

23 March 2010

Our ref.: 090166

The General Manager
Pittwater Council
PO Box 882,
Mona Vale NSW 1660

Dear Sir/Madam,

**Re: 43 Patrick Street Avalon
Occupation Certificate No. 090166**

Development application No.: N0098/09

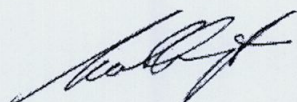
Private Certifiers Australia have issued an Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979.

Please find enclosed the following documentation:

- Occupancy Certificate No. 090166
- Documentation used to determine the occupancy certificate.
- A cheque for Council's registration fee.

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

REC. 27732
\$30
26/3/10

FINAL OCCUPATION CERTIFICATE 090166 (RESIDENTIAL)

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: Margot Paul
Address: 43 Patrick Street Avalon NSW 2107
Contact Details: Phone: 0419122455 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Margot Paul
Address: 43 Patrick Street Avalon NSW 2107
Contact Details: Phone: 0419122455 Fax:

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0098/09 Date issued: 6/07/2009
Construction Certificate No: 090166 Date issued: 21/09/2009

PROPOSAL

Address of Development: 43 Patrick Street Avalon NSW 2107
Lot A DP156720
Building Classification: 1,10a
Scope of building works covered by this Notice: Extension of Verandah Deck, New roof and new carport.
Attachments: Schedule 1
Fire Safety Schedule: Nil
Exclusions:

PRINCIPAL CERTIFYING AUTHORITY

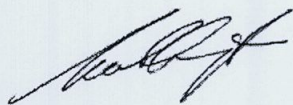
Principal certifying authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. ACC BPB0170

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: 23/03/2010



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.

SCHEDULE 1

DOCUMENT	PREPARED BY	REFERENCE	DATE
Occupation Certificate Application Form	Margot Paul		16/03/2010
Engineers Certificate for Inspections	Waddington Consulting Pty Ltd		8/01/2010
Certificate of Compliance - Electrical Work	C & W Electrical Pty Ltd		25/11/2009
Mandatory Inspection Reports	PCA Services		
Tree details	Margot Paul		

23 March 2010

Our ref.: 090166

Margot Paul
43 Patrick Street
Avalon NSW 2107

Dear Madam,

**Re: 43 Patrick Street Avalon
Occupation Certificate No. 090166**

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

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private Certifiers Australia

OCCUPATION CERTIFICATE APPLICATION DEVELOPMENT CONSENT

Made under the *Environmental Planning and Assessment Act 1979*

Sections 109C(1)(c) & 109H

TYPE OF APPLICATION

Tick Appropriate Boxes

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

IDENTIFICATION OF BUILDING

Address 43 Patrick St, AVALON
Lot, DP/MPS etc A DP 156720

Suburb or town AVALON Post Code 2107

DESCRIPTION OF DEVELOPMENT

Detailed Description:

Alterations and additions to the dwelling
and a carport

RELEVANT CONSENTS

Development Consent:

DA No. N 0098 / 09 Date 6 July 2009

Construction Certificate:

CC No. 090166 Date 21 Sep. 2009

Owner

Name Margot Paul & Jean-Rene Paul
Company

Note: only the owner can apply for an OC

Address 43 Patrick St

Suburb or town AVALON Post Code 2107

Phone B/H 9918 0398 Fax No 9918 0398

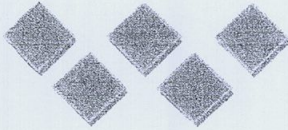
Mobile 0419 122 455 Email margot-paul@hotmail.com

As the applicant/ owner, I/we hereby;

1. Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979*, for determination by the *Principal Certifying Authority*.
2. Certify that the works have been completed in accordance with the relevant *Development Consent*.
3. Attach a *Fire Safety Certificate*, where relevant, for the subject building work in accordance with the *Fire Safety Schedule*.

Signature of Owner:

Sign M.H. Paul Date 16/3/10



Waddington Consulting Pty Ltd

ACN 130 522 851
Structural and Civil Engineering
Suite 506, Level 5
22 Central Ave, Manly NSW
P.O. Box 1044
Manly NSW 1655

8 January 2010

P (02) 9976 0070
F (02) 9976 0095

Mrs Margot Paul
43 Patrick Street,
Avalon NSW 2107

Dear Margot,

Subject: Alterations & Additions at 43 Patrick Street, Avalon
ENGINEERS CERTIFICATE FOR INSPECTIONS

I certify that I carried out the structural engineering inspections of the structural work listed below for the alterations and additions at the above address and that at the time of the inspection the structure appeared to be in accordance with the design intent of the structural details provided.

During construction, I carried out the following engineering inspections. The date of the inspection is given in brackets.

- **Foundation** material for new carport (22/10/2009)
- **Steel reinforcement for the reinforced concrete slab on ground and perimeter retaining wall footings for new carport** (22/10/2009)
- **Structural timber framing** for new roof over existing patio (22/10/2009)

This certificate assumes the construction was carried out by a licensed builder who has experience in this type of work. The above inspections do not, in any way whatsoever, relieve the builder of his responsibility. The above inspections do not include inspections for contract administration purposes (e.g. progress payments), cosmetic matters and work that, once the competence of the builder has been established, is reasonable for the builder to supervise.

Yours sincerely,

Simon Waddington
MIEAust CPEng NPER (Structural)
Director
Waddington Consulting Pty Ltd

**CERTIFICATE OF COMPLIANCE –
ELECTRICAL WORK**

Customer COPY

CERTIFICATE NO: 198531

CUSTOMER DETAILS

Name	Mr & Mrs PAUL	Telephone Contact	99180398
Address	43 PATRICK ST Auck	Meter No:	RS029205
Cross Street	JOSEPH ST	NMI (if applicable)	
Postcode	2107		

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice

Type of Installation	☒ Residential	☐ Commercial	☐ Industrial	☐ Rural	☐ Other
Special Conditions	☐ over 100 amps	☐ High Voltage	☐ Hazardous Area	☐ Generator	☐ Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORKWork of the following type must ALSO be notified to the **ELECTRICITY DISTRIBUTOR (DNSP)**

- | | |
|--|---|
| ☐ New Installation | ☐ Network connection or metering |
| ☐ Additions or alterations to a switchboard or associated equipment | ☐ Defect Rectification No: |

DETAILS OF EQUIPMENTDescribe the equipment and estimate load increase of the work affected by this Notice.
If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
☐ Switchboards			
☒ Circuits	10A	1	HEATER CIRCUIT.
☐ Lighting	2x twin 36W		} GARAGE.
☐ Socket-outlets	10A	3	
☐ Appliances			
Estimated Increase in load A/ph			☐ Increased load is within capacity of installation/service mains
☐ Work is connected to supply			☐ Work is not connected to supply pending inspection by DNSP

The work has been carried out
or supervised by:

WAYNE WATERS.

Licence No:

EC 32409.

TEST REPORTIndicate the relevant tests and checks that have been performed on the work.
If test records are provided attach as separate sheets.

☒ Earthing system integrity Ω	☒ Residual current device operation
☒ Insulation resistance MQ	☒ Visual check that installation is suitable for connection to supply
☒ Polarity	☐ Stand-alone power system complies with AS 4509
☐ Correct circuit connections	☐ Fault loop impedance (if necessary)

I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: WAYNE WATERS.
Signature: W. Waters

Licence No:

EC 32409

Date of Testing:

25.11.09.

CERTIFICATIONI, the Electrical Contractor give notice to the Customer and
(Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the
Electricity (Consumer Safety) Regulation 2006

Name:	CSW ELECTRICAL P/L	Licence No:	EC 32409.
Signature:	W. Waters	Date of Notice:	25.11.09
Address:	P.O. Box 704 BAYVIEW 2093	Telephone No. or Other Contact:	0415265375

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: _____ Date: _____
Comments: _____

Rolling Hills and Lower Shale Slopes - What

Trees

Sweet Scented Wattle *Acacia suaveolens*
Pale yellow perfumed flower balls.

Black She-Oak *Allocasuarina littoralis*
Deep fissured bark, its cones cylindrical with a flat apex.

Forest Oak *Allocasuarina torulosa*
Deep fissured bark its cones ball-like in shape.

Sydney Red-gum/Smooth-barked Apple *Angophora costata*
Orange to salmon coloured bark. Branches contort and twist.

Rough-barked Apple *Angophora floribunda*
Bark is brown and fibrous on all limbs with contorted upper limbs.

Coastal Banksia *Banksia integrifolia*
Leaves are stiff, leathery and dark-green above with white hairs below.

Spotted Gum *Eucalyptus maculata*
Tall tree with smooth, spotted bark.

Bangalay Gum *Eucalyptus botryoides*
Rough reddish bark and salt resistant leaves.

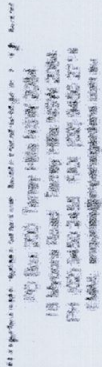
Grey Gum *Eucalyptus punctata*
Grey bark with large cream patches. Significant koala food source.

Swamp Mahogany *Eucalyptus robusta*
Rough fibrous bark on all branches and a favoured koala food.

Bastard Mahogany *Eucalyptus umbra*
Deep fibrous bark and thick/tough leaves.

Turpentine *Syncarpia glomulifera*
Straight trunk with deep fibrous bark and flowers in cream/white clusters.

2 trees.

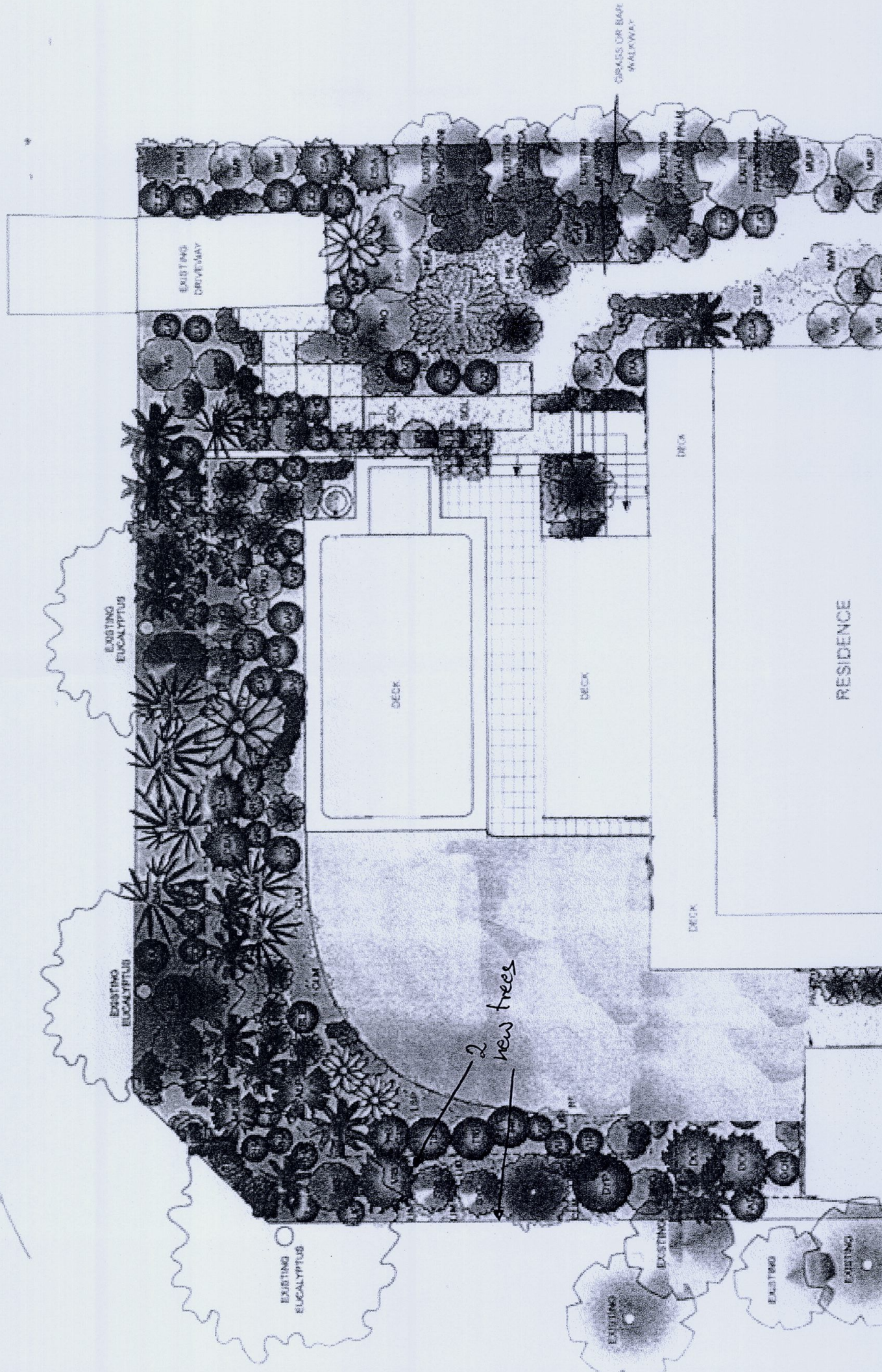


PAUL W. ZACHARIE
N. J. PARKER & COMPANY
NEW YORK, N. Y.

1. 1.000
 2. 1.000
 3. 1.000

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains.

PATRICK STREET



MANDATORY AND CRITICAL STAGE INSPECTION REPORT - FINAL INSPECTION DOMESTIC

OWNER DETAILS

Name of person having benefit of the development consent: Margot Paul
Address: 43 Patrick Street Avalon NSW 2107
Contact Details: 0419122455

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: N0098/09 **Date issued:** 6/07/2009
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PROPOSAL

Address of Development: 43 Patrick Street Avalon NSW 2107
Building Classification: 1,10a
Type of Construction: n/a
Scope of building works covered by this Notice: Extension of Verandah Deck, New roof and new carport.

INSPECTION DETAILS

Principal Certifying Authority: Grant Harrington No.: ACC BPB0170
Inspector: Grant Harrington No.: ACC BPB0170
Inspection date and time: 23/02/2010 **Inspection time:** 4:00 PM

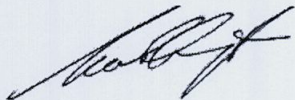
INSPECTION RESULTS

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- **Inspection area:** ✓ **Final Inspection domestic** - Satisfactory subject to documents being provided

ADDITIONAL COMMENTS

smoke detector certificate



Grant Harrington
Inspector