



## JOHN J BRIGGS

---

### ASSOCIATES

ACCREDITED BUILDING CERTIFIERS  
ACN 089 896 159

Dear Sir/Madam

Re: Construction Certificate 2 Mtiga Rd Avalon

Could you kindly forward a receipt for the attached \$60.00 cheque, covering  
lodgement fee for the ~~Construction~~ Occupation/Complying Development Certificate.

Thank you

John Briggs

PO Box 800 Brookvale NSW 2100  
Phone: 02 9907 1018 Fax: 02 9907 1344 Mobile: 0410 509 731  
jjbassoc@bigpond.com.au

# Application for an occupation certificate

John J Briggs Associates Pty Ltd  
PO Box 800  
Brookvale NSW 2100  
Phone (02) 9907 1018  
Fax (02) 9907 1344  
jjbassoc@bigpond.com.au

Date received: 23 / 2 / 04 DA or CSE no: NO537/01

If you want to occupy or use a new building, or change the use of an existing building, you need an occupation certificate before you can do so. You can use this form to apply for an occupation certificate. To complete the form, please place a cross in the boxes ☐ and fill out the white sections as appropriate. To minimise delay in receiving a decision about your application, please ensure you submit all relevant information.

You need to apply to the principal certifying authority you have appointed for the development if you want to occupy or use a new building. Otherwise you can apply to a certifying authority (either your council or a private certifier).

## 1 Details of the applicant

Mr ☐ Ma ☐ Mrs ☐ Dr ☐ ☐  
Other ☐

Your first name

Mr J

Your family name

Owens

Flat/street no.

2

Street name

Milga Road

Suburb or town

Avalon

State

NSW

Postcode

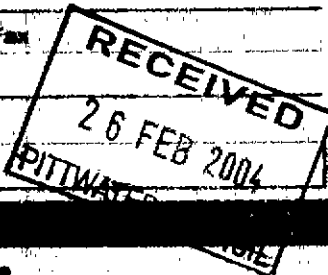
2107

Daytime telephone

Fax

Mobile

Email



## 2 Identify the land

Flat/street no.

2

Street name

Milga Road

Suburb or town

Avalon

Postcode

2107

Lot no.

Section

DP/MPS no.

Volume/folio

You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.

### 3. Details of the development approvals granted

Is development consent required for the development?

No ☐

Yes ☒

Has development consent been granted after a development application was made?

Yes ☒

What is the development application no.?

NO537/01

What date was development consent granted?

30/8/01, as  
modified 14/6/2002

No ☐

Has a complying development certificate been issued?

No ☐

Yes ☐ What is the complying development certificate no.?

What date was the certificate issued?

Has a construction certificate been issued for the building? A construction certificate is not needed if a complying development certificate has been issued.

No ☐

Yes ☒

What is the construction certificate no.?

0358CC1

What date was the certificate issued?

10/7/02

### 4. Identify what you want to do

*If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an Interim occupation certificate. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a final occupation certificate.*

Are you going to occupy or use a new building?

No ☐

Yes ☒

Is the building:

☒ partially completed?

☐ completed?

Are you going to change the use of an existing building?

No ☐

Yes ☒

Do you want to change:

☐ the use of part of the building?

☐ the whole use of the building?

**6. Describe the building**

If you are applying for an occupation certificate for part of a building, describe the part of the building:

Alterations and additions to the ground floor, including extension to the existing living room, deck extension and construction of an internal stair.

For what purpose do you propose to use the building or part of the building?

RESIDENTIAL

For a new building:

What is the class of the building under the Building Code of Australia?

1a 18a

*This can be found in the development consent or complying development certificate.*

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

—

What is the new class of the building under the Building Code of Australia?

—

*This can be found in the development consent or complying development certificate.*

**6. Information to be attached to the application**

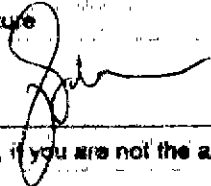
Please indicate the documents you have attached by placing a cross in the appropriate boxes ☐.

- ☐ a copy of the development consent or the complying development certificate
- ☐ a copy of the construction certificate, where relevant
- ☐ a copy of the final fire safety certificate, where relevant
- ☐ a copy of the interim fire safety certificate, where relevant
- ☒ any other certificate or document on which you rely, eg a compliance certificate.

**7. Signature**

The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

22/2/04

**8. Privacy policy**

The information you provide in this application will enable your application to be assessed by the certifying authority. If the information is not provided, your application may not be accepted. Please contact the council if the information you have provided in your application is incorrect or changes

# Occupation certificate

John J Briggs Associates P/L  
PO Box 800  
Brookvale NSW 2100  
Phone (02) 9907 1018  
Fax (02) 9907 1344  
jjbassoc@bigpond.com.au

DA or CDC no: NO537/01

CC no: 0358CC1

This certificate is issued by a certifying authority (a council or a private certifier) and allows the applicant to occupy or use the building or part of the building as set out in the certificate.

## 1 Details of the applicant

Mr <input type="checkbox"/>	Ms <input type="checkbox"/>	Mrs <input type="checkbox"/>	Dr <input type="checkbox"/>	Other <input type="checkbox"/>
First name <b>Mr J</b>		Family name <b>Owens</b>		
Flat/street no. <b>2</b>		Street name <b>Milga Road</b>		
Suburb or town <b>Avalon</b>		State <b>NSW</b>	Postcode <b>2107</b>	
Daytime telephone		Fax	Mobile	
Email				

## 2 Details of the building

Flat/Street no. <b>2</b>	Street name <b>Milga Road</b>
Suburb or town <b>Avalon</b>	Postcode <b>2107</b>
Description of the building or part of the building <b>Alterations &amp; additions to the ground floor, including extension to the existing living room, deck extension and construction of an internal stair</b>	
Lot no.	Section
DP/MPS no.	Volume/folio
Development application or complying development certificate no. <b>NO537/01</b>	

## 3 Decision of the certifying authority

Type of certificate issued:

- ☒ an interim occupation certificate  
☐ a final occupation certificate

Date of this decision **24.2.04**

#### 4. Information attached to this decision

- ☐ A schedule of fire safety measures
- ☐ The final fire safety certificate or an interim fire safety certificate (as relevant)

#### Interim occupation certificate

John Briggs of John J Briggs Associates  
P/L

certifies that:

- ☐ the health and safety of the occupants of the building have been taken into consideration
- ☒ a current development consent has been granted for the development
- ☐ a current complying development certificate has been issued for the development
- ☒ a current 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 as a class 1a & 10a building
- ☐ an interim fire safety certificate has been issued for the relevant part of the building
- ☐ a final fire safety certificate has been issued for the building
- ☐ a report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no.

OC252

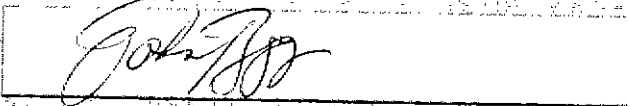
Date of the certificate

24.2.04

#### Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

John J Briggs Associates Pty Ltd

Flat/Street no.

Street name

PO Box 800

Suburb or town

Brookvale

State

NSW

Postcode

2100

Telephone

02 9907 1018

Fax

02 9907 1344

If the certifier is an accredited certifier:

Accreditation body of the certifier

Planning NSW

Accreditation no. of the certifier

3825

# Application for an occupation certificate

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PO Box 800  
Brookvale NSW 2100  
Phone (02) 9907 1018  
Fax (02) 9907 1344  
jjbassoc@bigpond.com.au

Date received: 23/2/04 DA or GBC no: NO537/01

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## 1. Details of the applicant

Mr ☐ Ms ☐ Mrs ☐ Dr ☐  
Other ☐

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NSW

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## 2. Identify the land

Flat/street no.

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You can find the lot no., section, DP/MPS no. and volume/folio details on a map of the land or on the title documents for the land. If you need additional room, please attach a schedule and/or a map with these details.



### 3. Details of the development approvals granted

Is development consent required for the development?

No ☐

Yes ☒

Has development consent been granted after a development application was made?

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No ☐

Has a complying development certificate been issued?

No ☐

Yes ☒ What is the complying development certificate no.?

What date was the certificate issued?

Has a construction certificate been issued for the building? A construction certificate is not needed if a complying development certificate has been issued.

No ☐

Yes ☒

What is the construction certificate no.?

0358CC2

What date was the certificate issued?

10/7/02

### 4. Identify what you want to do

If you want to occupy or use a new building that is only partially completed, or change the use of part of an existing building, you need an interim occupation certificate. If you want to occupy or use a new building that has been completed, or change the whole use of an existing building, you need a final occupation certificate.

Are you going to occupy or use a new building?

No ☐

Yes ☒

Is the building:

☒ partially completed?

☒ completed?

Are you going to change the use of an existing building?

No ☐

Yes ☒

Do you want to change:

☐ the use of part of the building?

☐ the whole use of the building?

**5. Describe the building**

If you are applying for an occupation certificate for part of a building, describe the part of the building:

Garage

For what purpose do you propose to use the building or part of the building?

RESIDENTIAL

For a new building:

What is the class of the building under the Building Code of Australia?

10a

*This can be found in the development consent or complying development certificate.*

To change the use of an existing building:

What is the class of the existing building under the Building Code of Australia?

What is the new class of the building under the Building Code of Australia?

*This can be found in the development consent or complying development certificate.*

**6. Information to be attached to the application**

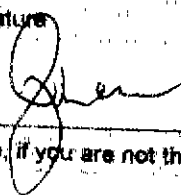
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The applicant, or the applicant's agent, must sign the application.

Signature



Name, if you are not the applicant

In what capacity are you signing if you are not the applicant?

Date

23/2/04

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Brookvale NSW 2100  
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jjbassoc@bigpond.com.au

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CC no: 0358CC2

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Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Mr J

Family name

Owens

Flat/street no.

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Street name

Milga Road

Suburb or town

Avalon

State

NSW

Postcode

2107

Daytime telephone

Fax

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## 2. Details of the building

Flat/Street no.

2

Street name

Milga Road

Suburb or town

Avalon

Postcode

2107

Description of the building or part of the building

Garage

Lot no.

Section

DP/MPS no.

Volume/folio

Development application or complying development certificate no.

NO537/01

## 3. Decision of the certifying authority

Type of certificate issued



an interim occupation certificate



a final occupation certificate

Date of this decision

24.2.04

#### 4. Information attached to this decision

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John Briggs of John J Briggs Associates  
P/L

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- ☐ the health and safety of the occupants of the building have been taken into consideration
- ☒ a current development consent has been granted for the development
- ☐ a current complying development certificate has been issued for the development
- ☒ a current 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 as a class 10a building
- ☐ an interim fire safety certificate has been issued for the relevant part of the building
- ☐ a final fire safety certificate has been issued for the building
- ☐ a report from the Commissioner of Fire Brigades has been considered.

Occupation certificate no.

OC251

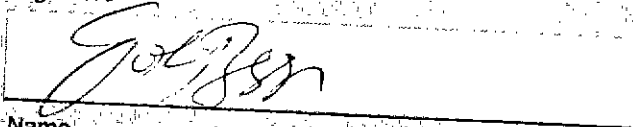
Date of the certificate

24.2.04

#### Signature

For this certificate to be valid, it must be signed by the certifying authority.

Signature



Name

John J Briggs Associates Pty Ltd

Flat/Street no

Street name

PO Box 800

Suburb or town

Brookvale

State

NSW

Postcode

2100

Telephone

02 9907 1018

Fax

02 9907 1344

If the certifier is an accredited certifier:

Accreditation body of the certifier

Planning NSW

Accreditation no. of the certifier

3825



# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

**VM 19032D.**  
25<sup>th</sup> February, 2004.  
Page 1.

The General Manager  
Pittwater Council  
P O Box 882  
**MONA VALE NSW 1660**

Dear Sir,

## **2 MILGA ROAD, AVALON.**

We have read the letters from MtK Consulting dated 7<sup>th</sup> August 2002 and 18<sup>th</sup> February 2004 covering his inspections of the garage at the subject address. In the letter dated 7<sup>th</sup> August 2002 it is stated that weathered shale was encountered in the rear section of the excavation. In the letter dated 18<sup>th</sup> February 2004 it is stated that the footing and framework are in accordance with their plans. We are satisfied that the recommendation as to foundation material given in our Report 7<sup>th</sup> May 2001 have been met.

Our Mr. Jack Hodgson is appropriately qualified and experienced to provide this certificate.

## **JACK HODGSON CONSULTANTS PTY. LIMITED.**

**J. D. Hodgson M.Eng.Sc.,  
F.I.E.Aust., CP ENG.  
Civil & Structural Engineer.  
Nper3, Struct. Civil. No. 149788.  
Director.**

fax to John Briggs 99071344

## **MtK Consulting**

Structural, Civil & Stormwater Engineering

Unit 5, Heron Cove Marina  
End of Queens Parade West  
Newport NSW 2106

PO Box 703  
Dee Why NSW 2099  
Ph: 9999 6822  
Fax: 9979 5263  
Mobile: 0404 815 922

### **Structural Certificate**

Date: 18<sup>th</sup> February 2004  
Engineer: Michael Kelett

Job N<sup>o</sup>: 20710

**Site: 2 Milga Road, Avalon Beach**

---

Michael Kelett of MtK Consulting inspected the works at the above-mentioned site during construction.

We hereby certify that the footing and framework for the alterations and additions have been constructed, generally in accordance with the details by MtK Consulting (Job No: 20710), the site instructions issued during construction and the relevant Australian Standards.

#### **MtK Consulting**



Michael Kelett

B.E. (Civl) M.I.E./Aust C.P. Eng.  
NPER (Civl, Structural)

# SCAR TOP JOINERY PTY LTD

A.B.N. 51 057 627 077

MANUFACTURERS OF QUALITY CEDAR WINDOWS AND DOORS

## SALES:

UNIT 9/92A, MONA VALE ROAD  
MONA VALE N.S.W. 2103  
PHONE: 02 9979 7482  
FAX: 02 9979 7681  
Email: scarstopjoinery@bigpond.com

## ACCOUNTS:

10 STIMONS LANE  
TUMBA UMBI N.S.W. 2231  
FACTORY: 02 4389 7222  
FAX: 02 4389 4850  
Email: scarstop@bigpond.com

To whom it may concern

## Deemed to Comply Certificate

We certify that the windows and doors manufactured and the glass supplied and installed  
into the windows and doors manufactured by Scar Top Joinery Pty Ltd  
At

2 Milga Road, Avalon Beach

Is in accordance with the requirements of Australian Standards  
2047, 1288 and 2208

Minimum Performance Test Results and rating Achieved

Water Resistance	150 Pascal
Structural	1000 Pascal for windows
Structural	700 Pascal for sliding doors
Rated	N1 and N2

Yours Faithfully

Luke Gillespie

Dated:  .....

## PITTWATER COUNCIL

LS-1  
Component Certificate  
For  
Landscaping

Property 2 MILGA ROAD AVALON 2107

D/A No. N0537101 CC No. 0358CC2

1. GEOFF BURTON of COASTAL CARE HORTICULTURAL  
(Name) (Business) SERVICES P/L

at 27 PARK Ave AVALON BEACH NSW 2107  
(Mailing Address)

being a:

☒ qualified horticulturist

☐ landscape architect

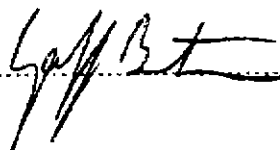
my qualifications being:

ASSOCIATE DIPLOMA IN HORTICULTURE AT HAWKESBURY  
AGRICULTURAL COLLEGE RICHMOND  
DIPLOMA IN ARBORICULTURE PENDING RYDE TAFE.

hereby certify that the **site landscaping** has been completed in accordance with the details shown on the approved plans or as required by any condition of Development Consent.

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

Signature



Date

11.2.04



**PETER GIMBERT ELECTRICAL SERVICES PTY LTD,  
46 ELAINE AVENUE, AVALON, 2107  
PH/FAX – 99180541/MOB (0414)999044  
ABN 30 050 324 304  
LIC 19896C**

**5 February, 2004**

**Pittwater Council**

**RE: 2 Milga Road, Avalon**

**This is to certify that 2 hard-wired smoke detectors have been connected to the mains voltage of the house at 2 Milga Road, Avalon, in accordance with AS 3786-1993.**

A handwritten signature in black ink, appearing to read 'Peter Gimbert', is written over the printed name and company name.

**Peter Gimbert,  
PETER GIMBERT ELECTRICAL SERVICES PTY. LTD.**

Franchisee for:



# Installation Certificate

Mark Bricknell  
T/as Wet-seal Sydney North  
PO Box 3561  
PARRAMATTA NSW 2124

No: 3-1842

Date: 04/05/2001

Clients Name & Address:  
James Miller  
68 Woorarra Avenue  
NORTH NARRABEEN NSW 2101

Job Address:  
2 Milga Street  
AVALON NSW 2099

This certificate is used to show that the wet areas listed below have been waterproofed using approved **Wet-seal Australia** products and methods, and has been installed by a Franchisee of **Wet-seal Australia**. The "Wet-seal" Systems of waterproofing comply with AS3740 and have been appraised by the CSIRO in Australia, (Technical Assessment No. 110), and by BRANZ in both Australia and New Zealand, (Appraisal Certificate No. 372).

For Terms & Conditions, Special Conditions and Explanations see [www.wet-seal.ws](http://www.wet-seal.ws)

**Warranty** - I hereby guarantee work carried out to the above premises, for the specified period below from the invoice date. **Wet-seal Australia's** & the Franchisee's liability is limited to the costs of removing, replacement of or reimbursement for affected installations only. **Wet-seal Australia** requires the right to inspect. This guarantee shall not cover damage to the work caused by other persons.

## 7 (Seven) years Workmanship Guarantee

Area:	Location:	Shower Type:	Bath Type:	Notes:
1 Ensuite				
1 Ensuite Shower				
1 Ensuite				
1 Ensuite Shower				
1 Balcony				
Angle & Sikaflex				



Ref: AUSIC0102

[www.wet-seal.ws](http://www.wet-seal.ws)

"The Waterproofing Professionals"



BRANZ  
APPRAISED  
SPECIFY WITH  
CONFIDENCE

Bryglass Pty Ltd Trading as  
**PURLL PLUMBING**

Lic No. L4322 ABN 11 003 377 946  
Licensed Plumber, Drainer & Gasfitter  
Phone: 02 9999 4563  
Fax: 02 9997 6993

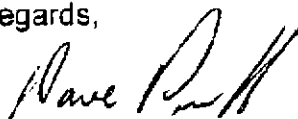
PO Box 1333  
Mona Vale NSW 1660  
Mobile: 0410 537 777  
Email: purll@bigpond.com

19 January 2004

Mr John Owens  
2 Milga St,  
Avalon

We at Purll Plumbing would like to certify that the stormwater works performed at the above address have been installed as per requested by Engineer. The stormwater has been collected, piped and run into 2 retention tanks with 60mm outlets, which disperse into pits and flow through to the street.

Regards,



David Purll