



P 02 8338 1961 | F 02 8338 1971
Professional Certification Solutions
Fire Safety | Basic Certificates

Accredited Certifiers Pty Ltd | ABN 69 115 083 228
Construction Certificates | PCA | Occupation Certificates
Complying Development | B C A Expert Consultants

COUNCIL COPY

Reference

05/130

REGISTRATION OF OCCUPATION CERTIFICATE WITH COUNCIL

Date	13/07/10	Pages	4 + supporting documents
To	Building and Development	From	Michael Ludlow
Council	Pittwater	Company	Accredited Certifiers
Fax	9970 7150	Phone	02 8338 1961
Address	PO Box 882 Mona Vale 1660	Fax	02 8338 19719501 5402

DETAILS OF DEVELOPMENT

Full Property Address	22 Capua Place Avalon		
Proposed works	Extension of existing balconies		
Type of work	Building work		
DA no	346/04	Determination date	5/8/05

PURPOSE OF THE DOCUMENTS

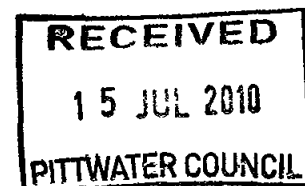
As the certifying authority for the above mentioned development please register the following documents in accordance with the Environmental Planning and Assessment Regulation 2000 – Section 151

- 1 The occupation certificate
- 2 A fire safety certificate
- 3 The application for the occupation certificate
- 4 The records of inspections
- 5 A copy of any compliance certificates and other documents relied upon to issue the occupation certificate
- 6 Any required Council record keeping fee for the lodgement of the occupation certificate

REQUEST FOR DISPUTE RESOLUTION

We are committed to assisting Council with respect to the following

- Following up on any neighbour concerns with respect to the building work
- Follow up on any Council concerns
- We would however request that you kindly ignore vexatious concerns



If any dispute arises as a result of the building work kindly phone 02 8338 1961 9501 5402 or fax the concern to 02 8338 1971

Importantly please ensure you include the complainant's contact phone number mobile fax and any other contact information
We will do all we can as the principal certifying authority to resolve the issue



OCCUPATION CERTIFICATE

This certificate verifies that if the applicant carries out the proposed work in accordance with the plans and specifications that are approved the work will comply with the Environmental Planning and Assessment Regulation 2000

Determination

Approved ☒

☐ Refused for reasons attached (tick as appropriate)

Type of Certificate

Final

DEVELOPMENT DETAILS

Full Address

22 Capua Place Avalon

Proposed works

Extension of existing balconies

Type of work

Building work

Development Consent No

346/04

Determination date

5/8/05

Construction Certificate No

05/130

Class/s of building

10a

DOCUMENTATION FORMING PART OF THE OCCUPATION CERTIFICATE

- 1 The application for the Occupation Certificate
- 2 The records of Mandatory Inspections
- 3 A copy of any Compliance Certificates and other documents relied upon to issue the Occupation Certificate
- 4 Any required Council record keeping fee for the lodgement of the Occupation Certificate

CERTIFICATE

I Michael Ludlow Michael Ludlow of Accredited Certifiers Pty Ltd certify that

- 1 Where an interim Occupation Certificate is being issued the health and safety of the occupants of the building have been taken into consideration
- 2 A development consent is in force with respect to the building
- 3 A current construction certificate has been issued with respect to the plans and specifications for the building
- 4 The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

Certifying Authority

Michael Ludlow

Contact details

Phone 1300 545 077 Fax 1300 689 549

Address

PO Box 6397 Alexandria NSW 2015

Accreditation no

BPB 0236PO130

Signature ►

Date 13/07/10

SCHEDULE OF MANDATORY INSTECTIONS			
Full Property Address	22 Capua Place Avalon	Reference No	05/130

MANDATORY INSPECTION	REQUIRED ?	Result	Date of INSPECTION	INSPECTOR	ACCREDITATION NUMBER	Signature
Start Work	X	Satisfactory	11/11/05	M Ludlow	BPB 0236	<i>M Ludlow</i>
Foundations/footings	X	Satisfactory	11/11/05	M Ludlow	BPB 0236	<i>M Ludlow</i>
Structural work	X	Satisfactory	18/11/09	M Ludlow	BPB 0236	<i>M Ludlow</i>
Timber Frame						
Waterproofing of wet areas						
Hydraulics						
Final	X	Satisfactory	18/11/09	M Ludlow	BPB 0236	<i>M Ludlow</i>



APPLICATION FOR OCCUPATION CERTIFICATE

To

Hawa Hassim Majam

From

Michael LudlowMichael Ludlow

Builder

Craig Poppleton

Company

Accredited Certifiers

Our ref

05/130

Ph

1300 545 077

DA No

346/04

email

info@accreditedcertifiers.com

Council

Pittwater

Mobile

0404 879 835

DETAILS OF DEVELOPMENT

Full Property Address

22Capua PlaceAvalon

Proposed works

Extension of existing balconiesExtension of existing balconies

Type of work

Building work

Development Consent No

346/04

Determination date

5/8/05

TYPE OF CERTIFICATE REQUIRED

If you want to occupy or use a new building you need an occupation certificate to do so
Nominate which certificate you require

- ☐ Interim occupation certificate
We must be satisfied that the building is not a hazard to the health or safety of the occupants of the building
- ☒ Final occupation certificate

FINAL OCCUPATION CERTIFICATE REQUIREMENTS

Submit all supporting documents relating to the following and then tick the left hand column when it has been complied with

▼	Tick when complied with	We are also satisfied	▼
√	Mandatory inspections (refer to schedule 1 of the principal certifying service agreement)		√
√	Compliance with the development consent and the conditions of development consent		√
√	Compliance with the Building Code of Australia		√
√	Adherence to the principal certifying authority service agreement		√
√	Construction of the building work in accordance with the plans which relate to the construction certificate		√
√	The submission of a fire safety certificate		√
√	Where relevant a BASIX certificate has been complied with		√

DATE OF RECEIPT (to be completed by us)

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 3 – Post Construction Geotechnical Certificate

Development Application for	<u>HAWA MAJAM</u>
	Name of Applicant
Address of site	<u>22 Capua Place, Avalon</u>

Declaration made by geotechnical engineer on completion of the Development

I, Geoff Young on behalf of Douglas Partners Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 23 November 2009
certify that I am a geotechnical engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million. I prepared and/or verified the Geotechnical Report as per Form 1 dated 19/10/04 March 2004 referred to below

Geotechnical Report Details

Report Title	<u>Report on Geotechnical Assessment, 22 Capua Place, Avalon</u>
Report Date	<u>March 2004</u>
Author	<u>Douglas Partners Pty Ltd</u>

Project 36687

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.

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 _____
(D.A.No) (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report and the requirements of the conditions of Development Consent 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.

Drawing No 2369/31 by D O'Brien Engineering Services

Signature Geoff Young
Name GEOFF YOUNG

Chartered Professional Status BE, MEngSc, FIE Aust, CPeng, NPER
Membership No 38650