

**FITZGERALD BUILDING CERTIFIERS PTY. LTD.**

ABN 63 119 997 590

3/2A Pioneer Ave Thornleigh NSW 2120

ph 9980 2155 fax 9980 2166 E mail admin@fitzcert.com.au

CONSTRUCTION CERTIFICATE No**Council
Copy**
2008/1210**Signature****Approval Date**

08/10/08

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Council**Pittwater****DEVELOPMENT CONSENT NO**

0347/08

APPROVAL DATE

20/08/08

Name of Certifying Authority**Fitzgerald Building Certifiers Pty Ltd****Name of Accredited Certifier****Paul Fitzgerald - No BPB0119****Accreditation Body****BUILDING PROFESSIONALS BOARD****Applicant****Patioland Hornsby Pty Ltd****Address**

6/40 Leighton Pl Hornsby NSW 2077

Contact Number

9477 7073

Owner**Mr Steve Ross****Address**

59 Ross Circle Rd Avalon NSW 2107

Contact Number

9918 2277

Subject Land Lot

56

DP

11462

No

59

Dress Circle Rd Avalon

Description of Development –

Deck to front and side of house

Building Code of Australia Classification

10a

Value of Work \$

45 565 00

Builder Details**Name****Patioland Hornsby Pty Ltd****Licence Number****43136****Address**

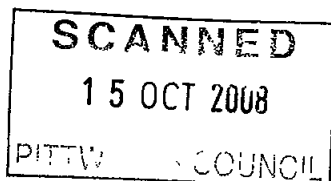
6/40 Leighton Pl Hornsby

Contact Number

9477 7073

Approved Plans And Documents

| Plans Prepared By | Drawing Nos | Dated |
|-------------------|--------------|----------|
| Patioland | Sheets 1 - 3 | 28/04/08 |



R # 247927

15/10/08

MBIS/021344-PermitAuthority

11/09/2008

Patioland Hornsby Pty Ltd
6/40 Leighton Place
HORNSBY NSW 2077



**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 Limited (ABN 43 110 186 224) (AFSL 284889)

| | |
|------------------|---|
| In respect of | Structural Alterations/Additions |
| At | 59 Dress Circle Road AVALON NSW 2107 |
| Carried out by | Patioland Hornsby Pty Ltd |
| Licence Number | 43136 |
| ABN | 49 003 170 287 |
| For | Mr Steven Ross & Mrs Sarah Ross |
| In the amount of | \$45,565 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 11th day of September 2008

A handwritten signature in black ink, appearing to read 'Ken B...'.

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

For and on behalf of Calliden Ltd (ABN 43 110 186 224) (AFS Licence 284889) as
their authorised agent

NOTICE. To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

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>59 DRESS CIRCLE ROAD, AVALON</u> | |

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

I J Hodgson on behalf of Jack Hodgson Consultants Pty Ltd
(insert name) (trading or company name)

on this the 30TH SEPTEMBER 2008
(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 RISK ANALYSIS AND MANAGEMENT FOR PROPOSED ADDITION AT 59 DRESS CIRCLE ROAD AVALON VT 25518 |
| Report Date JULY 1 ST 2008 |
| Author BEN WHITE |

Structural Documents list

| |
|---|
| LETTER DATED 25 TH SEPTEMBER 2008 (structural members) |
| |
| |

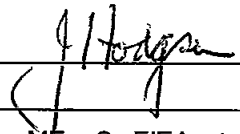
I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an Acceptable Risk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

JACK HODGSON
(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 01/07/2008 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 appropriate 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 | <u></u> |
| 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> |



200 x 50 rough sawn hwd
101 stis @ 4.50 cts
150 x 75 bearers @ 18.00 cts

90x90 steel posts on
400x400x400 conc pads

South Elevation

3000
(feet)

Fast Elevation

connect stormwater to existing downpipe under deck

1000 x 1000 timber landing
250 x 50 stringers and
(2) 150 x 50 treads to steps

90x90 timber posts with 140x50 prebeam over

Timber Deck

90x19 merbau decking
demolish existing deck

730 3500

140x75 wall plate

Varies
2800

West Elevation

This is the plan/spec referred to in
Fitzgerald Certifiers Certificate
Cert No ~~CC 2006/1210~~ 810 of
Paul Fitzgerald Accreditation No BRB 0119

Floor Plan

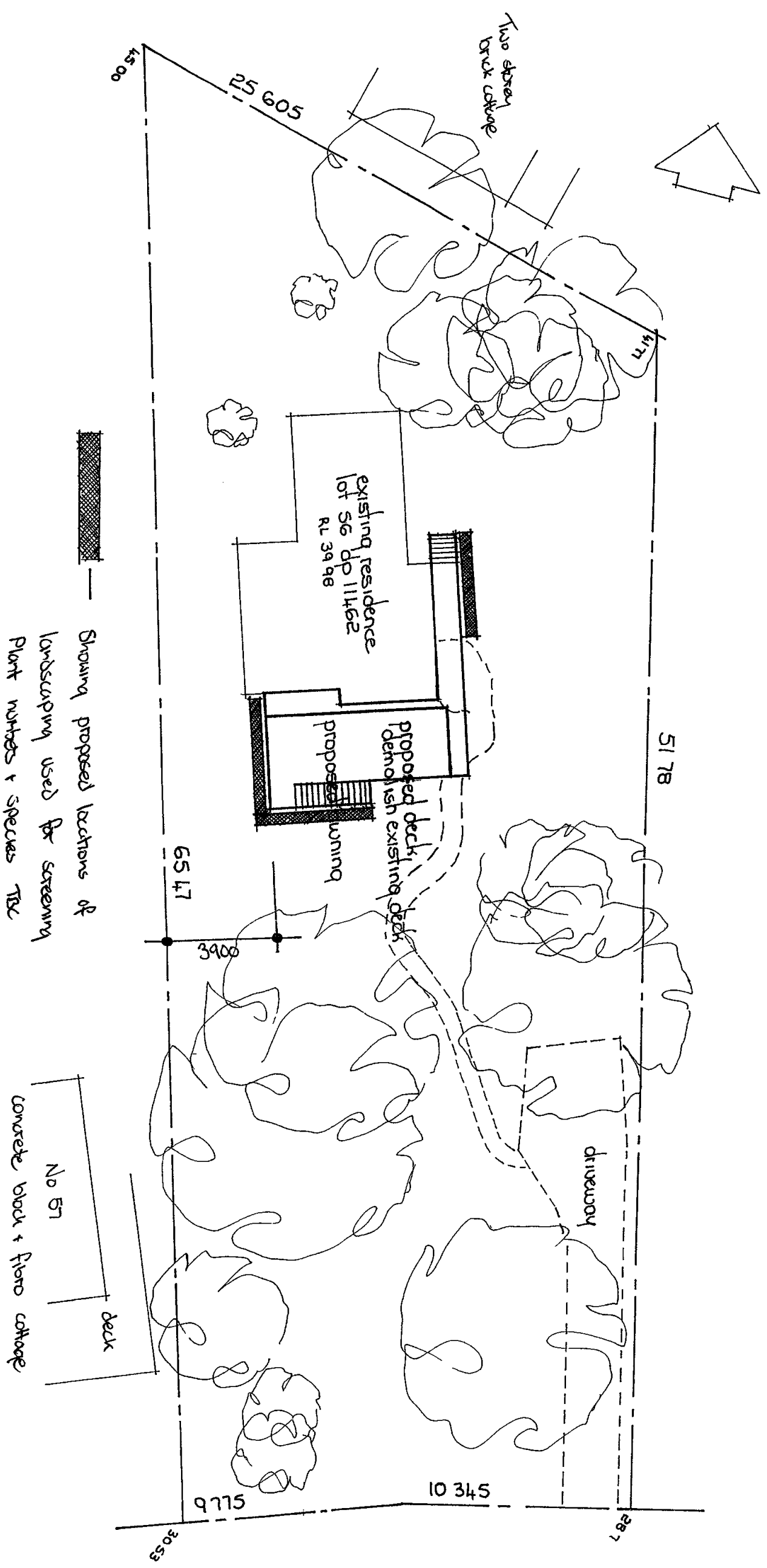
PATIO LAND

HORNSEY PTY LTD
ALBN 49 093 170 28
0401 614 1313

**PROPOSED FRONT TIMBER DECK & PATIO COVER
FOR MR S ROSS
NO 59 DRESS CIRCL ROAD, AVALON, NSW 2107
ELEVATIONS & FLOOR PLAN**

Scale 1 100
Job No 4808
28 April 2008
Sheet 1 of 2

No 61
Two storey rendered
cottage



Showing proposed locations of
landscaping used for screening
Plant numbers + species Tlx

Dress Circle Road

PATIO LAND

HORNSBY PTY LTD
APR 19 003 JL 2827
Codic Lic No 71146

PROPOSED FRONT TIMBER DECK & PATIO COVER
FOR MRS ROSS
NO 59 DRESS CIRCL ROAD, AVALON, NSW 2107
LANDSCAPE PLAN

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

Scale 1 200
Job No 4808
28 April 2008
Sheet 1 of 1