycarbonate product it is vital you treat it with care. Areas not normally washed by rain need regular cleaning with water. These areas include the underside of carports and verandas, soffits, wall cladding under eaves, and the underside of eaves gutters. Washing should be done with clean water at least every six months or more frequently in coastal environments and areas with high levels of industrial fallout. Maintenance must be frequent enough to ensure that accumulation of pollutants, salts, dust and other materials is minimized. In cases where salts & dirt are not removed with regular washing down, a mild solution of detergent should be applied with a soft bristle scrubbing brushes be used. By undertaking preventative maintenance, the life span & performance of your Colorbond steel product will be significantly increased.

ROOFING INSTALLATION CERTIFICATE

I, Joshua Wrigley an authorized representative of Roofstruct Pty Ltd, do hereby certify that I have inspected or installed at AVALON S.L.S.C (Building) for KEYSTONE PROJECTS PTY LTD (Client):

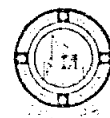
- A Bluescope steel Colorbond steel / Zinalume steel metal roof covering that complies with **AS2904-1995** & **AS1562-1992** & is free of defect & damage, in accordance with the manufactures specifications as per the approved schedule
- Insulation, in accordance with AS/NZS 4859.1 and clause J1.2 of the Building Codes of Australia.

Signed:

Joshua Wrigley
Managing Director
ROOFSTRUCT
1ST JULY 2014



Colorbond



Master
Builders
Association
MEMBER

WWW.ROOFSTRUCT.COM.AU

ROOFSTRUCT PTY LTD
ABN: 7715 0237 264
LICENCE NO: 24250C

UNIT 10 / 8-10 DYMPNA ST
CROMER NSW AUSTRALIA 2099

PH: 02 9984 7209
FAX: 02 9984 7212
JOSH@ROOFSTRUCT.COM.AU



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Address: Suite 6/ 226 Condamine Street PO Box 907
Balgoviah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

INSTALLATION CERTIFICATION

PROJECT ADDRESS;

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1

I, JOSHUA WRIGLEY of ROOFSTRUCT P/L
(Name of Competent person providing this certificate) (Firm)

10/8-10 DYMUNA ST CROMER NSW 2099.
(Address)

hereby certify:-

That theroof coverings.....installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
.....F1.5.....
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards: AS2049, AS2050, AS/NZ 2901.1, AS/NZ 1562.2.....
- e) Other practices or standards relied upon for this certification:.....
- f) Exclusions: YES/NO.....NO.....

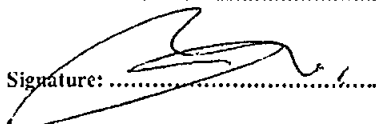
Full Name of Competent Person : JOSHUA WRIGLEY

Qualifications and experience: CERT III METAL ROOF PLUMBING

Address of Competent person : 10/8-10 DYMUNA ST, CROMER NSW 2099.

Phone numbers:

Bus 9984 7209 Fax 9984 7412 Mob

Signature: 

Date: 15/7/14

Q



8197 2445 0418 407 844

13 August 2014

PO Box 3229 ROUSE HILL NSW 2155

info@aplusplumbingaust.com

(02) 8197 2445

0418 407 844

To: Keystone Projects Group

Re: Avalon SLSC, 558a Barrenjoey Rd AVALON NSW 2107

Hot Water System Certification

This is to certify that A Plus Plumbing (Aust) Pty Ltd has installed the hot water system at the above mentioned property as part of a redevelopment.

All work has been constructed in accordance with the approved architectural plans and as such will function in accordance with the approved hydraulic plans; H00/B, H01/B, H02/B, H03/B, H04/B, H05/B, H06/B, H07/B.

All work has been done according to BCA J8.3, AS 3500 (Australian Standards) and New South Wales Code of Practice.

Yours Faithfully,

Jim Papageorgiou
A Plus Plumbing (Aust) Pty Ltd
Licence No. 266099C

10

G & R ROBY PTY LTD
PO BOX 3088
KIRRAWEE NSW 2232
PH: (02) 9542 1971 FAX: (02) 8539 7054
ABN: 13 673 302 810

15/8/2014

KEYSTONE PROJECTS

Dear Sir/Madam

RE: AVALON SURF LIFESAVING CLUB

We now confirm all glass and glazing of door and sidelites and hilites supplied and installed by our company at the above address complies with Australian Standard AS1288-2006, AS2047-1999 and ASS Glass Installation Code.

All windows and doors have being manufactured as per manufactures specifications . Should you require any further details, please do not hesitate to contact our office.

Yours faithfully

GLENN ROBY
Director

11

Barrenjoey Consulting Engineers Pty Ltd
Stormwater Structural Civil
abn 13124694917 acn 124694917

Pittwater Council
PO Box 882
Mona Vale
NSW 1660
Attn – Peter Rodham

15th August 2014

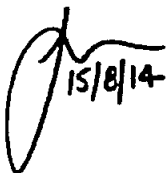
Cc - Richard Cole Architecture

**ALTERATIONS AND ADDITIONS
AVALON BEACH SURF LIFESAVING CLUB
CONCRETE WORKS CERTIFICATION
Job No 110208**

Barrenjoey Consulting Engineers Pty Ltd inspected the structural / civil engineering works at the Avalon Beach Surf Lifesaving Club during construction and in conjunction with the works certification by 'Keystone' (certificate dated 17th July 2014) are satisfied that the concrete strength and cover to reinforcement requirements as specified in the plans issued by this office have been met.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



15/8/14

Per
Lucas Molloy (Director)
BE CPEng NPER

12

PO Box 672
Avalon NSW 2107
P: 9918 6264 M: 0418 620 330
E: lucasbce@bigpond.com

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for _____	Name of Applicant _____
Address of site 558A BARRENJOEY ROAD, AVALON – AVALON	SLSC

Declaration made by geotechnical engineer on completion of the Development

I, PETER THOMPSON on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 7TH JULY, 2014

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS AT AVALON SURF CLUB- 558A BARRENJOEY ROAD, AVALON – MV 27216 –LETTER DATED 22 ND APRIL, 2013 RE PROPOSED CHANGES FOR DA & SECTION 96 LETTER DATED 30 TH MAY, 2013
Report Date: 27 TH SEPTEMBER, 2010
Author : BEN WHITE
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

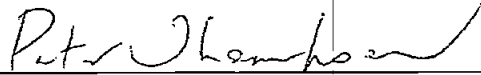
- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. dated: 30TH NOVEMBER, 2010

D.A. No: N0693/10 Date consent given: 20TH JUNE, 2011

- ☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).
- ☒ I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

--

Signature	
Name	PETER THOMPSON
Chartered Professional Status	MIE Aust CPEng
Membership No.	146800
Company	Jack Hodgson Consultants Pty Ltd

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon Slsc.**

PROJECT ADDRESS: **558a Barrenjoey Rd Avalon. 2107.**

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That the building has hard wired 240 Volt smoke detectors installed with interlink between detectors:
(building work/element)

a) The following conditions of Development Consent:

b) The relevant clauses of the Building Code of Australia, as follows:

BCA Spec E2 2a & As 1670.1.-2004

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

CC012, CC013

d) The following Australian Standards:

e) Other practices or standards relied upon for this certification:

f) Exclusions: Yes or No

Details: _____

14

Pittwater Council
Attention : Mr Peter Rodham
PO Box 882
Mona Vale NSW 1660
(sent by email only to Peter_Rodham@pittwater.nsw.gov.au)

Our reference: 8A0172

Date: 29 July 2014

Subject: Coastal Engineering Certification for Avalon SLSC Occupation Certificate

Dear Peter,

1 BACKGROUND

Staff of Haskoning Australia (in previous employment at WorleyParsons) have provided advice on coastal engineering matters in relation to a Development Application (DA) for alterations and additions at Avalon SLSC, as reported in WorleyParsons (2010, 2011). These same Haskoning Australia staff have also provided coastal engineering advice on the site in Haskoning Australia (2012, 2013), including consideration of amendments to the DA.

Construction of Avalon SLSC has now nearly been completed. It is understood that:

"Prior to issue of the Occupation Certificate, a certificate is to be submitted to the Principal Certifying Authority, that has been prepared and signed by a specialist coastal engineer who is a registered professional engineer with chartered professional status (CP Eng) and Coastal Engineering as a core competency, stating that the development has been constructed in accordance with the intent of the approved Coastal Hazard Report".

This certification is provided herein. The letter author is Peter Horton [BE (Hons 1) MEngSc MIEAust CPEng], who is a specialist coastal engineer with postgraduate qualifications in coastal engineering, 22 years of coastal engineering experience, and chartered professional status, as required. Peter provided the previous coastal engineering advice for Avalon SLSC as described above.

2 INTENT OF APPROVED COASTAL HAZARD REPORT

Based on the approved coastal hazard report (WorleyParsons, 2010) and subsequent reports (WorleyParsons, 2011; Haskoning Australia, 2013), the following key requirements of the works from a coastal engineering perspective can be listed:

1. The structure is constructed on piles in accordance with the recommendations in WorleyParsons (2010), including that the piles are designed for wave impact, dune slumping and the Zone of Reduced Foundation Capacity in accordance with Nielsen et al (1992) as referenced in that report.

2. There is inundation resistant construction/wiring below 9m AHD.
3. The seaward face of the SLSC is designed for wave impact.
4. Access points to the beach from the SLSC would not be damaged if undermined by coastal erosion.

Certification of these four items is provided in Section 3.

3 CERTIFICATION

Barrenjoey Consulting Engineers Pty Ltd, structural engineers for the project, has provided certification for all four of the items listed in Section 2¹. On this basis, it can be certified that Avalon SLSC has been constructed in accordance with the intent of the approved Coastal Hazard Report. Note that Haskoning Australia did not provide structural design services for the development nor observe the construction, so must rely on this advice in its certification.

Peter Horton of Haskoning Australia also inspected the development on 23 July 2014 to provide some additional independent observations, with a view of Avalon SLSC from the beach at that time provided in Figure 1. It was observed that power points and switches were generally at least 1.2m above the ground floor level, with concrete floors and walls over much of the ground floor area, consistent with Item 2. If a severe inundation event occurred, there may be damage to some carpets (in the gymnasium) and cupboards (in the canteen), for example, but such damage would be of a relatively minor nature.



Figure 1: View of Avalon SLSC from beach, 23 July 2014

¹ In a letter dated 25 July 2014 and entitled "Alterations and Additions, Avalon Beach Surf Lifesaving Club, Structural & Civil Works Certification, Re Coastal Engineering Issues, Job No 110208".

CMS Surveyors Pty Limited has provided a letter dated 17 July 2014 (entitled "Re: Building Compliance Survey, Property: Avalon Beach Surf Lifesaving Clubrooms"), in which it was noted that the finished ground floor level was 7.8 to 7.9m AHD, as was proposed in the DA drawings. Based on the above observations, this is further support that power points and switches were placed above 9m AHD as per Item 2.

Based on the Barrenjoey Consulting Engineers Pty Ltd certification cited above, it can be noted that the ground floor boardwalk and terrace is supported on piles, and would therefore be expected to remain in place if undermined, allowing continuing access along the seaward face of the SLSC after a severe coastal storm. However, note that the timber access ramp to the beach from the SLSC relies on underlying sand for support on its seaward side (Lucas Molloy, Barrenjoey Consulting Engineers Pty Ltd, personal communication 29 July 2014), and would therefore be expected to collapse if undermined. Recommendations were provided in Haskoning Australia (2012) on how to manage potential hazards when sand levels adjacent to the SLSC drop after coastal storms such that access to the beach from the SLSC is not possible.

4 CONCLUSION

Based on a certification of Barrenjoey Consulting Engineers Pty Ltd dated 25 July 2014, and limited site observations as outlined herein, it can be certified that Avalon SLSC has been constructed in accordance with the intent of the approved Coastal Hazard Report.

5 REFERENCES

Haskoning Australia (2012), "Avalon Surf Life Saving Club, Coastal Protection Works Management Plan", letter report to Mark Eriksson of Pittwater Council, 21 December

Haskoning Australia (2013), "Coastal Engineering Advice on Amendments to Avalon SLSC Development Application", letter report to Mark Eriksson of Pittwater Council, 21 December

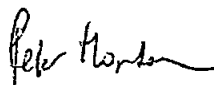
WorleyParsons (2010), "Avalon Surf Life Saving Club, Coastal Engineering Assessment", letter report to Avalon Surf Life Saving Club Incorporated, 11 November

WorleyParsons (2011), "Avalon Surf Life Saving Club, Comments on Beach Access and Beach Amenity from a Coastal Engineering Perspective", letter report to Avalon Surf Life Saving Club Incorporated, 18 March

6 SALUTATION

If you have any further queries, please do not hesitate to contact the undersigned on 8854 5110.

Yours faithfully
HASKONING AUSTRALIA



Peter Horton
Principal Engineer

Review / Verification by Date



.....29/7/14
Greg Britton, Director

Pittwater Council
PO Box 882
Mona Vale
NSW 2107
Attn – Peter Rodham

25th July 2014

Cc - Richard Cole Architecture

**ALTERATIONS AND ADDITIONS
AVALON BEACH SURF LIFESAVING CLUB
STRUCTURAL & CIVIL WORKS CERTIFICATION
RE COASTAL ENGINEERING ISSUES
Job No 110208**

Barrenjoey Consulting Engineers Pty Ltd inspected the structural / civil engineering works at the Avalon Beach Surf Lifesaving Club during construction and in conjunction with the 'screw pile' certification from 'Helcon' (certificate dated 2-5-14) and 'Paul Bekkers Engineering Design Buro Pty Ltd' (certificate dated July 22, 2014) and the works certification by 'Keystone' (certificate dated 17th July 2014) are satisfied that the works have been carried out in accordance with the intention of the plans and instructions issued by this office and therefore –

- that the structure was constructed on piles in accordance with the recommendations provided by the coastal engineer in the WorleyParsons report "Avalon Surf Life Saving Club, Coastal Engineering Assessment" dated 11 November 2010, including the piles being designed for wave impact, dune slumping and the Zone of Reduced Foundation Capacity in accordance with Nielsen et al (1992) as referenced in that report
- that there is inundation resistant construction below 9m AHD
- that the seaward face of the SLSC was designed for wave impact
- that access points to the beach from the SLSC (ie Ground Floor Boardwalk/ Terrace) would not be damaged if undermined.

Should further information regarding this matter be required please contact our office as outlined below.

Regards
BARRENJOEY CONSULTING ENGINEERS Pty Ltd



Per
Lucas Molloy (Director)
BE CPEng NPER

PO Box 672
Avalon NSW 2107

P: 9918 6264 M: 0418 620 330
E: lucasbce@bigpond.com

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Keystone Projects Group
Att.: Peter

Date 28th of July 2014
File 12 – 90 / cert 1002.doc

project: avalon surf club

da: n0693 / 10

re: stormwater control & quality measures certification of completion

Design details	
- name of design company - drawing no's - drawing revision no - drawing date	- itm design pty ltd - H-00 to H - 07 - B - 14th of November 2013
Certification details	
- name of certifying company - name of certifier - phone - mobile - position within company - qualification of certifier	- itm design pty ltd - Markus Lachele - (02) 9997 1566 - 0411 869 504 - Director - Dip. Hydraulic Engineer and a member of the AHSCA (Association of Hydraulic Services Consultants Australia)

WORKS CONSTRUCTED IN ACCORDANCE WITH DESIGN

I, Markus Lachele of itm design pty ltd am a professional Hydraulic Engineer, competent in the field of Hydraulic Engineering. I have inspected the above property and certify that the works generally have been constructed in accordance with the approved design details and that the design parameters have generally been achieved.



Markus Lachele
Hydraulic Engineer AHSCA
Director itm design pty ltd





SOUTH SEAS AIR CONDITIONING AND REFRIGERATION PTY LTD.



ENGINEERS
AUSTRALIA
Engineering Associate
MEMBER

32 Nicholls Street, Warwick Farm, NSW 2170 : ☎ (02) 98224490. ✉ sth.seas@bigpond.net.au : ABN No: 64 086 954 449 License No: 92868C

NAME: Avalon S.L.S.C.

ADDRESS : Barrnjoey Rd, Avalon Beach.

RE : Wet Area Ventilation System.

DATE : 10/07/14.

Pursuant to the clauses for the above development I certify that the WET AREA VENTILATION SYSTEM complies with AS 1668 parts 1&2 - 1990, AS 4254 of the Building Code Of Australia.

Sailendra Narayan.
Adv Cert Mechanical Engineering.

18



Peter Rodham, Property & Building Projects Officer
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday
Phone 9970 1111

28 July 2014

Grant Harrington
Private Certifiers Australia
Suite 6/226 Condamine Street
MANLY VALE NSW 2093

Dear Sir

Re: Occupation Certificate Requirements for N0693/10/S96/1 + N0110/13/S96/1

Council Commercial, Property & Projects Business Unit is the applicant for the above mentioned development applications.

Council has engaged 'Private Certifiers Australia' as the Principal Certifying Authority (PCA) for the works/development applications.

Both development applications have a statement under section "E. Matters to be satisfied prior to the issue of Occupation Certificate" in regards to adjacent roads, kerb, gutters & drainage not being damaged. Please note Council is aware of the damage to the car park and is rectifying this matter as soon as the builder has reached practical completion and removes items from site/car park.

In regards to N0693/10/S96/1 condition E4, please see below photos of street trees and road reserve adjoining the site showing no damage.

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Photo 1: Avalon Parade / Barrenjoey Rd corner looking north



Photo 2: Avalon Parade looking west



Photo 3: Barrenjoey Rd entrance looking south

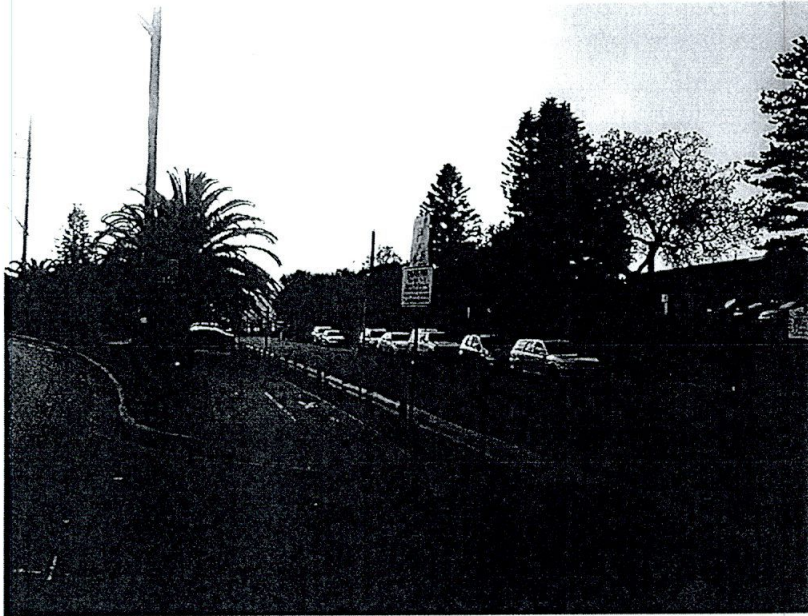


Photo 4: Barrenjoey Rd entrance looking north

In regards to N0693/10/S96/1 condition E5, please note that no damage has occurred to public infrastructure except the car park which has been discussed above and is being rectified.

Should you require any further assistance please contact myself on telephone number 02 9970 1252.

Yours sincerely

P. Rodham

Peter Rodham
Property & Building Projects Officer

Peter Rodham

From: Tom Prsa
Sent: Wednesday, 23 July 2014 4:16 PM
To: Peter Rodham
Subject: RE: Avalon Surf Club Occupation Cert - N0693/10/S96/1 & N0110/13/S96/1

Peter

As discussed, those conditions are in reference to the commercial restaurant/café and therefore not applicable to the surf club itself.

Regards

Tom Prsa

From: Peter Rodham
Sent: Wednesday, 23 July 2014 4:07 PM
To: Tom Prsa
Subject: Avalon Surf Club Occupation Cert - N0693/10/S96/1 & N0110/13/S96/1

Tom.

As discussed today on behalf of Councils Building Services team (the applicant), Avalon surf club is finish construction and we are gathering all documentation to meet above DA conditions.

Conditions E8, E9, E10 & E13 on DA N0693/10/S96/1 require the applicant to complete Councils food premises occupation certificate (E8), contact the EHO for an inspection (E9), get a written email/letter to give to the PCA (E10) & register with the NSW Food Authority (E13).

As only the surf club used areas are finished and the commercial restaurant/café have not been fitted out (which is now occurring under a later approval), from our discussion today these conditions are no longer required.

Can I please get you to reply confirming, so I can pass email onto the PCA so he is satisfied to issue the OC.

Regards

Peter Rodham
Property & Building Projects Officer
P: 02 9970 1252



**PITTWATER
COUNCIL**

www.pittwater.nsw.gov.au

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20



PO Box 3229 ROUSE HILL NSW 2155

info@aplusplumbingaust.com

(02) 8197 2445

0418 407 844

13 August 2014

To: Keystone Projects Group

Re: Avalon SLSC, 558a Barrenjoey Rd AVALON NSW 2107

Hydraulics Certification

This is to certify that A Plus Plumbing (Aust) Pty Ltd has installed all of the following at the above mentioned property as part of a redevelopment; hot and cold water, fire service, stormwater, sewer and gas.

All work has been constructed in accordance with the approved architectural plans and as such will function in accordance with the approved hydraulic plans; H00/B, H01/B, H02/B, H03/B, H04/B, H05/B, H06/B, H07/B.

All work has been done according to AS 3500 (Australian Standards) and New South Wales Code of Practice.

Yours Faithfully,

Jim Papageorgiou
A Plus Plumbing (Aust) Pty Ltd
Licence No. 266099C

21

Slip Assessment Services

Viewmaud Pty Ltd ATS Anthony Debeck Family Trust ABN 90 490 257 206

PO Box 431, Coogee, NSW 2034

Slip Resistance Classification Certificate — Avalon Surf Life Saving Club

Slip resistance classification of new pedestrian surface materials in accordance with AS 4586-2013, *Slip Classification of New Pedestrian Surfaces*.

Location: Avalon Surf Life Saving Club, Barrenjoey Rd, Avalon, NSW 2107
Requested by: Petar Bosnjak, Keystone Projects Group
Wet Pendulum Resistance Test: Wessex (S885) Pendulum Friction Tester (SK1251 Calibrated 17 July 2014)
Slider: Slider TRL55 conditioned with P400 paper and lapping paper
Tests conducted by: Slip Assessment Services Pty Ltd
Date: 6 August 2014
Temperature: 17 °C (temperature correction -1° for 15-17° range)
Surface Incline: Level (<2°)
Location: Level 1 external verandah (outdoor surface)

Floor Surface	Location	BPN	AS4586 Adjustments		Classification Wet Conditions	AS4663 Equivalence	Classification Dry Conditions	Complies with	
			Tables A1 Temp Adjust for Sliders	+ F1 Slope Adjust				Australian Standards	National Construction Code
Concrete (polished)	Far north side	70	69	NA	P5	V	NA	Yes	Yes
	North side	75	74	NA	P5	V	NA	Yes	Yes
	Eastern side	80	79	NA	P5	V	NA	Yes	Yes
	Mid-eastern side	75	74	NA	P5	V	NA	Yes	Yes
	Far eastern side	75	74	NA	P5	V	NA	Yes	Yes


Anthony Debeck
Director
Slip Assessment Services
7 August 2014



reducing the risk of slips & falls

T: +612 9665 4985

M: 041 202 6808

E: info@slipassessment.com

www.slipassessment.com



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Marly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

INSTALLATION CERTIFICATION

PROJECT ADDRESS;

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1
I, Jim Papageorgiou, of A Plus Plumbing (Aust) Pty Ltd
(Name of Competent person providing this certificate) (Firm)

196B Annangrove Rd Annangrove NSW 2156
(Address)

hereby certify:-

That the stormwater drainage installed in the building (Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
..... F1.1
- b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)
- d) The following Australian Standards: AS3500
- e) Other practices or standards relied upon for this certification:
- f) Exclusions: YES/NO

Full Name of Competent Person : Jim Papageorgiou

Qualifications and experience: Plumber - Supervisor 409485

Address of Competent person : 196B Annangrove Rd A

Phone numbers:

Bus 0281972445 Fax Mob 0418 407844

Signature: [Signature]

Date: 13/8/14

23



Fair
Trading

GAS SUPPLY
Licensee's Certificate of Compliance/Inspection
Gas Supply (Consumer Safety) Regulation 2012

Owner's Copy

Serial No

CERTIFICATE OF COMPLIANCE ☒ CERTIFICATE OF INSPECTION ☐

PROPERTY / VEHICLE OWNER DETAILS

House/Unit No. 558	Street barrenjoey road	Suburb avalon beach	Postcode 2107
Lot No.	DP No.	PDP or SP	Nearest Cross Street avalon prd
Owner's Name pittwater council		Municipality/Shire pittwater	
Owner's Postal Address po box 882 mona vale nsw 1660			

VEHICLE DETAILS

Make	Model	Registration Number
Engine Number	Chassis / VIN Number	Hull ID No.

LICENSEE'S DETAILS

Name Jim Papageorgiou	Postal Address PO Box 3329 ROUSE HILL NSW 2155
Phone No. 0418407844	Qualified Supervisor No. 40948S
Tradespersons Certificate No. (MVTC)	Licence No. 266099C
	Expiry Date 3 5 2016
	Expiry Date 6 1 2017

INSTALLATION DETAILS

Type of Work ☒ New ☐ Alteration ☐ Extension ☐ Repair (specify) 	Type of gas ☒ Natural Gas ☐ LP Gas (Propane) ☐ LP Gas (Butane) ☐ LPG Autogas ☐ CNG Autogas ☐ Other (specify) 	Fixed Installation ☐ Industrial ☒ Commercial ☐ Domestic 	Mobile Installation ☐ Caravan ☐ Marine Vessel ☐ Motor Vehicle 	Date Work Commenced 1 8 14 Meter No. X670055 ☒ Gas Leak Check 1 8 14
--	--	---	--	---

APPLIANCES

AUTOGAS CONTAINERS

Code	Type of Appliance	Quantity connected	Brand	Serial Number	Water Capacity
0	Stationary engine power or air conditioner				
1	Cook top or wok cooker				
2	Refrigeration or Absorption chiller				
3	Instantaneous water, pool or spa heater	3			
4	Tank hot water heater				
5	Top plate, grill or BBQ	2			
6	Oven for baking, curing or drying				
7	Decorative flare or gas lights				
8	Room heater or space heater	4			
9	Other appliances				

In respect of the gasfitting work I certify that,

- The gasfitting work complies with ☒ AS5601 ☐ AS4041 ☐ AS1596 ☐ AS/NZ1425 ☐ AS/NZ2739, and
- I have tested the installation for defects immediately after completion and inspected all containers and appliances connected to the installation; where the gas work was undertaken by me, and
- The installation is in safe working order. Jim Papageorgiou (signed) 1/8/14 (date)
OR,
- The ☐ gas installation, ☐ appliance(s), ☐ gas containers, ☐ gas regulators is/are defective for the following reason/s:

Location - front, centre

- I have attached a durable defect notice to the (signed) (date) 1/1/14

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Fair
Trading

Owner's Copy

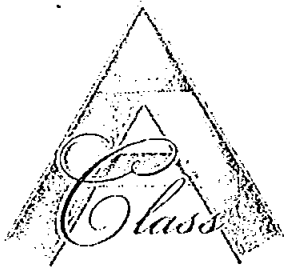
Serial No A 000001

CERTIFICATE OF COMPLIANCE
for Plumbing and Drainage Work
Please supply requested information correct and neatly

PROPERTY & OWNER DETAILS			
House No. 558	Street Barrenjoey Rd	Suburb Avalon Beach	Postcode 2 1 0 7
Lot No. 202	DP No.	PDP or SP	Nearest Cross Street Avalon Pde
Owner's Name Pittwater Council		Municipality/Shire Pittwater	
Full Address 558a Barrenjoey Rd Avalon Beach			
LICENSEE'S DETAILS			
Full Name Jim Papageorgiou		Address for Notices PO Box 3229 ROUSE HILL NSW 2155	
Phone No. 0418407844		Qualified Supervisor No. 40948S	Expiry Date 03 05 2016
		Licence No. 266099C	Expiry Date 06 01 2017
WORK OF WATER SUPPLY			
Give full Description of Work carried out			
☒ Install Water Supply ☐ Install Irrigation system ☐ On-site Alternative Water Services ☒ Install/Commission/Maintenance of Thermostatic Mixing Valve ☒ Connection to water supply ☐ Install, alter, disconnect or remove a backflow prevention device ☒ Other Fire Service			
PLUMBING WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED			
WORK OF SANITARY PLUMBING/DRAINAGE AND SUPPLY DRAINAGE PLAN			
Give full description of work carried out			
☒ Carry out work of sanitary plumbing/drainage ☒ Connection to Sewer ☐ Sewer Disconnection ☒ Carry out Trade Waste Drainage ☐ Other			
DRAINAGE WORK TO COMPLY WITH ☒ AS/NZS3500 ☐ ALTERNATIVE SOLUTION ☐ COMBINED			
SEWERAGE/WATER SERVICE INSPECTION FEE			
Date Fee Paid 03 07 2013		Date of Commencement of Work 01 06 2013	
Amount \$ 290.00		Estimated Date of Completion 02 02 2014	
Reference No: 8473723		Contractors Signature 	

- In respect of authorised work carried out by me at the above mentioned property I certify that:
 - The work corresponds to the specifications in the notice of work.
 - The completed work has been tested as required by the Regulator and has passed such test;
 - Where required by Section 11 of the Plumbing and Drainage Act 2011, I have given written notice of any identified pre-existing defective plumbing and/or drainage work. Yes ☐ N/A ☒
 - The work complies with the relevant Acts, Regulations, Codes and Standards;
 - The work was completed on 13/8/14 Contractors Signature
- If any defect is found in the work carried out by me within a period of two (2) years or within the time specified by Regulator, from the date of the final inspection, and the Regulator for Plumbing and Drainage certifies by written notice that in their opinion the defect is due to faulty workmanship or defective materials, then I undertake to rectify such work at my sole expense, if so directed by the Regulator within the time specified by the Regulation.

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**A CLASS
ENGINEERING**

ABN 20 620 916 976

P: 1300 366 586

F: 02 4759 2066

sales@aclasseng.com

21 Adeline Street
Lawson NSW 2783

Monday, 14th July 2014

Letter of Compliance

To whom it may concern,

This letter is to certify that all structural steel workmanship and materials supplied and installed by A Class Engineering, as per quotation number 1908(6), at Avalon Surf Lifesavers Club, 558A Barrenjoey Road Avalon Beach, is fabricated and installed in accordance with Australian standard AS4100 current edition with amendments, except where varied by the contract documents.

Kind regards,

Tim Kennard

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FIRE EQUIPMENT DIVISION
Unit 1, 2-8 South Street
Rydalmere NSW 2116
Ph: 02 9638 8500
Fax: 02 9638 8599

ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of the Environmental Planning and Assessment Regulation 2000

Identification of building	SITE NAME:	Key stone Projects				
	SITE ADDRESS:	Avalon surf lifesaving club				
Assessment Date		16/7/2014				
Part or Whole of Building		Whole				
ESSENTIAL FIRE SAFETY MEASURE (ESSENTIAL SERVICE)	STANDARD OF PERFORMANCE <i>Australian Standard (and code requirement applicable to original Design, Installation and Performance)</i>		LAST TEST DATE	6 MTL	ANL	5 YRLY
	FIRE EXTINGUISHERS	AS 2444-2001 BCA E1.6	16/7/2014	✓	✓	✓
	FIRE BLANKETS	AS2444-2001	16/7/2014	✓	✓	
	FIRE HOSE REELS	AS 2441-2005 (AS1221*)	16/7/2014	✓	✓	

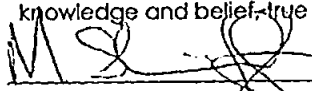
*Please note that AS1221 is not usually indicated on AFSS - it is a manufacturing quality standard.

I, Matthew Sherriff of Wormald

Signed on Behalf of the Inspector, Jacqui Glendinning

Certify that:

1. each of the essential fire safety measures specified in this statement has been assessed by a properly qualified person and was found when it was assessed, to be capable of performing:
 - a. in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
 - b. in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that which the measure was originally designed and implemented, and
2. The building has been inspected by a properly qualified person and was found when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under division 7 and the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.

Sign: 

Date: 17/7/2014

- > A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigades.
- > A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

INSTALLATION CERTIFICATION

PROJECT ADDRESS;

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1

I, FERNANDO BABAZOLLI AFPA BUILDING SERVICES
(Name of Competent person providing this certificate) (Firm)

P.O. Box 324 WINOSOR 2756
(Address)

hereby certify:-

That the ...timber framed elements...installed in the building
(Building work/element) project comply with:-

- a) The relevant clauses of the Building Code of Australia,
..... B1.4,...F1.12.....
- b) The architectural/services/structural plans and specifications approved by the Accredited
Certifier and released for construction.
- c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)
- d) The following Australian Standards: ...AS1684.1, AS1684.2, AS1684.3, AS1684.4 AS1720.3...
- e) Other practices or standards relied upon for this certification:.....
- f) Exclusions: YES/NO.....

Full Name of Competent Person : FERNANDO BABAZOLLI

Qualifications and experience: LICENCED BUILDER/CARPENTER 33 years EXPERIENCE

Address of Competent person : 22 CLIFF RD FREEMANS REACH 2756

Phone numbers:

Bus. 05796744 Fax 05796168 Mob. 0412 950084

Signature: [Signature]

Date: 28/7/14

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**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

INSTALLATION CERTIFICATION

PROJECT ADDRESS;

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1

I, FERNANDO BABAZOLLI of NEPA BUILDING SERVICES
(Name of Competent person providing this certificate) (Firm)

P.O. Box 324 WINOSOR 2756
(Address)

hereby certify:-

That the ...balustrades and handrails...installed in the building (Building work/element) project comply with:-

a) The relevant clauses of the Building Code of Australia,

.....D2.16, D2.17.....

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.

c) The relevant Australian Standards listed in the Building Code of Australia (Specification A1.3)

d) The following Australian Standards:.....AS1657...AS 1170.....

e) Other practices or standards relied upon for this certification:.....

f) Exclusions: YES/NO.....

Full Name of Competent Person : FERNANDO BABAZOLLI

Qualifications and experience: LICENSED BUILDER/CARPENTER 33 years experience

Address of Competent person : 22 CLIFF RD FREEMANS REACH 2756

Phone numbers:

Bus: 457996749 Fax: 45796168 Mob: 0412 950 084

Signature: [Signature]

Date: 28/7/2014



**PRIVATE
CERTIFIERS
AUSTRALIA**
Certainty through precision

Address: Suite 6/ 226 Condamine Street PO Box 907
Balgowlah
Manly Vale NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email: grant@pcaservices.com.au
Web: www.pcaservices.com.au

INSTALLATION CERTIFICATION

PROJECT ADDRESS;

Pursuant to the provisions of Part 4A of the Environmental Planning and Assessment Act 1979 and Section 145 of the Environmental Planning and Assessment Regulation 2000.

Pursuant to the provisions of Part A1.3 and Spec A1.3 of the Building Code of Australia Volume 1

I, Peter Besnyak of KeyStone Project Care
(Name of Competent person providing this certificate) (Firm)

Unit 6, 11-21 Underwood Rd, Homebush NSW 2140
(Address)

hereby certify:-

That the Access for persons with a disability installed in the building
(Building work/element) project comply with:-

a) The relevant clauses of the Building Code of Australia.

... BCA Part D3

b) The architectural/services/structural plans and specifications approved by the Accredited Certifier and released for construction.

c) The relevant Australian Standards listed in the Building Code of Australia
(Specification A1.3)

d) The following Australian Standards: AS1428.1, AS2890.1, AS1735.12

e) Other practices or standards relied upon for this certification:

f) Exclusions: YES/NO

Full Name of Competent Person : Peter Besnyak

Qualifications and experience:

Address of Competent person : Unit 6, 11-21 Underwood Rd Homebush NSW 2140

Phone numbers:

Bus 9769 6311 Fax 9769 6222 Mob 0401 119 502

Signature: P. Besnyak

Date: 21/07/14

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Date: 22-Jul-2014

Ref: N7554

CERTIFICATION AND COMPLIANCE STATEMENT

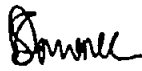
Dear Sir / Madam,

We, Easy Living Home Elevators Pty Limited, hereby advise:

We are the holders of the IGV Domus XL
approval compliance to AS1735 Part 15

The lift installed at Avalon Surf Club, 558a Barrenjoey Rd, Avalon Beach
has been installed in accordance with the manufacturers specifications, the special conditions
of the Work Cover approval held by Easy Living Home Elevators Pty Limited, and in
accordance with the above approvals, standards and procedures, we certify the lift with
reference number N7554 as complete, tested and passed into service on 22-Jul-2014

Yours Faithfully,



Project Management Team
Easy Living Home Elevators

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easy living
home elevators



Maintenance Hotline
1800 813 555

Certificate of Warranty

This completed lift and finishes is hereby accepted by Customer

Name: Petar Bosnjak Date 22-Jul-2014

Signature: [Signature]

Easy Living Home Elevators Pty Limited hereby warrant the lift to the customer for the period of: ☒ 12 months ☐ 36 months ☐ 60 months or
other _____ (_____) months from the date of hand-over in accordance with the terms and conditions of this warranty.

Servicing: ☒ 12 months ☐ 36 months ☐ 60 months maintenance and servicing is included.

The Lift with Reference Number: N7554

Located at: Avalon Surf Club, 558a Barrenjoey Rd, Avalon Beach City: _____ State: _____

Date of Hand-over: 22-Jul-2014

I have read and agree to the terms and conditions on the reverse of this form

Name: Dejan semenec Date _____ Name: Petar Bosnjak Date 22-Jul-2014

Signature: [Signature]

Easy Living Home Elevators Representative

Signature: [Signature]

Customer

EASY LIVING HOME ELEVATORS COMPRISING OF THE COMPANIES:
Easy Living Home Elevators Pty Limited ABN 82 642 306 836 Easy Living Home Elevators Pty Limited (Tasmania) ABN 75 130 701 878
Easy Living Home Elevators Pty Limited (VIC/ACT) ABN 91 126 701 854 Easy Living Home Elevators Pty Limited (NSW/QLD) ABN 15 142 482 451
Copyright © 2007 Easy Living Home Elevators Pty Limited

CUSTOMER - WHITE COPY, OFFICE - GREEN COPY, BOOK - YELLOW COPY

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Terms and conditions of this warranty

- Software upgrades are included.
- This warranty is not transferable and only applies to the original customer.
- Damage and/or repairs and adjustments required due to faulty or incorrect building works (including settling) are not included.
- This warranty includes 12 months maintenance, servicing, inspection and certification by Easy Living Home Elevators Pty Limited, commencing from the date of handover.
- The customer must maintain their account within agreed payment terms otherwise the warranty will be deemed null and void.
- All works to be carried out during normal working hours between 8:00am and 4:30pm Monday to Friday.
- For the first 12-month period all breakdowns are covered during normal working hours.
- After the 12-month period any maintenance breakdown calls and after-hours breakdowns are chargeable. Any after-hours breakdowns where attendance is not required shall be attended to as soon as possible as agreed with the customer.
- The maintenance period is limited to nominated months or if nothing states, 12-months.
- Subsequent maintenance visits after the nominated and agreed maintenance period shall be charged in accordance with our standard rates schedule and paid at the time of servicing.
- The warranty is limited to nominated months or if nothing states, 12-months from the date of handover to customer, on all parts; the replacement of individual parts does not increase the warranty on that part beyond the nominated warranty period, stipulated from the stated handover date.

Warranty periods of greater than 12-months

In addition to the terms and conditions outlined above the following terms and conditions applies to warranty periods of greater than 12-months:

- Only applies to the DomusLift Range installed for AS1735.18, Lifts for Residential Applications.
- The DomusLift Range warrant for manufacturing defects in material and workmanship during normal residential use.
- The DomusLift Range must be serviced and maintained by Easy Living Home Elevators Pty Limited in accordance with manufacturer's recommendations and Easy Living Home Elevators Pty Limited maintenance schedule.

This warranty does not cover the following:

- After hours work of any kind.
- Normal wear and tear, any part that is in Easy Living Home Elevators Pty Limited opinion, damaged or deteriorated due to normal wear and tear.
- Corrosion or local environmental conditions, any part damaged or deteriorated by corrosion or local environmental conditions must be promptly replaced at the owners cost.
- Failure by the owner to replace the part identified by Easy Living Home Elevators Pty Limited as having deteriorated in this way will void the warranty.
- Batteries.
- Light bulbs.
- Physical damage to finishes.
- Equipment failure or breakage as a result of vandalism, misuse or usage not in accordance with the approval.
- Any modification, repair or alteration of the product or part by any third party voids Easy Living Home Elevators Pty Limited obligations under this warranty.
- Attempts to effect own repairs or where the product or part has been subjected to greater loadings in excess of that specified by Easy Living Home Elevators Pty Limited will void the warranty.
- Damage caused by accident, fire, power surges or spikes or under voltage.
- Acts of god, earthquakes, storm weather and lightning damage, war, flood or terrorism.
- Labour for other services, which includes but is not limited to power supply, circuit breakers, cabling from the main switchboard to the lift, phone line, home building automation system, interface and programming or any ancillary services is not included; only the replacement of parts under warranty.
- Due to continuous product improvements the product design may vary from time to time, no obligation to replace or upgrade to later versions of products or parts is accepted or implied.

The decision to repair or replace faulty components shall be at the sole discretion of Easy Living Home Elevators Pty Limited. The equipment must be stopped immediately any fault occurs which does not alone cause the lift to stop and Easy Living Home Elevators Pty Limited notified by the Maintenance Hotline phone number 1800 813 555. The customer must allow an Easy Living Home Elevators Pty Limited maintenance technician, access to the place of installation for the purpose of inspecting the product and fulfilling its obligations under this warranty. All claims for warranty must be made directly to Easy Living Home Elevators Pty Limited. Liability for incidental, consequential, indirect, special, or punitive damages of any kind are not accepted. Easy Living Home Elevators Pty Limited liability is limited to the repair or replacement of faulty components.

- Any dispute regarding the terms and conditions of this warranty shall be resolved by Easy Living Home Elevators Pty Limited, the outcome of any such dispute to be determined by Easy Living Home Elevators Pty Limited in its absolute discretion.
- Easy Living Home Elevators Pty Limited reserves the right to make changes to the warranty terms and conditions at any time and will advise the customer via email or mail.

Definitions

In this warranty:

- "DomusLift Range" includes the DomusLift and the Domus XL, L, its only.
- "Customer" means the party that purchased the DomusLift from Easy Living Home Elevators Pty Limited.
- "Lifetime" means the total period of twenty years commencing from the date of handover.

Registered Trademarks include: 'a lift for life', 'designed to impress', 'installed to impress', 'maintained to impress'

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon SLSC.**

PROJECT ADDRESS: 558a Barrenjoey Rd Avalon. 2107.

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That that all Electrical works installed at the project complies with:-
(building work/element)

a) The following conditions of Development Consent:

b) The relevant clauses of the Building Code of Australia, as follows:

AS3000

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

Drawings CC012, CC013

d) The following Australian Standards:

SAA Wiring Rules

e) Other practices or standards relied upon for this certification:

f) Exclusions: Yes or No

Details:

.....

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Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 181546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature: 

Date: 30/06/2014

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon SLSC.**

PROJECT ADDRESS: 558a Barrenjoey Rd Avalon. 2107

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That the Emergency Lights installed at the project complies with:-
(building work/element)

a) The following conditions of Development Consent:

b) The relevant clauses of the Building Code of Australia, as follows:

BCA Clause E4.4 & AS 2293.1 2005. AS 2293.1-1998

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

CC012, CC013

The following Australian Standards:

SAA Wiring Rules

d) Other practices or standards relied upon for this certification:

e) Exclusions: Yes or No

Details:

.....

Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 181546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature:



Date: 30/06/2014

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon SLSC.**

PROJECT ADDRESS: 558a Barrenjoey Rd Avalon. 2107.

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That the Exit Signs installed at the project complies with:-
(building work/element)

a) The following conditions of Development Consent:

.....

b) The relevant clauses of the Building Code of Australia, as follows:

BCA Clause E4.5, E4.6 & E4.8; and AS 2293.1-2005. AS2293.1-1998

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

CC012, CC013

d) The following Australian Standards:

SAA Wiring Rules

e) Other practices or standards relied upon for this certification:

f) Exclusions: Yes or No

Details:

.....

24

Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 181546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature: 

Date: 30/06/2014

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: Avalon Slsc.

PROJECT ADDRESS: 558a Barrenjoey Rd Avalon. 2107.

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That the fire pillows, seals and penetrations are installed within the project complies with:
(building work/element)

a) The following conditions of Development Consent:

.....

b) The relevant clauses of the Building Code of Australia, as follows:

BCA clause C3.15

c) The architectural/structural/services plans and specifications approved by the Accredited
Certifier and released for construction, as follows:

CC012, CC013

d) The following Australian Standards:

e) Other practices or standards relied upon for this certification:

f) Exclusions: Yes or No

Details:

.....

35

Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 101546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature: 

Date: 30/06/2014

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon SLSC**

PROJECT ADDRESS: **558a Barrenjoey Rd Avalon. 2107.**

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That that all internal and external artificial lighting, decorative lighting or display lighting and power supply associated with boiling or chilled water storage unit is installed at the project complies with:-

(building work/element)

a) The following conditions of Development Consent:

.....

b) The relevant clauses of the Building Code of Australia, as follows:

Part J6 of the BCA

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

Drawings CC012, CC013

The following Australian Standards:

SAA Wiring Rules

d) Other practices or standards relied upon for this certification:

e) Exclusions: Yes or No

Details:

.....

36

Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 181546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature: 

30/06/2014

INSTALLATION CERTIFICATE

DATE: 30 June 2014

PROJECT NAME: **Avalon SLSC**

PROJECT ADDRESS: 558a Barrenjoey Rd Avalon

DEVELOPMENT CONSENT NO.

Pursuant to the provisions of the Environment Planning and Assessment Regulations 2000.

I Martin Richard FOX of Ozlect Electrical NSW
(name of certifier) (company)

hereby certify:-

That that all Artificial Lighting installed at the project complies with:-
(building work/element)

a) The following conditions of Development Consent:

.....

b) The relevant clauses of the Building Code of Australia, as follows:

AS 1680.0

c) The architectural/structural/services plans and specifications approved by the Accredited Certifier and released for construction, as follows:

CC012, CC013

d) The following Australian Standards:

SAA Wiring Rules

e) Other practices or standards relied upon for this certification:

f) Exclusions: Yes or No

Details:

.....

97

Full Name: Martin Richard Fox.....

Qualifications and Experience: Electrical Contractors License 181546C

Address: 7/17A Amax Ave, Girraween, NSW 2145

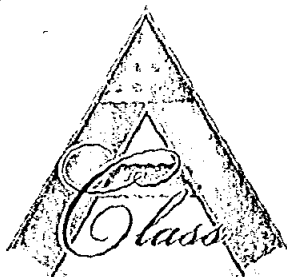
Phone Numbers: Bus: 02 96316933

Fax: 02 96315755 Mob: 0433666356

Signature: 

Date: 30/06/2014

2



**A CLASS
ENGINEERING**

ABN 20 636 916 976

P: 1300 366 586

F: 02 4759 2066

sales@aclasseng.com

21 Adeline Street
Lawson NSW 2783

To Keystone Projects Group.

Project: Avalon Surf Life Savers Club.

A Class Engineering engaged 3 Colours painting services to apply the paint for the structural steel work. This was applied to the specifications supplied by Keystone.

The paint was supplied to us by the Avalon Surf Life Savers Club.

All work was strictly checked by Pittwater Council and the finished work was assessed and approved by the Council onsite in the witness of Rixon and 3 Colours Painting Services.

Regards.

Tim Kennard.

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Bathurst Office
PO Box 1000 Bathurst 2160

21 Fitzroy Street Dubbo t 1800 158 657 e admin@barnson.com.au
154-156 Bathurst Street Parkes t 02 6332 3355 w www.barnson.com.au

Office Locations - Dubbo - Mudgee - Bathurst - Parkes

barnson

154-156 Bathurst Street Parkes NSW 2820

Our Reference: 20312-SL02A

Tuesday, 12 November 2013

Custom Steel Frames
Attn: Joel Carter
110 Fitzroy Street
DUBBO NSW 2830

Dear Sir;

Re: Avalon Beach S.L.S.C – Keystone Project Group
at 558A Barrenjoey Road, Avalon Beach NSW
Roof Structures
Structural Certification

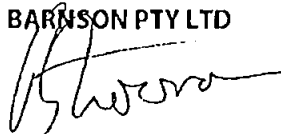
Reference is made to our structural design certification letter for the above. The undersigned inspected the erected roof truss and wall frames for the above building on the 8th November 2013. Attached is inspection report No. 3554. The defects noted have been signed off as being rectified.

We therefore advise that the above building erected roof and wall frames are structurally adequate for the design parameters as detailed in the design certification letter.

If you have any further enquiries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTD



Richard J Noonan
BE (Hons) ME MIEAust CPEng (Reg)
Consulting Engineer/Company Director

Encl: Inspection Report No. 3554

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Site Inspection Report

No.: 3554

JOB NO: 20312 REQUESTED BY: Custom Steel Frame DATE: 8/11/13
PROJECT: Avalon Beach SCS REFERENCED DOCUMENTS: 4828-01/F
Steel.
WORK INSPECTED: Roof Trusses on Erection.

WORK APPROVED: As Above with Below Rectified

INSTRUCTIONS:

- (1) Apply 'Cold Chd' to site weld where Trusses modified
- (2) T2 - some Trusses only 2 screws to Stock Weld Beam. Install 4 screws
- (3) T2 to SWB - B1 - Gap truss to RHS - screw fixing no quad. Provide cleat or 4 Tek T6 to SWB + 4 Tek T6 to T2.
- (4) B1 - Missing one Bolt.
- (5) B7, B8, B9 - Circular Btm chord spreader beam. fix to each Truss web 1-No.12 Cap & Btm (2 Total)

DEFECTS
Completed
APPROVED AND
SIGNED

WORK TO BE REINSPECTED: As above signed off by erector when completed

If the contractor considers that the execution of any work resulting from these instructions involves a variation then approval shall be obtained from the Contract Superintendent.

CONTRACTOR'S SIGNATURE

NAME

INSPECTOR SIGNATURE

NAME

Bathurst Office

ABN: 43 088 342 625

2 Littlebourne Street t 1300 138 657 e admin@barnson.com.au
Kelso, BATHURST NSW 2795 f 02 6332 3355 w www.barnson.com.au

Office Locations - Dubbo - Mudgee - Bathurst - Parkes



Friday, 6 September 2013

Custom Steel Frames

Attn: Tiana McMillan
110 Fitzroy Street
DUBBO NSW 2830

Dear Sir;

**Re: Avalon Beach S.L.S.C – Keystone Project Group
at 558A Barrenjoey Road, Avalon Beach NSW
Roof Structures
Structural Design Certification**

As requested, we advise that the structural design of the roof structures as detailed on your production drawings listed on the attached document transmittal form prepared by Custom Steel Frames for the above project are structurally adequate for the below design parameters.

1) Loading

a) Dead Loads

- i) Roof: Self weight of steel sheeted roof, purlins and ceilings (max 0.3kPa).
- ii) Ceiling Fan = 140kg (max), locations as shown in the drawing 4823-01 Rev F.
- iii) Self Weight of the Steel Service Beams 300x200RHS = 50kg/m, locations as shown in the drawing 4823-01 Rev F.

b) Live Loads

- i) Roof: Maintenance load of $1.8/A + 0.12\text{kPa}$ (min 0.25kPa) to AS1170.1-2002 and 1.1kN point load as per AS1170.1-2002.

c) Wind Loads

- i) Region A, Terrain Category 2, Importance Level 2, $M_s = M_t = 1.0$ to AS1170.2-2011.

2) Steelwork

- a) Cold Formed Sections: Grade 500 to AS4600-2005.
- b) Hollow Hot Rolled Sections: Grade 450 to AS4100-1998.

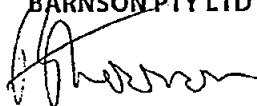
41

- 3) **Serviceability:** Design complies with the below mentioned NASH deflection criteria.
- a) Roof under dead load: Deflection < Span/500.
 - b) Roof under live load: Deflection < Span/250.
 - c) Roof under wind load: Deflection < Span/150.
- 4) **Fabrication/Erection/Tie down:** Complies with Custom steel frames standard specification drawing no. 4003-01 as approved by undersigned.
- 5) **Support Structures:** Designed by others including UB, UC + PFC beams as shown in the drawing 4823-01 Rev F.
- 6) **Corrosion Exposure:** Not assessed, design by others.

If you have any further enquiries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTD



Richard J Noonan
BE (Hons) ME MIEAust CPEng (Reg)
Consulting Engineer/Company Director

Enclose: Document transmittal form for Avalon Beach S.L.S.C, Avalon Beach NSW, dated 06/09/13.

CUSTOM STEEL FRAMES DUBBO**Document Register**

Ph: 02 6884 2266 Fax: 02 6884 3159

Customer Details

Project

Job No.

4823**Keystone Project Group****Avalon Beach S.L.S.C**

Stage

1 OF 1

Distributed to:		Distribution Date:		29/08/13	06/09/13		
Keystone Projects - George Papadopoulos		No. of Copies	1	1			
Ha - Barson Engineering			1	1			
Document Title		Document No.	Sheet Size	Drawing Revision			
				Document Type: Electronic (E) or Print (P)			
				E	E		
Roof Setout	4823-01	A3	D	F			
Sections	4823-02	A3	D	D			
Details	4823-03	A3	A	B			
Roof Details	4823-R01	A3	C	C			
Roof Details	4823-R02	A3	C	C			
Roof Details	4823-R03	A3	B	B			
Roof Details	4823-R04	A3	B	B			
Roof Details	4823-R05	A3	O	O			
Structural Details	4823-S01	A3	A	A			
Structural Details	4823-S02	A3	O	O			

Add Block Label Here

Received By:

Date Received:

CUSTOM STEEL FRAMES

110 Fitzroy St Dubbo NSW 2830

Telephone: 02 6884 2266 Facsimile: 02 6884 3159

email: csfd@customsteel.com.au web: www.customsteel.com.au



Probably the best frame money can buy

22/10/2013

Keystone Projects Groups
Unit 3, 11-21 Underwood Road
Homebush NSW 2140

Attention: George Papadopoulos
Fax: 9764 6322

RE: Avalon Surf Club

Material Certification for Roof Trusses

We wish to certify that the materials used for the steel framing on 'Roof Trusses' on this project was Zinalume AZ 150 by BlueScope Steel Australia and comes with a performance guarantee in excess of 15 years, and the manufacturing process is approved for this period.

A handwritten signature in black ink, appearing to be 'J. Carter'.

Joel Carter
per
Arthur Hosking
Managing Director

PROJECT: Avalon Surf Club		Builder: Keystone Projects Groups		Location: Roof Trusses						
Trade/ Supply Item: Steel Framing		ITP Prepared by: Joel Carter Signature / Initials: JC		Inspection & Verification (Sign & Date)						
Work Activity/ Sequence	Reference (ie Aus. Standard, Contract Clause &/or Dwg No.)	ACCEPTANCE CRITERIA		CSF	Date	Contract or / Consult ant	Date	Client	Date	Comment
Documents	Structural DWG's ARCH DWG's	* Ensure all documents are current issues		S JC	22/10/2013					
Shop Drawings	Spec:	* Provide detailed shop drawings and submit to client and engineers for approval.		H		S				
Shop Drawings		*Ensure revisions are made & correct shop drawings are being used		S JC	22/10/2013					
Lightweight Steel Workmanship	Spec	* Weld pre-fabricated stud framing square as per drawing		S JC	22/10/2013					
Materials	Spec	* Cold-formed steel sections to AS1538 * 75mm studs to be used UNO * Screws to AS3566		S JC	22/10/2013					
Corrosion Protection	Spec	* Materials are to be cold-formed steel sections with zinc coating to AS1397/AZ150 * Corrosion Resistance Class 2		S JC	22/10/2013					
Welding	Spec	* Use metal inert gas (MIG) technique for all welding (off site fabrication) * Clean the weld & coated areas affected by welding & touch up with zinc rich organic binder		S JC	22/10/2013					
Structural Steel Materials	Spec	* Ensure all materials are in accordance with the drawings *Ensure Steel grades are in compliance with the drawings *Ensure sections & sizes are in accordance with the drawings		S JC	22/10/2013					
Retained Records		*Materials warranty - To be issued to Contractor		S JC	22/10/2013					

Verification Identity	Company Rep with Authority	Signature / Initials	Important Notes
Client			H: Hold W: Witness S: Sign-off
Contractor - Keystone Projects Groups			Note: Signatures are required under
Subcontractor / Custom Steel	Joel Carter	JC	"verification" column. Do not just tick



SafeEnvironments
MANAGING PROPERTY RISK

**Accelerated Wear Slip Test
Romax Lux Series Porcelain
Dust Pressed, Full Body
Rectified Tile
300 x 300 mm**

Report Disclaimers

This report has been prepared by Safe Environments Pty Ltd and its contents are provided exclusively for the use of Romax Tiles

Every care has been taken in the preparation of this report and its contents are believed to be accurate and current as at the date of the report. However, neither Safe Environments nor its officers, employees or contractors (**personnel**) give any representation or warranty as to the reliability, accuracy or completeness of the report. Neither Safe Environments nor its personnel will be liable in anyway for any loss or damage, (whether direct or indirect), howsoever arising (whether in negligence or otherwise), out of or in connection with this report, except where such liability is made non-excludable by legislation.

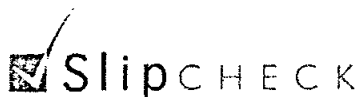
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- (a) the supply of the goods (or equivalent goods) or services again; or
- (b) the payment of the cost of having the goods (or equivalent goods) or services supplied again.

Except in the case of non-excludable conditions, the total liability of Safe Environments to the client or any third party will not exceed in aggregate the total amount of the fees payable by the client.

Safe Environments Pty Ltd
Unit 6 The Hub, 128 Station Road, Seven Hills NSW 2147 Australia
T (+61) (2) 9624 2600 F (+61) (2) 9624 2700

ABN 80 118 534 768
www.SafeEnvironments.com.au
info@safeenvironments.com.au



A division of Safe Environments Pty Ltd
www.SafeEnvironments.com.au

Phone 02 9624 2600
ABN 80 118 534 768
6 / 128 Station Road
Seven Hills NSW 2147

26 March 2012

Test Report No. R3322

Slip Resistance Classification of New Pedestrian Surface Materials

AS/NZS 4586:2004 Appendix A (Wet Pendulum Test)

Note: Please refer to Standards Australia Handbook 197:1999, *An introductory guide to the slip resistance of pedestrian surface materials* for guidance on the interpretation of these results. This report relies on the samples and information provided by the client. Safe Environments Pty Ltd cannot accept responsibility for the actions taken due to the information provided within this report. The slip resistance of new surfaces can change significantly by processes including but not limited to; installation, surface treatments, maintenance, wear and contamination. Safe Environments can provide accelerated wear testing to assess sustainable slip resistance. Regular slip resistance testing of product batches and the installed surface is recommended to assess potential changes in slip resistance.

Requested by: Romax Tiles
Client Address: PO Box 1734
North Ryde NSW 2113
Product Manufacturer: Romax Tiles
Product Description: Romax Lux Series Porcelain Dust Pressed, Full Body Rectified Tile
300 x 300 mm

Test conducted according to: AS/NZS 4586:2004 Appendix A
Location: Slip Check Pty Ltd Test Facilities, Seven Hills NSW
Conducted by: Martin Daniel

Date: 26 March 2012
Sample: Unfixed
Rubber slider used: Four S
Temperature: 23°C
Cleaning: None
Conditioned: Grade P 400 paper dry

	Specimen 1	Specimen 2	Specimen 3	Specimen 4	Specimen 5
Mean BPN of last 3 swings:	46	49	45	49	44

Mean BPN of Sample:	47
Class:	W

Martin Daniel
Materials Scientist



Industrial Research Services

Materials Science & Engineering, Graham Road (PO Box 56), Highett, Victoria, Australia 3190
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmse.csiro.au>

Registered Testing Authority - CSIRO

24 February 2012

Our Ref. EN13 / 1181 03/0212

TEST REPORT No. 6166.2Bs

[Oil-Wet Ramp only]

Requested by: Romax Tiles Australia P/L
PO Box 640
Lindfield
NSW 2070
on (date): 16 February 2012
Manufacturer: Romax Tiles
Product Desc.: Romax, Lux Series, Dust Pressed, Full Body Rectified Tile - Grip Finish
300x300mm
Sampling details:
Where: Delivered
Date: 16 February 2012
By whom: Courier
How (methods): N/A

The results reported relate only to the sample(s) tested and the information received. No responsibility is taken for the accuracy of the sampling unless it is done under our own supervision. CSIRO cannot accept responsibility for deviations in the manufactured quality and performance of the product. While CSIRO takes care in preparing the reports it provides to clients, it does not warrant that the information in this particular report will be free of errors or omissions or that it will be suitable for the client's purposes. CSIRO will not be responsible for the results of any actions taken by the client or any other person on the basis of the information contained in the report or any opinions expressed in it. The reproduction of this test report is only authorised in the form of a complete photographic facsimile. Our written approval is necessary for any partial reproduction.

This test report consists of 3 pages

SUMMARY OF SLIP RESISTANCE TESTS PERFORMED:

AS/NZS 4586:2004	Slip resistance classification of new pedestrian surface materials, Appendix D: OIL-WET Ramp	Result	Class
* = CSIRO classification	Mean overall acceptance angle:	21.2°	R 11 [MEDIUM*]

In order to interpret the classifications, please refer to Standards Australia Handbook 197, An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials, which recommends minimum classifications for a wide variety of locations.

It is important to realise that test results obtained on unused factory-fresh samples may not be directly applicable in service, where proprietary surface coatings, contamination, wear and subsequent cleaning all influence the behaviour of the pedestrian surface.



Industrial Research Services

Materials Science & Engineering, Graham Road (PO Box 56), Highett, Victoria, Australia 3190
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmse.csiro.au>

REPORT NO: 6166.2Bs
ISSUE DATE: 24 February 2012
MANUFACTURER: Romax Tiles
PRODUCT DESC: Romax, Lux Series, Dust Pressed, Full Body Rectified Tile - Grip Finish
300x300mm

Page 2 of 3

SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS

OIL-WET RAMP TEST METHOD

TEST CARRIED OUT IN ACCORDANCE WITH
AS/NZS 4586:2004 (Appendix D)

Test Date: 24 February 2012

Location: Slip Resistance Laboratory

Sample Fixed

Joint width: 0 mm

Surface structure: ☐ Smooth
☒ Profiled
☐ Structured

RESULTS

Mean overall acceptance angle: 21.2 °

Displacement space: not tested

CLASSIFICATION:

Slip Resistance Assessment Group:

R 11 [MEDIUM*]

Displacement Space Assessment Group:

-

* = CSIRO classification



Industrial Research Services

Materials Science & Engineering, Graham Road (PO Box 56), Highett, Victoria, Australia 3190
Telephone: 61 3 9252 6000 Facsimile: 61 3 9252 6244 Email: tiles@csiro.au Web: <http://www.cmse.csiro.au>

REPORT NO: 6166.2Bs Page 3 of 3
ISSUE DATE: 24 February 2012
MANUFACTURER: Romax Tiles
TILE DESC: Romax, Lux Series, Dust Pressed, Full Body Rectified Tile - Grip Finish
300x300mm

Date and Place 24 February 2012, Highett, Vic

Name, Title and Digital Signature:

ANDY GIANG
Technical Officer
Tel: 61 3 92526414
Fax: 61 3 92526244
Email: Andy.Giang@csiro.au

*CSIRO recommended classification of Slip Resistance as determined from:
AS/NZS 4586: 2004 Slip Resistance Classification of New Pedestrian Surface Materials (Appendices A & D).

Wet Pendulum Class	BPN 4S Rubber	CSIRO Class LOW	CSIRO Class MEDIUM	CSIRO Class HIGH
V	>54	54-57	58-61	>61
W	45-54	45-48	49-51	52-54
X	35-44	35-38	39-41	42-44
Y	25-34	25-28	29-31	32-34
Z	<25	<18	18-21	22-25
Oil Wet Ramp Class	Angle (degrees)	CSIRO Class LOW	CSIRO Class MEDIUM	CSIRO Class HIGH
R9	≥6 to <10	≥6 to 7.5	7.6 to 9	9.1 to 9.9
R10	≥10 to <19	≥10 to 12	12.1 to 15	15.1 to 18.9
R11	≥19 to <27	≥19 to 21	21.1 to 24	24.1 to 26.9
R12	≥27 to <35	≥27 to 29	29.1 to 32	32.1 to 34.9
R13	≥35	≥35 to 36	36.1 to 38	≥38.1

This table should not be read or relied upon without reference to the CSIRO/Standards Australia publication:
AS/NZS 4586 Slip Resistance Classification of New Pedestrian Surface Materials (Appendices A & D).

CSIRO has categorized the AS4586 classifications into sub-groups Low, Medium & High. The slip resistance test classification is still determined according to AS 4586 Australian Standard (Appendices A & D). The added information of Low, Medium and High allows professionals to make a better judgement of pedestrian floor requirements.

26 March 2012

Test Report No. R3322

Accelerated Wear Slip Resistance Test

Test methodology equivalent to AS/NZS 4586:2004 Appendix A (Wet Pendulum Test) (modified)

This conditioning method is useful to assess the propensity of a tile to drop in slip resistance, not to accurately predict the long term sustainable slip resistance which is affected by processes including but not limited to; installation, surface treatments, maintenance, wear and contamination. Regular monitoring is recommended to assess changes in slip resistance. This Test Report be read in conjunction with the paper presented at Qualicer '08, world congress on quality ceramic tiling titled "Sustainable Slip Resistance: An opportunity for innovation" available from Slip Check Pty Ltd. The test results are intended to be used as an informative guide to the selection of surfaces within a quality management system.

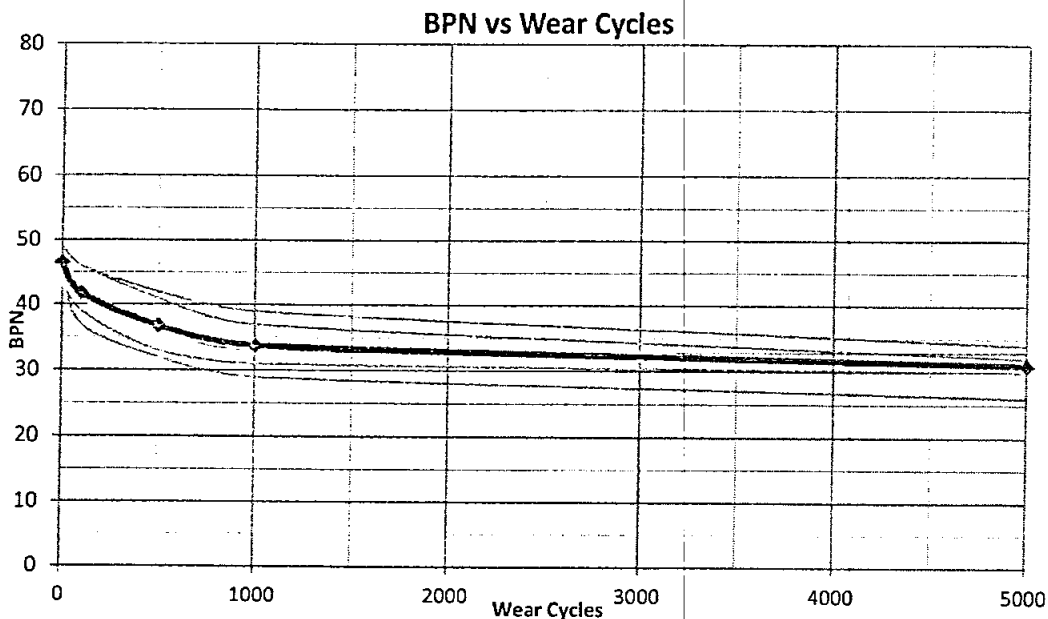
Requested by: Romax Tiles
Product Manufacturer: Romax Tiles
Product Description: Romax Lux Series Porcelain Dust Pressed, Full Body Rectified Tile
300 x 300 mm

Specimens conditioned using a Gardco D12VFI washability and wear-testing machine

Mass of friction boat: 1000g Area: 100mm x 100mm
Cycle Rate: 50 cycles per min Path length: 300mm
Abrasive pad: 3M Scotchbrite Heavy Duty Scour Pad No. 86 (water wet)

Pendulum Testing conducted under same conditions and equipment as page 1 of this report

Wear Cycles	Specimen 1	Specimen 2	Specimen 3	Specimen 4	Specimen 5	Mean	Class
0	46	49	45	49	44	47	W
100	37	46	41	46	39	42	X
500	32	42	36	41	33	37	X
1000	29	39	33	37	31	34	Y
5000	26	34	33	32	30	31	Y



Final/Interim Fire Safety Certificate
issued under the
*Environmental Planning and
Assessment Regulation 2000*
Clause 170 and 173

Certificate

Type of Certificate

(See Note 1)

☐ Interim

☒ Final

Certificate

Name Owner/Agent

I Jim Papageorgiou

Address

Of A Plus Plumbing (Aust) Pty Ltd

Certify that

(a) Each of the essential fire measures listed below:

(See Note 2 Assessment
Requirements)

- 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
Or Specify Part of building

Avalon SLSC Barrenjoey Rd AVALON

Suburb or town

Post Code

Particulars of Building

Description of Part (where applicable)

Date of Assessment

Owner's Details

Name

Pittwater Council

Address

**Essential Fire Safety
Measures (See Note 3)**

Measure	Standard of Performance
Fire hydrant systems	BCA E1.3 AS2419.1-2005

Date of Certificate

dated this 19 day of August 2014

Signature



Owner/Agent

- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

NOTES

For Completing Interim/Final Fire Safety Certificate

- Note 1** An interim fire safety certificate or a final fire safety certificate is required before:
- interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to, a new building) to be occupied or used, or
 - an interim occupation certificate can be issued to allow a change of building use for part of an existing building.
- A final fire safety certificate is required:
- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
 - before a final occupation certificate can be issued to allow a change of building use for an existing building, or
 - in accordance with a fire safety order given by Council.
- An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.
- A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following.
- An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule (See also Note 3).
- Note 2** The person who carries out the assessment:
- must inspect and verify the performance of each fire safety measure being assessed, and
 - in the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.
- Note 3** The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:
- development consent for a change of building use,
 - complying development certificate for the erection of a building or a change of building use,
 - construction certificate for proposed building work, including building work associated with a change of building use, or
 - a fire safety order.
- The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.

Final/Interim Fire Safety Certificate
issued under the
Environmental Planning and
Assessment Regulation 2000
Clause 170 and 173

Certificate

Type of Certificate
(See Note 1)

☐ Interim

☒ Final

Certificate

Name Owner/Agent

1 MARTIN RICHARD FOX

Address

Of 02LECT ELECTRICAL (NSW)

Certify that

(a) Each of the essential fire measures listed below:

(See Note 2 Assessment
Requirements)

- 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
Or Specify Part of building

No 558A Street BARRENTOEY RD Avalon
Suburb or town Post Code 2107

Particulars of Building

Description of Part (where applicable) Whole Building.

Date of Assessment

18th August 2014.

Owner's Details

Name

Pittwater Council

Address

1 PARK ST Mona Vale 2103

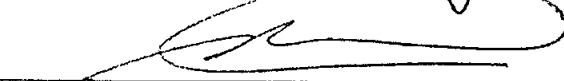
**Essential Fire Safety
Measures (See Note 3)**

Measure	Standard of Performance
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-2005
Exit signs	BCA E4.5, E4.6 & E4.8, AS/NZS 2293.1-2005

Date of Certificate

dated this 18th day of August 20 14

Signature


Owner/Agent

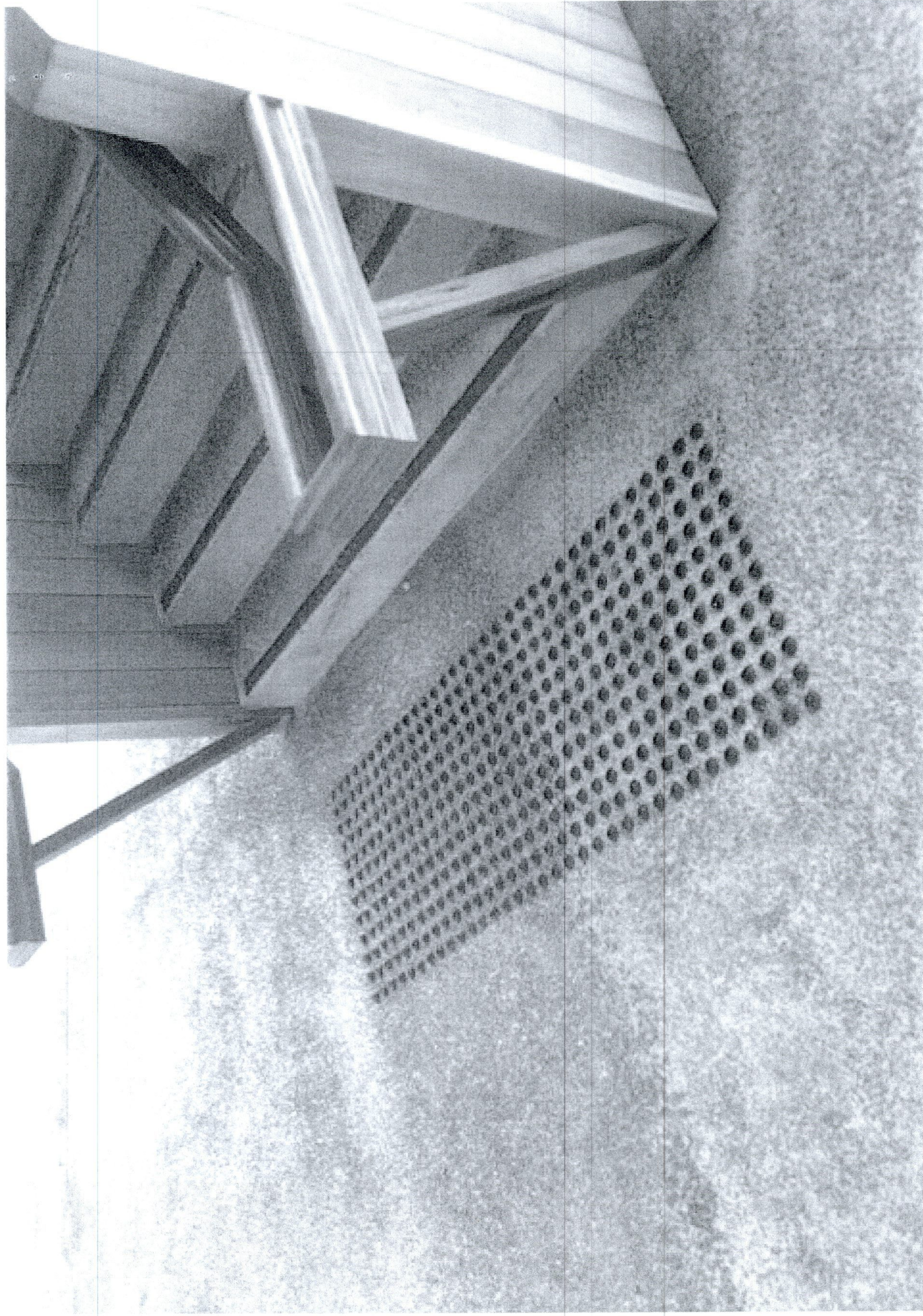
- * A copy of this certificate together with the relevant fire safety schedule must be forwarded to Council and the Commissioner of the New South Wales Fire Brigades.
- * A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building.

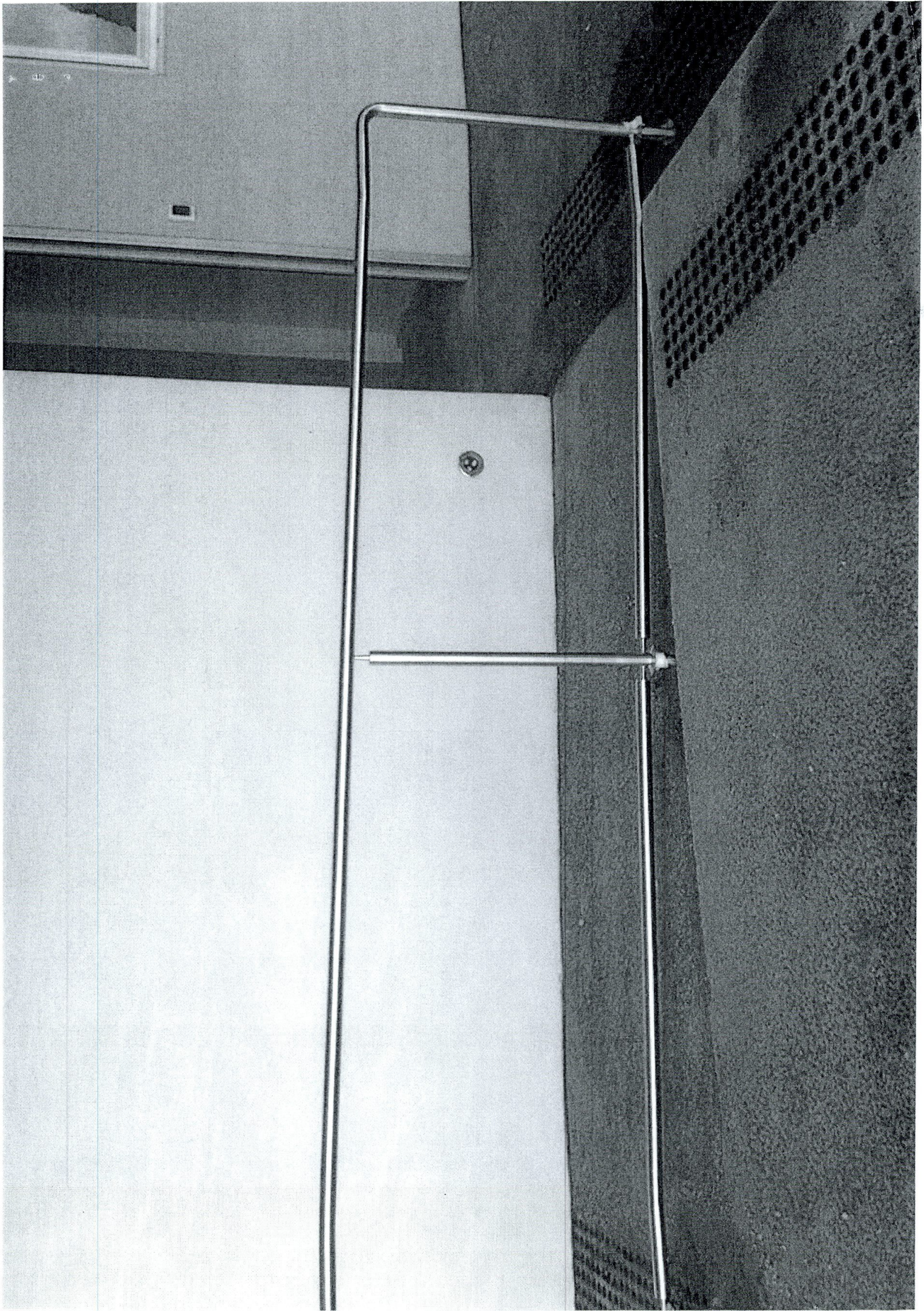
NOTES

For Completing Interim/Final Fire Safety Certificate

- Note 1** An interim fire safety certificate or a final fire safety certificate is required before:
- interim occupation certificate can be issued to allow a partially completed new building (including an altered portion of, or an extension to, a new building) to be occupied or used, or
 - an interim occupation certificate can be issued to allow a change of building use for part of an existing building.
- A final fire safety certificate is required:
- before a final occupation certificate can be issued to allow a new building (including an altered portion of, or extension to, a new building) to be occupied or used, or
 - before a final occupation certificate can be issued to allow a change of building use for an existing building, or
 - in accordance with a fire safety order given by Council.
- An interim fire safety certificate is issued for part of the building and may deal only with those essential fire safety measures appearing on the most recent fire safety schedule (see note 3) relevant to the part of the building for which an interim occupation certificate will be sought.
- A final fire safety certificate must deal with all essential fire safety measures appearing on the most recent fire safety schedule (see note 3), subject to the following.
- An interim fire safety certificate or a final fire safety certificate need not deal with those essential fire safety measures which have been the subject of some other final fire safety certificate or annual fire safety statement within the previous 6 months, unless the person or authority responsible for determining the relevant development consent, complying development certificate, construction certificate or fire safety order, has specified otherwise in the schedule (See also Note 3).
- Note 2** The person who carries out the assessment:
- must inspect and verify the performance of each fire safety measure being assessed, and
 - in the case of a (interim or final) fire safety certificate for a new building (not an alteration to, or enlargement or extension of an existing building) must test the operation of each item of fire safety equipment installed in the building.
- Note 3** The relevant essential fire safety measures are those specified in the most recent fire safety schedule, attached to one of the following:
- development consent for a change of building use,
 - complying development certificate for the erection of a building or a change of building use,
 - construction certificate for proposed building work, including building work associated with a change of building use, or
 - a fire safety order.

The fire safety schedule will also identify the required standard of performance for each essential fire safety measure.





Date: 15.07.2014

Name: Keystone Projects



MDR PRODUCTIONS

GLAZING CERTIFICATION

10mm Clear Toughened Glass
Balustrade Semi Frameless

All glass has been manufactured in
accordance with guidelines of the

Australian Standards AS 2208 Safety
Glazing Materials

All glass has been installed as per AS
1288

All posts have been installed as per
Architects Plans

MDR Glass supplied stainless fittings for
handrails

Handrail installed by Keystone Projects
Group

BCA A1.3

BCA D2.16 & D2.17

AS 1657 AS 1170

Managing Director

Drew Rendall

MDR Glass Services, Ph: 0414 455 860
Lic No. 163091C ABN: 38 144 809 754

