



DK Building Certifiers Pty Limited

Address Suite 4 470 Sydney Road PO Box 929
Balgowlah NSW 2093
Tel 02 9400 2335
Fax 02 9400 2405
Email info@dkbuilding.com.au
Web www.dkbuildingcertifiers.com.au

2 July 2009

Our ref 09050

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

Dear Sir/Madam,

**Re 167A McCarrs Road Bayview
Construction Certificate No 09050**

Development application No N0537/08

DK Building Certifiers Pty Limited has issued a Construction Certificate under Part 4A of the Environmental Planning and Assessment Act 1979 for the above premises

Please find enclosed the following documentation

- Construction Certificate No 09050
- Copy of application for Construction Certificate
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the Certificate
- Notice of commencement & appointment of the PCA
- Cheque for Council's registration fee

Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor
Damian O'Shannassy

Yours faithfully

Damian O'Shannassy
Accredited Certifier No BPB0306
DK Building Certifiers Pty Limited

R-261640
\$30.00
03/07/09



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CONSTRUCTION CERTIFICATE 09050 (RESIDENTIAL)

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C and 81A(5)

APPLICANT DETAILS

Applicant Frank Binding
Address 167A McCarrs Creek Road Church Point NSW 2105
Contact Details Phone 9905 5770 Fax

OWNER DETAILS

Name of person having benefit of the development consent Frank & Kaylene Binding
Address 167A McCarrs Creek Road Church Point NSW 2105
Contact Details Phone 9905 5770

RELEVANT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Development Consent No N0537/08 Date issued 14/01/2009

PROPOSAL

Address of Development 167A McCarrs Road Bayview NSW 2105
Lot 15 DP 243387
Building Classification Class 1a
Scope of building works covered by this Notice Alterations & Additions and carport
Value of Construction Certificate (Incl GST) \$147 000 00
Plans and Specifications approved Schedule 1
Fire Safety Schedule N/A
Exclusions
Critical stage inspections See attached Notice
Conditions (CIs 187 or 188 of EPA Regs 2000) Nil

CERTIFYING AUTHORITY

Certifying Authority Damian O Shannassy
Accreditation Body Building Professionals Board
Registration No BPB0306

I Damian O Shannassy as the certifying authority certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979

Dated this 2/07/2009

Damian O Shannassy
Accredited Certifier No BPB0306

NB Prior to the commencement of work S81A (2) (b) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied



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SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

1 Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Ken Powell Architect	Plans and Elevations	0731/DA 01	A	1/10/2007

2 Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Enc T Smith	Car Port Structure Job No 09/10	SK1		24/06/2009

3 Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Frank Binding	Application for a Construction Certificate			17/06/2009
Frank & Kaylene Binding	Owners Authorisation & Appointment of PCA Form			17/06/2009
Pittwater Council	Long Service Levy	\$513 08		19/06/2009
Master Builders Queensland Insurance Services	Home Owners Warranty			17/06/2009
Sydney Water	Approved Stamp			22/06/2009
Frank Binding	Basix Certificate	A26153		3/06/2008
IN & SJ Hardy Builders Pty Ltd	Specification			17/06/2009
IN & SJ Hardy Builders Pty Ltd	Builders Details	Lic No 194618C		
IN & SJ Hardy Builders Pty Ltd	Letter regarding compliance with Bush Fire Report DA Condition			
J Hodgson	Geotechnical Risk Management Policy for Pittwater Form 2			1/07/2008
DK Building Certifiers Pty Ltd	S143B pre approval inspection report			1/07/2009

DK BUILDING CERTIFIERS

PTY LTD

BUILDING CERTIFICATION & FIRE SAFETY CONSULTANTS

SUITE 4 470 SYDNEY ROAD BALGOWLAH NSW 2093
PO BOX 929 BALGOWLAH NSW 2093
TEL 9400 2335 FAX 9400 2405
www.dkbuildingcertifiers.com.au
email info@dkbuilding.com.au
ABN 96 097 502 700

Application for a Construction Certificate

1. Details of the applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First name Family name

Flat/street no Street name

Suburb or town State Postcode

Daytime telephone Fax Mobile

Email

Signature

Date

2. Identify the land

Flat/street no Street name

Suburb or town Postcode

Lot no DP/Strata no

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. Estimated cost of the development

\$ including GST

4. Describe the development

What type of work do you propose to carry out?

- Building work ☒
Subdivision work ☐

Describe the work

ALTERATIONS & ADDITIONS & CARPORT

For building work what is the class of the building under the Building Code of Australia?

DK ? → 19 9 10A

Has development consent been granted for the development?

No ☐

Yes ☒

What is the development application no ?

N 0537/08

What date was development consent granted?

14 1 09

5. Signatures

The owner(s) of the land must sign this application

As the owner(s) of the above property I/we consent to this application

Signature



Name

FRANK BINDING

Date

17 6 09

Flat/street no

167A

Street name

MCARRS CREEK RD

Suburb or town

CHURCH POINT

State

NSW

Postcode

2105

Daytime telephone

9905 5770

Fax

Mobile

0408 466 561

Email

Date received 22/6 09 at DK Building Certifiers Pty Limited

Schedule to application for a construction certificate

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new building works

Please complete the following:

- Number of storeys (including underground floors)
- Gross floor area of building (m²)
- Gross site area (m²)

1
2375
5134

Residential buildings only

Please complete the following details on residential structures:

- Number of dwellings to be constructed
- Number of pre-existing dwellings on site
- Number of dwellings to be demolished
- Will the new dwelling(s) be attached to other new buildings?
- Will the new building(s) work be attached to existing buildings?
- Does the site contain a dual occupancy?
(NB dual occupancy = two dwellings on the same site)

EXISTING
1
NIL

Yes	☐	No	☒
Yes	☒	No	☐
Yes	☐	No	☒

Materials – residential buildings

Please indicate the materials to be used in the construction of the new building(s) works:

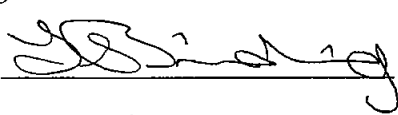
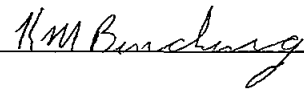
Walls	Code	Roof	Code	Floor	Code	Frame	Code
Brick (double)	☐ 11	Tiles	☐ 10	Concrete or slate	☒ 20	Timber	☒ 40
Brick (veneer)	☒ 12	Concrete or slate	☐ 20	Timber	☐ 40	Steel	☐ 80
Concrete or stone	☐ 20	Fibre cement	☐ 30	Other	☐ 80	Aluminium	☐ 70
Fibre cement	☐ 30	Steel	☒ 60	Not specified	☐ 90	Other	☐ 80
Timber	☐ 40	Aluminium	☐ 70			Not specified	☐ 90
Curtain glass	☐ 50	Other	☐ 80				
Steel	☐ 60	Not specified	☐ 90				
Aluminium	☐ 70						
Other	☐ 80						
Not specified	☐ 90						

**OWNERS AUTHORISATION
AND
APPOINTMENT OF THE
PRINCIPAL CERTIFYING AUTHORITY
(PCA)**

I/We FRANK & KAYLENE BINDING owners of
Address 167A MCCARRS CREEK RD
CHURCH POINT NSW
Telephone (h) _____ (w) 99055770 (Mobile) 0408466561
Fax _____ email _____

Hereby appoint Damian O Shannassy Accredited Certifier No BPB0306 (Building
Professionals Board) of Suite 4 470 Sydney Road Balgowlah NSW 2093 Ph (02) 9400
2335 Fax (02) 9400 2405 or info@dkbuilding.com.au as the Principal Certifying Authority for
the proposed works being

ALTERATIONS & ADDITIONS
at 167A MCCARRS CREEK RD
CHURCH POINT NSW
Council PITTWATER DA No N 0537/08

^{F 22}
Signed  ^{KAYLENE} 
Date 17 6 09

NB The original of this form must be returned together with the Construction
Certificate application

PLEASE PRINT ALL DETAILS USING CAPITALS

S J H A R D Y B U I L D E R S
1 7 6 S O U T H C R E E K R D
M E R
M E R
Postcode 2099 Bus hours phone 0418250880

A M C C A R R S C R E E K R D
2 C H P O I N T
Postcode 2105
6 Y 2009 Estimated finish date D 30 M 08 Y 2009

W A T E R
7 / 0 8
1 4 5 0 0 0 Levy payable \$ 508
DA number here
IG CERTIFIERS Business hours phone 0294002335

Department/Authority
Contract/DA No (circle which)
Levy payable \$
Contact person (Print)
Contact person (Signature)
Contract amount \$
Levy payable \$
Phone number
Date D M Y

Any false or misleading information provided on this form may result in prosecution under Section 58A
I hereby declare that the information provided on this form is true and correct to the best of my knowledge

Name IAN HARDY Signature Date D 19 M 06 Y 2009

Exemption Approval Certificate No

MBIS/033553-PermitAuthority

17/06/2009

I N & S J Hardy Builders Pty Ltd
Unit 52 No 176 Southcreek Road
COLLAROY NSW 2099



**Master Builders
Queensland**
Insurance Services

A Division of Queensland Master Builders Association
Industrial Organisation of Employers
ABN 96 641 989 386 AFS Licence 246834
18 Central Park Avenue Ashmore Queensland 4214
Phone 1300 13 13 24 FAX 1300 13 13 28

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 and 96A of the Home Building Act 1989 has been issued by
Calliden Insurance Limited (ABN 47 004 125 268) (AFSL 234438)

In respect of	Structural Alterations/Additions
At	167A McCarrs Creek Road CHURCH POINT NSW 2105
Carried out by	I N & S J Hardy Builders Pty Ltd
Licence Number	194618C
ABN	14 078 325 603
For	Frank & Kaylene Binding
In the amount of	\$145 000 00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract cover will be provided to

- a beneficiary described in the contract and successors in title to the beneficiary

OR

the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

Authorisation In Witness Whereof the Insurer issuing this Certificate of Eligibility has caused this Certificate of Eligibility to be signed by Authorised Signatory of the Insurer's Agent

Issued on the 17th day of June 2009

A handwritten signature in black ink, appearing to be 'K. J. Jones'.

Master Builders Queensland Insurance Services (ABN 96 641 989 386) (AFS
Licence 246834)

For and on behalf of Calliden Insurance Limited (ABN 47 004 125 268) (AFS
Licence 234438) as their authorised agent

NOTICE To download a copy of your insurance policy wording visit [http //www.policywording.com.au](http://www.policywording.com.au)

BASI Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number A26153

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director General

Director General
Date of Issue Tuesday 03 June 2008



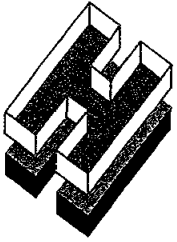
NSW GOVERNMENT
Department of Planning

[illegible]

Fixtures and systems																			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting																				✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light emitting-diode (LED) lamps																					

Glazing requirements		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check	
Windows and glazed doors					
The applicant must install the windows glazed doors and shading devices, in accordance with the specifications listed in the table below Relevant overshadowing specifications must be satisfied for each window and glazed door					
The following requirements must also be satisfied in relation to each window and glazed door					
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description or, have a U value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions					
For projections described in millimetres, the leading edge of each eave pergola, verandah balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill					
For projections described as a ratio the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below					
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35					
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window The spacing between battens must not be more than 50 mm					
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
W1	NE	5.42	0 0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.66)
W2	NE	5.42	0 0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear (or U-value 5.71, SHGC 0.66)
W3	SW	2.61	0 0	projection/height above sill ratio >=0.43	timber or uPVC single clear (or U-value 5.71, SHGC 0.66)
W4	NW	6.39	0 0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC single clear, (or U-value 5.71, SHGC 0.66)

Glazing requirements					Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type	
W5	NE	1 02	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC single clear (or U-value 5 71 SHGC 0 66)	
Skylights							
The applicant must install the skylights in accordance with the specifications listed in the table below							
The following requirements must also be satisfied in relation to each skylight							
Each skylight may either match the description or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below							
Skylights glazing requirements							
Skylight number	Area of glazing inc. frame (m2)	Shading device				Frame and glass type	
S1	0 49	no shading				timber double clear/air fill, (or U-value 4 3, SHGC 0 5)	
S2	0 49	no shading				timber, double clear/air fill (or U-value 4 3 SHGC 0 5)	



IN and SJ Hardy Builders Pty Ltd

BINDING PROJECT

ITEMS FOR CC

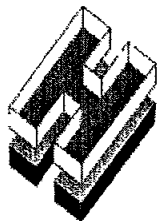
- 1/ PAY LSL to PITTWATER COUNCIL
- 2/ PAY H.O.W to MRQLD
- 3/ GET SIGNIATURES ON CC/DK DOCUMENTS

I N and S J Hardy Builders Pty Ltd

ABN 14 078 325 603 • Builders Licence No 194618c

52/176 South Creek Road Cromer NSW 2099

Office Ph/Fax (02) 9981 7811 • Mobile 0418 250 880 • insj@bigpond.com



IN and SJ Hardy Builders Pty Ltd

DK Building Certifiers Pty Limited

PO Box 892
Suite 4, 470 Sydney Road
BALGOWLAH NSW 2093

RE DA No N0537/08

We hereby undertake that all requirements as set out in bush fire report as approved within DA No stated above will comply with AS3959-1999 level 3 construction as per clause 12 (1-5) of the bush fire report from Fire Base Consulting

Yours sincerely,

Ian Hardy

Managing Director
IN and SJ Hardy Builders Pty Ltd

I N and S.J Hardy Builders Pty Ltd

ABN 14 078 325 603 • Builders Licence No 194618c

52/176 South Creek Road Cromer NSW 2099

Office Ph/Fax (02) 9981 7811 • Mobile 0418 250 880 • insj@bigpond.com

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO 2 – To be submitted with detailed design for construction certificate

Development Application for _____ Name of Applicant
Address of site <u>167A McCARRS CREEK ROAD, CHURCH POINT</u>

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, ERIC T SMITH or behalf of ERIC T SMITH
(insert name) (trading or company name)

on this the 25TH JUNE 2009
(date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development.

Geotechnical Report Details

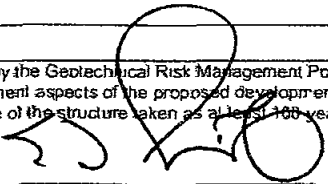
Report Title <u>RISK ANALYSIS & MANAGEMENT FOR PROPOSED ADDITIONS & ALTERATIONS AT 167A McCARRS CREEK ROAD, CHURCH POINT, VT 25519</u>
Report Date <u>1ST JULY 2008</u>
Author <u>BEN WHITE</u>

Structural Documents list

<u>DRAWING NO 09110</u>

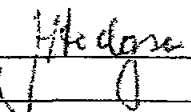
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.

ERIC T SMITH
(name)


(signature)

Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings

I prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 1ST JULY 2008 and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the Geotechnical Report have been appropriately taken into account by the structural engineer in the preparation of these structural documents. I am aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified. In the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature	
Name	<u>J HODGSON</u>
Chartered Professional Status	<u>MEngSc FIEAust</u>
Membership No	<u>149 788</u>
Company	<u>Jack Hodgson Consultants Pty Ltd</u>





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Web www.dkbuildingcertifiers.com.au

MANDATORY AND CRITICAL STAGE INSPECTION REPORT - 143B PRE-APPROVAL INSPECTION

OWNER DETAILS

Name of person having benefit of the development consent Frank & Kaylene Binding
Address 167A McCarrs Creek Road Church Point NSW 2105
Contact Details 9905 5770

RELEVANT CONSENTS

Consent Authority/Local Government Area Pittwater Council
Development Consent No N0537/08 Date issued 14/01/2009
Construction Certificate Number 09050 Date issued

PROPOSAL

Address of Development 167A McCarrs Road Bayview NSW 2105
Building Classification 1a
Type of Construction n/a
Scope of building works covered by this Notice Alterations & Additions and carport

INSPECTION DETAILS

Principal Certifying Authority Damian O Shannassy No BPB0306
Inspector Damian O Shannassy No BPB0306
Inspection date and time 1/07/2009 Inspection time 1 30 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 ✓ 143B Pre Approval Inspection Satisfactory

ADDITIONAL COMMENTS

Damian O'Shannassy
Inspector

IN & SJ HARDY BUILDERS PTY LTD

SPECIFICATION.

General Statement

All works will be completed in accordance with all relevant statutory, Council and relevant authorising requirements

All materials will be new unless otherwise stated and designed to comply with all relevant Australian Standards including Part 1.4 of the BCA (Class 1 and 10)

Stormwater and Sewer

All works will be an extension of the existing system and will be installed in accordance with AS3500.

Concrete

Footings and reinforced concrete to be designed and certified by a structural engineer and be in accordance with Part 3 2 of the BCA (Class 1 and 10)

Termite protection

All termite protection will be designed and installed in accordance with Part 3.1 3 of the BCA (Class 1 and 10)

Masonry

All Brickwork and Block work to be in accordance with Part 3 3 of the BCA (Class 1 and 10).

Carpentry

All timber framing to be in accordance with AS1684 National Timber Framing Code + Part 3.4 3 of the BCA (Class 1 and 10)

Waterproofing

All wet areas will be waterproofed in accordance with Part 3 5 1 of the BCA (Class 1 and 10)

Structural Steel

All structural steel with be designed and certified by a structural engineer

Roof

DK BUILDING CERTIFIERS PTY LTD ABN 96 097 502 700	
CONSTRUCTION CERTIFICATE No	09050
APPROVAL DATE	2/7/09
SIGNED	
Accredited Certifier - Damian O Shannassy Accreditation No BPB0306	

All roof framing will be in accordance with AS1684.

Roof tiling will be in accordance with AS2050 and AS 2049

Gutters and Downpipes to be in accordance with Part 3 5 2 of the BCA (Class 1 and 10)

Insulation

All items will be insulated in accordance with the BASIX requirements

Windows and Doors

All glazing will be in accordance with the BASIX requirements and Part 3.6 of the BCA (Class 1 and 10).

Internal linings

All linings are to be plasterboard and installed in accordance with all relevant standards

Smoke Alarms

Smoke alarms are to be located and installed in accordance with Part 3 7 2 of the BCA (Class 1 & 10)

Demolition

Demolition will be carried out in accordance with AS2601

Stair Costruction

Stair Construction will be in accordance with Part 3 9.1 of the BCA (Housing Provisions).

Balustrades

Balustrade construction will be accordance will be in accordance with Part 3 9 2 of the BCA (Housing Provisions).

IN and SJ Hardy Builders Pty Ltd

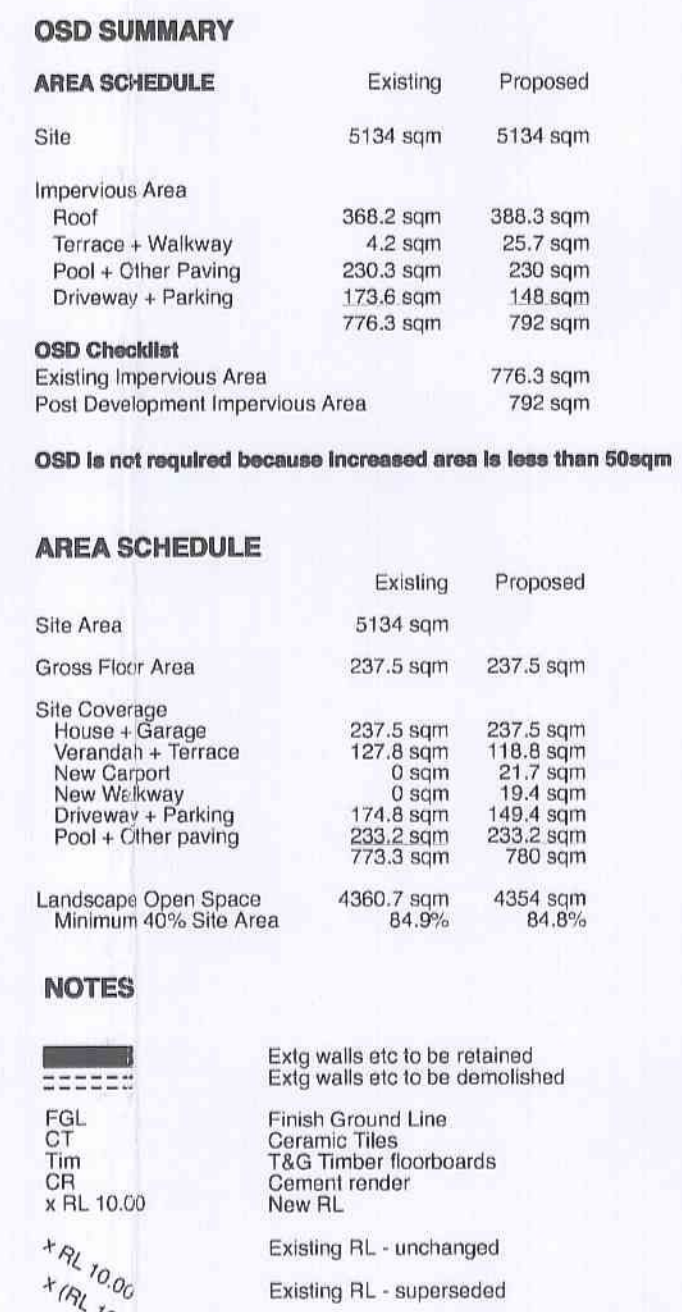
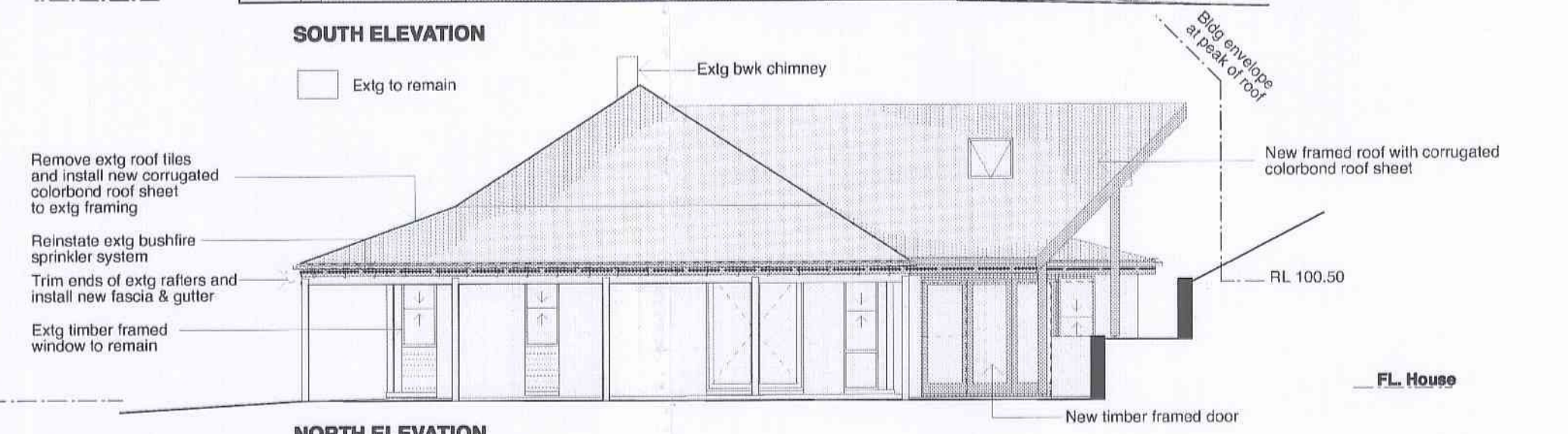
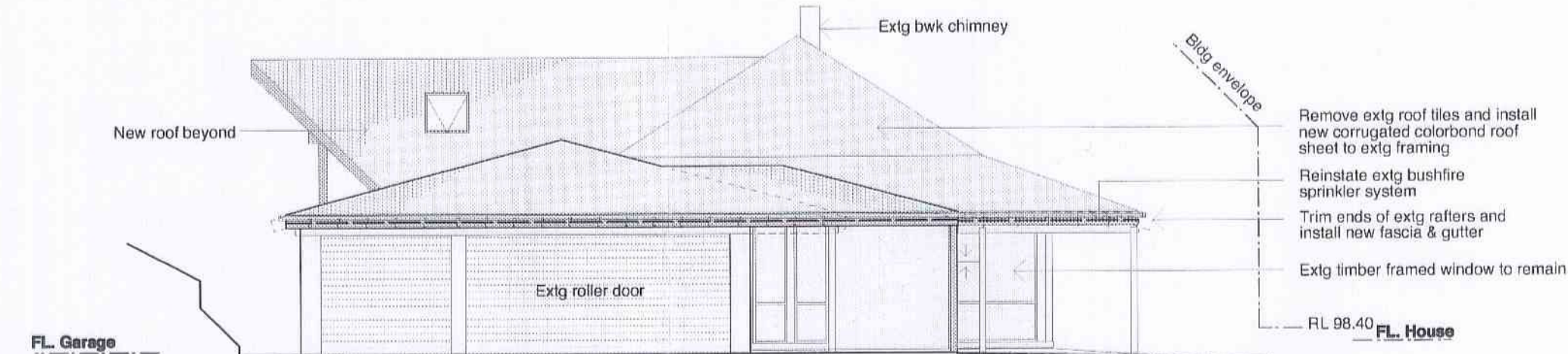
52/176 South Creek Rd Cromer NSW 2099

Ph Fax 9981 7811 Mob 0148 250 880

Email insr@bionond.com

	Project Name 15B Gilwina Drive	Job Number 09/10	Sheet No SK1
	Client Church Point Mr. Ian Hardy Bldr.	Prepared by 24/6/09	Checked by [Signature]
	Section of Project Car Port Structure.	Date	Date

REFERENCE	CALCULATIONS	OUTPUT
	Existing Garage Plan 1:100 Eric T. Smith B.E. (Hons), P.D., F.R.E.Aust DIRECTOR CPENG 133508 0407 259037 Exposure Cat A1 Concrete 25 Mpa 20 egg 80 slump Cover Ftg 65 mm Slab 25 mm Foundations - undisturbed stiff clay Pad P1, P2, P3 Section A 1:20 Section B 1:20	



DK BUILDING CERTIFIERS PTY LTD
ABN 96 097 502 700

CONSTRUCTION CERTIFICATE No. 09050

APPROVAL DATE: 21/10/12

SIGNED: [Signature]

Accredited Certifier - Damian O'Shannassy
Accreditation No BPB0306



kpa
ken powell architect

studio 1 - 151 foveaux st surry hills 2010 nsw
telephone: 8354 0815 facsimile: 8354 0816
email: kp@kparchitect.com.au abn 72 736 284 667

Project	Alterations + Additions to 15B Gilwings Drive Church Point		
Dwg Title	Plans and Elevations		
Scale	1:100 (A1)		
Date	October 2007		
Dwg No	0731 /	DA.01	Rev A