



Advance Building Approvals Pty Ltd

ABN 93 096 551 816

Suite 1004, 370 Pitt St Sydney NSW 2000

PO Box A1123, Sydney South NSW 1235

E: aba@advanceba.com.au

T: (02) 9283 6299, (02) 9262 9726

F: (02) 9283 6252

24 October 2012

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Customer Services

Dear Sir/Madam,

**1753 PITTWATER ROAD, MONA VALE
EXTERNAL SIGNAGE REPLACEMENT
FINAL OCCUPATION CERTIFICATE**

Please find enclosed the following documents for the above project:

1. Copy of Interim Occupation Certificate No. CF12289OC01 issued by Advance Building Approvals in accordance with Part 4A of the Environmental Planning and Assessment Act 1979;
2. Copy of Fire Safety Certificate;
3. Copy of Fire Safety Schedule;
4. Cheque for \$36.00 being certificate registration fee;
5. Copy of Mandatory Critical Stage Inspection Report;
6. Copy of other supporting documents and certificates.

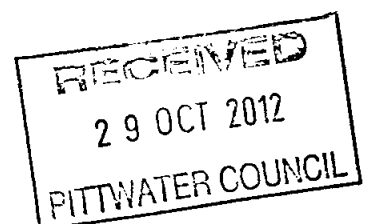
Please contact the undersigned for any enquiries.

Yours sincerely,
FOR ADVANCE BUILDING APPROVALS PTY LTD

A handwritten signature in black ink, appearing to read 'Saeid Askarian', is written over a horizontal line.

Saeid Askarian
Director

RN: 33/372



CF12289-LT-241012-Pittwater-OC-SA



Suite 1004, 370 Pitt Street
Sydney NSW 2000
Tel: 9283 6299 Fax 9283 6252

Occupation Certificate

CC File no: CF12289

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 ☐ Ms ☐ Mrs ☐ Dr ☐ Other ☐ Company ☐

Name of Applicant (company or individual) Name of contact person (if Applicant is a company)

Sedat Papagan & Vanessa Rowe

Flat/Level Street number, street name

Level 1 105-153 Miller Street

Suburb or town State Postcode

North Sydney NSW 2060

Daytime telephone Fax Mobile

02 9466 7977 0417 677 846

Email

Vanessa.rowe@nab.com.au

2. Details of the building

Flat/Level Street number, street name

1753 Pittwater Road

Suburb or town Postcode

Mona Vale 2015

Description of the building work

External Signage replacement

Lot no. Section

DP/MPS no. Volume/folio

Development application or complying development certificate no.

DA: N0150/12 (Pittwater Council)

3. Decision of the certifying authority

Type of certificate issued:

☐ an interim occupation certificate

☒ a final occupation certificate

Date of this decision

24 October 2012

4. Information attached to this decision

- ☒ A schedule of fire safety measures
- ☐ The fire safety certificate for new/modified essential fire safety measures

5. Final occupation certificate

Saeid Askarian (For Advance Building Approvals Pty Ltd)

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 **10b** building
- ☒ a final fire safety certificate has been issued for the building
- ☐ a report from the Commissioner of Fire Brigades has been considered.

NOTE: In preparation of this Occupation Certificate we have relied upon design, installation and inspection certificates from relevant consultants/contractors, as appropriate.

Occupation certificate no.

CF12289C01

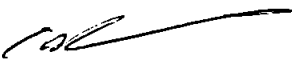
Date of the certificate

24 October 2012

6. Signature

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

Signature



Name

Saeid Askarian (For Advance Building Approvals Pty Ltd)

Flat/Level

Suite 1004, Level 10

Street number, street name

370 Pitt Street

Suburb or town

Sydney

State

NSW

Postcode

2000

Telephone

(02) 9283 6299

Fax

(02) 9283 6252

If the certifier is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

BPB0014

Mandatory Critical Stage Inspection Report

Type of Critical Stage Inspection		Please indicate Class of building and circle below the type of CSI carried out for this Report. (Class: 106)		
		Class 1, 10	Class 2, 3, 4	Class 5, 6, 7, 8 & 9
1	After excavation for, and prior to the placement of any footings	✓	X	X
2	After the commencement of the excavation for, and before the placement of the first footing	X	✓	✓
3	Prior to pouring any in-situ reinforced concrete building element	✓	X	X
4	Prior to covering of the framework for any floor, wall, roof or other building element	✓	X	X
5	Prior to covering waterproofing in any wet areas (only 10% for Class 2, 3 & 4 buildings)	✓	✓	X
6	Prior to covering any stormwater drainage connections	✓	✓	✓
7	After the barrier to a swimming pool has been erected	✓	✓	✓
8	After the building work has been completed and prior to any occupation certificates being issued in relation to the building	(✓)	✓	✓

Site Details	
Address:	1753 Pittwater Road, Mona Vale.
Location of wet areas:	
DA/CDC No:	CF12289-CC01

Record of Inspection		
Date of Inspection:	2/10/12	
Inspection by PCA:	Name of PCA:	Saeid Askarian
	Accreditation No:	BPB0014 (Building Professionals Board)
Inspection by other Accredited Certifier:	Name of Accredited Certifier:	
	Accreditation No:	
	Has Report by Accredited Certifier been attached? (Yes / No)	
Was work carried out satisfactorily?	(Yes/ No) Yes	
Notes:		

Missed Inspection		
Was Inspection missed due to "unavoidable circumstances"?	(Yes / No)	If yes, what are the unavoidable circumstances?
Principal Contractor	Name:	
	Address:	
	Tel:	
Was the work carried out satisfactorily?	(Yes / No)	
Evidence of compliance received:		
Notes:		

Signature of PCA: _____

Date: _____



Advance Building Approvals Pty Ltd
Suite 1004, 370 Pitt Street Sydney NSW 2000
Tel: (02) 9283 6299 Fax: (02) 9283 6252

Occupation Certificate Application Form

Date received: 24/10/12 DA/IBC no: NO50/12

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.

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

Applicant's name (company or individual) Name of contact person (if applicant is a company)

CLARITY FINANCIAL ADVISORS PTY LTD SEDAT PAPAGAN C/O JANESEA ROWE

Unit / Level Street number, street name

L1 105-153 MILLER STREET

Suburb or town

NORTH SYDNEY

State

NSW

Postcode

2060

Daytime telephone

9466 7977

Fax

Mobile

0417 677846

Email

JANESEA.ROWE@CLB.COM.AU

2. Identify the land

Flat/Level Street number, street name

1753 PITTWATER ROAD

Suburb or town

MONA VALE

Postcode

2103

Lot no.

1

Section

DP/MPS no.

DP 715158

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.?

NO150/12

What date was development consent granted?

25/07/12

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.?

CF2289 CLO 1

What date was the certificate issued?

2/8/12

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:

GROUND FLOOR RETAIL STORE FACING ROAD

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

RETAIL STORE

For a new building:

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

N/A

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?

N/A

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

N/A

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

JHSD

Name, if you are not the applicant

JONATHAN SEWARD

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

PROJECT MANAGER

Date

24-10-12

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.



SMEC Australia Pty Ltd
Trading as SMEC Urban
ABN 47 065 475 149
ACN 065 475 149
T +61 2 4640 8222 F +61 2 4628 1056
Level 1, 14 Dumaresq St, Campbelltown, NSW 2560, Australia
(PO Box 232, Campbelltown, NSW 2560, Australia)
www.smecurban.com.au

File no: 77724.01.LE02

20th September 2012

MI Associates
Level 3, 122 Walker St
NORTH SYDNEY

Attention Jonathon Seward

Dear Sir,

Re: STRUCTURAL INSPECTION OF EXISTING SIGN
1753 Pittwater Rd, Mona Vale

BRIEF

Thank you for engaging SMEC Urban to 'inspect and certify' the existing MLC light box sign at the above mentioned address.

REFERENCE

Material referenced in this certification:-

- Architectural plans by Drew Dickson Architects, Drawing No. 823-1259 Amend 2, 823-1253 Amend 1 and associated drawings, dated March 2008.
- Extract from your email, dated 29/8/2012 providing dimensions, material types, size of the light box and connection to the underside the existing awning.

INSPECTION

Inspection was carried out by a representative of SMEC Urban on the 12th September 2012. The following items were checked;

- The dimensions of the light box were as per the specification
- Support drop arms and bolted connections

At the time of the inspection the sign had already been installed and we could not confirm at our visual inspection the material type and/or grade of the bolts were in accordance with the specifications outlined.

The contractor shall be responsible for installation of the sign to be in accordance with architectural plans, detailed specification and that all materials & workmanship complies with the Building Code of Australia.

CERTIFICATION

I certify the following in relation to the existing MLC light box sign:-

- Materials and detailed specification outlined by Jonathon Seward (email 29/08/12) are sufficient to adequately connect and support the new light box sign to the existing awing structure.

We note that this certification exercised a level of care similar to those followed by other professional structural engineers. We do not undertake or guarantee the work, nor relieve the contractor of his responsibility to meet minimum building standards and comply with the 'Building Code of Australia'.

We trust this certificate is sufficient for your requirements.

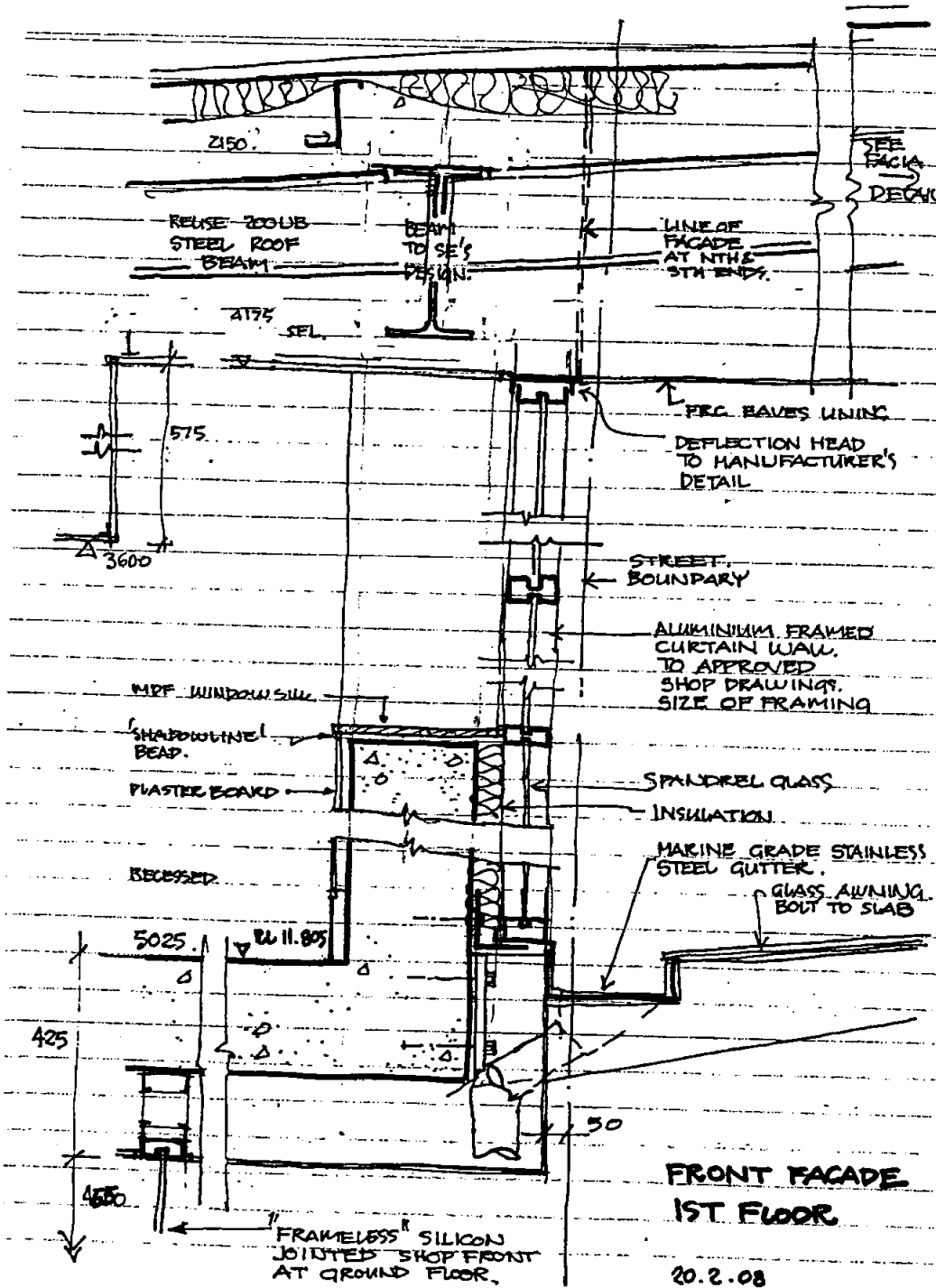
Regards,
SMEC Urban



NATHAN WHISHAW
CHARTERED ENGINEER (MIE Aust)

Encl.

Drawing No. 823-1259 Amend 2, 823-1253 Amend 1 and associated drawings
Extract from your email, dated 29/8/2012
Photos of signage



FRONT FACADE
1ST FLOOR

20.2.08

CLIENT	KETHEL (INVESTMENTS) PTY LTD	PROJECT NO.	823
CLIENT ADDRESS	1753 PITTWATER ROAD MONA VALE	DATE	MAR-08
JOB ADDRESS		SCALE	1
DRAWING NO.	1253	AS SHOWN	

WD

STANDARD

DRAWN BY:
 CHECKED BY:
 PROJECT NO:
 DATE:
 SCALE:
 AS SHOWN:

DRAWN BY:
 CHECKED BY:
 PROJECT NO:
 DATE:
 SCALE:
 AS SHOWN:



WD

STANDARD

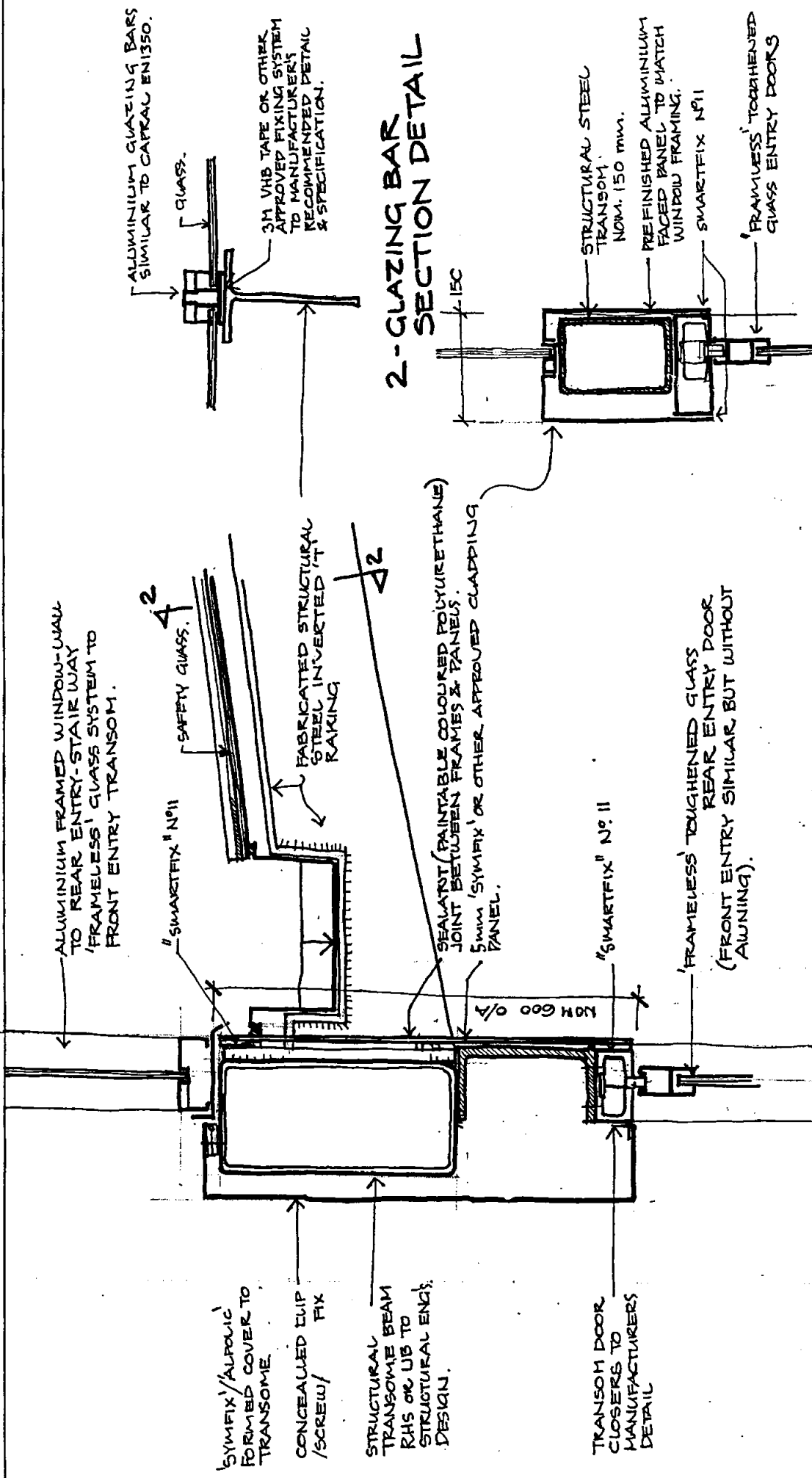
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www.ddp.com.au



1- ENTRY DOOR TRANSOM DETAIL
REAR ENTRY DOOR (FRONT DOOR SIMILAR
BUT WITHOUT AWNING).

2- GLAZING BAR
SECTION DETAIL

3- FRONT ENTRY DOORS
TRANSOME DETAIL

CLIENT: KETHEL(INVESTMENT'S)PTY LTD		PROJECT NO: 823
CLIENT ADDRESS: 1753 PITTWATER ROAD-MONA-VALE		DATE: MAR-08
JOB ADDRESS: 1753 PITTWATER ROAD-MONA-VALE		SCALE: 1/2
DRAWING: ENTRY DOOR TRANSOM DETAIL		AS SHOWN 1259
DETAIL SHEET 3		

Extract from your email

From: Jonathan Seward

Date: Wednesday 29th August 2012 3:29PM

Size: 1800mm x 450mm x 150mm

Material: Metal light box and 3mm opal panels

Colour: Black

Quantity: one (1) double sided light box

Finish: To produce and install 1 double sided light box with two (2) drops. This light box is to be hung under awning, onto metal 'fin' beam.

The drop arms will not be equal length, as the awning slopes DOWN towards the building.

The longest drop will be 600mm and both will be painted black.

The light box will have 2 base plates 80mm x 140mm x 8mm thick attached to the top of the box with the 2 x 32mm square box section drops to a maximum of 600mm.

The light box will be bolted to the awning fin using 10mm galvanized bolts.



Front View



Close up on Support Drop Arm