



10 APR 2006

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir

Re: Development Consent No. 159/05
Construction Certificate No. 2005/855

For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2005/855
2. Various compliance certificates

Yours faithfully

A handwritten signature in black ink, appearing to read "Tom Bowden".

Tom Bowden
Insight Building Certifiers Pty Ltd

Determination of a Final Occupation Certificate Application

Made under Sections 109C(1)(c) and 109H of the environmental Planning and Assessment Act 1979

Final Occupation Certificate No: 2005/855

Land to which this certificate applies:

Address: 48 Elaine Avenue, Avalon

Lot No: 10 DP No: 21687

I certify that:

- **I have been appointed as the Principal Certifying Authority under Section 109E.**
- **Construction Certificate No. 2005/855 has been issued with respect to the plans and specifications for the building.**
- **The building is completed in accordance with its classification under the Building Code of Australia.**

DATED: 10 APR 2006



**Tom Bowden
Accredited Certifier - Registration No. 93**

**COUNCIL
COPY**

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 28.9.05Address: 48 Elaine Avenue Avalon Lot: DP:DA No. CC No. 2005/855 CDC No.Requested by: Steve Bradovich Ph No. 99188193 0416222255
Pete Candell 0410446492

Critical Stage Inspections

- | | | |
|---|---|---|
| ☒ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☒ Footings and Excavation | ☐ Waterproofing | ☒ Photographic record |

☒ An inspection of pads in accordance with engineers detail has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

A Bailey 28.9.05.Signed: Date:
Accredited Building Surveyor

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater

Date of Inspection 21/10/05

Address: 48 Elaine Ave Avalon

Lot 10 DP 21687

DA No. CC No. 2005/855

CDC No.

Requested by: Steve Brakovich

Ph No.

Critical Stage Inspections

☐ PCA Signage

☐ Steel Placement

☐ Stormwater

☐ Sediment Controls

☐ Floor Framing / Slab

☐ Pool Fence

☐ Tree Protection Measures

☒ Wall Framing

☐ Final Inspection

☐ Building Commencement

☒ Roof Framing

☐ Other (specify)

☐ Footings and Excavation

☐ Waterproofing

☐ Photographic record

☒ An inspection of Wall & roof framing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

* External cladding allowed to weather board

* Steps deleted & relocated in main dwelling

BB 21/10/05

Signed:

Accredited Building Surveyor

Date:

BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area : Pittwater Date of Inspection 11.11.05
 Address 48 Elaine Avenue Avalon Lot..... DP.....
 DA No. CC No. 2005/8555 CDC No.
 Requested by: Shane Brankovich Ph No. 0416 222255

Critical Stage Inspections

- | | | |
|---|---|--|
| ☐ PCA Signage | ☐ Steel Placement | ☐ Stormwater |
| ☐ Sediment Controls | ☐ Floor Framing / Slab | ☐ Pool Fence |
| ☐ Tree Protection Measures | ☐ Wall Framing | ☐ Final Inspection |
| ☐ Building Commencement | ☐ Roof Framing | ☐ Other (specify) |
| ☐ Footings and Excavation | ☒ Waterproofing | ☐ Photographic record |

☒ An inspection of Waterproofing has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$ _____ will be charged, which is payable PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.

Signed:

G. Bailey
 Accredited Building Surveyor

Date:

11.11.05

FROM : AUBUILT

PHONE NO. : 02 99400419 +++++ FEB. 20 2006 03:07PM P3

FROM : Glenns Electrical Services

FAX NO. : +61 2 99497885

20 Feb. 2006 07:19 P1

To Who It May Concern,

I Glenn Langby Lic No 110700c of Glenn's Electrical Services have installed the smoke detectors at 48 Elaine Ave, Avalon in accordance with the AS3786/1993. If you have any queries my telephone no is 0412 528 444.

Kind Regards

Glenn Langby

Feb 17 06 11:21a

DAVID PARSONS

9939 3582

02-99187677

P.1

**D.P. SURVEYING SERVICES**

A.B.N. 72 489 908 140

*Land & Engineering Surveys**David Parsons, B.Surv. M.I.S. (Aust)*

Suite 17, 51 Old Barrenjoey Road, Avalon 2107

Phone: (02) 9918-2060 Fax: (02) 9918-7677

Mobile: 0414 183 220

Email: dpsurvey@primus.com.au

16 February, 2006

Our Ref: 882

E. BRAJKOVICH
48 ELAINE AVENUE
AVALON NSW 2107

Re: New additions at 48 Elaine Avenue, Avalon.

As instructed I have surveyed the finished Floor Level of the additions at the above mentioned address and find it to be RL 4.015 AHD.

No other survey of the land was made.

David Parsons
Registered Surveyor.

