



Private Certifiers Australia

Address: Suite 5 / 470 Sydney Rd
Balgowlah NSW 2093
Tel: 02 9907 6300
Fax: 02 9907 6344
Email:
Web: <http://pcaservices.com.au>

27/07/2007

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

Dear Sir / Madam,

17a The Serpentine, Bilgola
Development application No. 130/07
Construction certificate No. 070103

Private Certifiers Australia 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. 070103
- Copy of application for Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in Schedule 1 of the certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the notice of commencement of building works 48 hours prior to the commencement of works.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Grant Harrington.

Yours Sincerely

Grant Harrington
Accredited Building Surveyor

encl

Rec: 220531 7/8/07
\$30 p.a. fee.

Project ID: 070103

Email: grant@pcaservices.com.au
Website: <http://pcaservices.com.au>

A.B.N.:
Lic No.

Powered by:
 buildaform

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private Certifiers Australia

NOTICE TO THE APPLICANT/ OWNER OF THE PROPERTY

1) READ YOUR PAPER WORK CAREFULLY!

2) NOTICE OF COMMENCEMENT FORM

YOU MUST FILL OUT THE NOTICE OF COMMENCEMENT FORM AND RETURN IT TO OUR OFFICES, OUR COMPANY WILL NOTIFY COUNCIL TWO (2) DAYS PRIOR TO YOU COMMENCING WORK ON SITE. DO NOT START WORK UNTIL THIS HAS BEEN DONE.

3) MANDATORY INSPECTIONS

MANDATORY INSPECTION IS THE RESPONSIBILITY OF THE OWNER, THE PERSON HAVING THE BENEFIT OF THE CONSENT UNDER WHICH THIS CERTIFICATE HAS BEEN ISSUED.

PLEASE MAKE YOUR SELF AWARE OF YOUR RESPONSIBILITY TO CONTACT OUR OFFICE 48HRS PRIOR REQUIRING A MANDATORY INSPECTION AS OUTLINED IN OUR FORM – SEE CRITICAL MANDATORY INSPECTIONS.

FAILING TO ARRANGE OR GIVE 48 HRS NOTICE (2 DAYS) TO OUR COMPANY TO ARRANGE THE MANDATORY INSPECTION MAY AFFECT THE ABILITY OF OUR COMPANY ACTING AS THE PRINCIPAL CERTIFYING AUTHORITY TO UNDERTAKE THE INSPECTION. FAILING TO UNDERTAKE A MANDATORY INSPECTION AS OUTLINED IN THE DOCUMENTS WILL RESULT IN THE OCCUPATION CERTIFICATE AT THE COMPLETION OF THE PROJECT UNABLE TO BE ISSUED TO COUNCIL, THE OWNER OR THE APPLICANT

4) I UNDERSTAND AS THE PROPERTY OWNER THAT I HAVE READ THE ABOVE REQUIREMENTS AND THE CONSTRUCTION CERTIFICATE DOCUMENTATION SURROUNDING INSPECTIONS FOR THE PROJECT.

5) PLEASE SIGN THIS FORM AND RETURN WITH THE “NOTICE OF COMMENCEMENT” FILLED OUT TWO (2) DAYS PRIOR TO COMMENCEMENT OF WORKS ON SITE.

Yours Sincerely



**Grant Harrington
Accredited Building Surveyor**

Telephone 99076300 Facsimile 99076344
PO Box 907 Balgowlah 2093 www.pcaservices.com.au

Owner of Property

Signature of Applicant

Mobil 0401 81 6661



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CONSTRUCTION CERTIFICATE 070103 (RESIDENTIAL)

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

APPLICANT DETAILS

Applicant: Rob Davies
Address: PO Box 674 Avalon NSW 2107
Contact Details: Phone: 9974 1104 Fax:

OWNER DETAILS

Name of person having benefit of the development consent: Brett Davis
Address: 4 Attey Street Manly West QLD
Contact Details: Phone: xx

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 130/07 Date issued: 29/06/2007

PROPOSAL

Address of Development: 17a The Serpentine Bilgola NSW 2107
Building Classification: Class 1
Scope of building works covered by this Notice: alterations & additions to existing dwelling
Value of Construction Certificate (Incl GST):
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions: nil
Critical stage inspections: See attached Notice
Conditions (CIs 187 or 188 of EPA Regs 2000): Nil

CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. DPNR ACC BPB0170

I, Grant Harrington, 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: 27/07/2007

Grant Harrington
Accredited Building Surveyor

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

Project ID: 070103

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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Rob Davies	East Elevation			20/03/2007
Rob Davies	Roof Plan			20/03/2007
Rob Davies	Proposed Floor Plan			20/03/2007
Rob Davies	Site Cover			20/03/2007

2. Endorsed Structural plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Chris Ward Consulting Services	Existing Roof Plan	S1		24/07/2007

3. Endorsed Landscape plans

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Geoff Burton	Landscape Design			1/04/2007

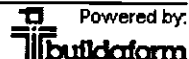
4. Endorsed Other documents

PREPARED BY	DOCUMENT	DRAWING NO	REV	DATE
Rob Davies	Construction certificate Application			25/07/2007
Brett Davies	Power of Attorney			22/03/2007
Chapman Hutchison Pty Ltd	Certification of Structural Elements			24/07/2007
Pittwater Council	Long Service Levy			19/07/2007
Sydney Water	Building Plan Approval			12/07/2007
Lumley General Insurance	Home Warranty	123401		23/07/2007
M B S Green & Assoc Pty Ltd	Detail & Levels for 17a The Serpentine Bilgola			
Department of Conservation & Land Mgmt	Preparing an Erosion & Sediment Control Plan			
General Housing Specs				27/07/2007

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NOTICE TO APPLICANT OF MANDATORY CRITICAL STAGE INSPECTIONS

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(ii)

OWNER DETAILS

Name of person having benefit of the development consent: Brett Davis
Address: 4 Attey Street Manly West QLD
Contact Details: Phone: xx

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 130/07 Date issued: 29/06/2007
Construction Certificate Number: 070103 Date issued: 27/07/2007

PROPOSAL

Address of Development: 17a The Serpentine Bilgola NSW 2107
Scope of building works covered by this Notice: alterations & additions to existing dwelling

CERTIFICATION DETAILS

Principal Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. DPNR ACC BPB0170

Please telephone 9907-6300 to book a critical stage inspection. A minimum period of 48 hours is to be provided.

I, Grant Harrington, Private Certifiers Australia located at Suite 5 / 470 Sydney Rd Balgowlah NSW 2093 acting as the principal certifying authority hereby give notice in accordance with Section 81A(2)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(ii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an occupation certificate.

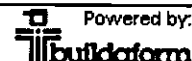
Dated: 27/07/2007


Grant Harrington
Principal Certifying Authority

Project ID: 070103

Email: grant@pcaservices.com.au
Website: <http://pcaservices.com.au>

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SCHEDULE 1: MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	At commencement of building work	Certifying Authority
2.	After Excavation for, and prior to the placement of any footings	Certifying Authority
3.	Prior to pouring any in-situ reinforced concrete building element	Certifying Authority
4.	Prior to covering of the framework for any floor, wall, roof or other building element	Certifying Authority
5.	Prior to covering waterproofing in any wet areas	Certifying Authority
6.	Prior to covering any stormwater drainage connections	Certifying Authority
7.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Certifying Authority

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NOTICE OF COMMENCEMENT OF BUILDING WORK

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b)(iii) & (b2)(i) & (ii) & (iii) & 86(1)(a)(ii) & (a2)(i) & (ii) & (iii) & (1)(b)

OWNER DETAILS

Name of person having benefit of the development consent: Brett Davis
Address: 4 Attey Street Manly West QLD
Contact Details: Phone: xx

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 130/07 Date issued: 29/06/2007
Construction Certificate Number: 070103 Date issued: 27/07/2007

PROPOSAL

Address of Development: 17a The Serpentine Bilgola NSW 2107
Scope of building works covered by this Notice: alterations & additions to existing dwelling

DECLARATION OF OWNER

As the person having the benefit of the development consent for the building works identified in this Notice, I/we hereby certify:

1. That the residential building works shall be carried out by the applicant as an owner-builder, if that is the case OR by the appointment of a principal contractor (Complete 1a or 1b).
 - 1a. Owner-builder Permit No (Please attach a copy of the permit):
 - 1b. Name of principal contractor for residential work:
Contractor License No:
Address:
Contact Details:
2. All development consent conditions that are required to be satisfied prior to the commencement of building work and as listed here below will be satisfied prior to the request for a commencement stage inspection (A commencement stage inspection shall be booked 48hrs prior to commencement of building works).
Relevant development consent conditions to be complied with:
3. That building work is intended to commence on or about the date specified below.
Date work is to commence (Allow 2 full days notice):
4. That the principal contractor has been notified of any critical stage inspections or other inspections that are to be carried out in respect of the building work.

SIGNATURE OF OWNER

Signature:

Name:

Date:

IMPORTANT MESSAGE:

1. Return this original completed notice to **Private Certifiers Australia** and allow 2 full days from the date of return, prior to your intended commencement date.
2. DO NOT commence building work prior to the Initial (commencement) critical stage inspection.
3. Failure to request any critical stage inspection will prohibit the issue of an Occupation Certificate.

Project ID: 070103

Email: grant@pcaservices.com.au
Website: <http://pcaservices.com.au>

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NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under Part 4 of the Environmental Planning and Assessment Act 1979 Sections 81A(2)(b1)(i) & 86(1)(a1)(i)

OWNER DETAILS

Name of person having benefit of the development consent: Brett Davis
Address: 4 Attey Street Manly West QLD
Contact Details: Phone: xx

RELEVANT CONSENTS

Consent Authority/Local Government Area: Pittwater Council
Development Consent No: 130/07 Date Issued: 29/06/2007
Construction Certificate Number: 070103 Date Issued: 27/07/2007

PROPOSAL

Address of Development: 17a The Serpentine Bilgola NSW 2107
Scope of building works covered by this Notice: alterations & additions to existing dwelling

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Grant Harrington
Accreditation Body: Building Professionals Board
Registration No. DPNR ACC BPB0170

The owner has appointed Grant Harrington as the Principal Certifying Authority as stated in the Construction Certificate Application lodged with Private Certifiers Australia for the building works identified in this Notice.

I, Grant Harrington, Accredited Building Surveyor of Private Certifiers Australia located at Suite 5 / 470 Sydney Rd Balgowlah NSW 2093 accept the appointment as the Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.

Dated: 27/07/2007

Grant Harrington
Principal Certifying Authority

Project ID: 070103

Email: grant@pcaservices.com.au
Website: <http://pcaservices.com.au>

A.B.N.:
Lic No.

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27/07/2007

Rob Davies
PO Box 674
Avalon NSW 2107

Dear Rob Davies,

Re: 17a The Serpentine Bilgola NSW 2107 , Construction certificate No. 070103

Enclosed are two (2) copies of the approved **Construction Certificate** for the subject development and two (2) copies of the stamped plans. One copy of each has been forwarded directly to Pittwater Council for their records.

The Notice of Appointment of Principal Certifying Authority and Commencement of Building Work form is required to be submitted to the consent Authority (Council) 48 hours prior to commencement of building work. Private Certifiers Australia will lodge this form to Council on your behalf after being returned to the appointed Principal Certifying Authority.

The PCA role to be undertaken by Private Certifiers Australia will require inspections and certification. Please have the Owner/Builder liaise with our Accredited Building Surveyor Grant Harrington prior to commencement of the work.

Should you need to discuss any issues, please do not hesitate to contact the undersigned.

Yours faithfully,



Grant Harrington
Accredited Building Surveyor
Private Certifiers Australia
0401 816661

enc

Project ID: 070103

Email: grant@pcaservices.com.au
Website: <http://pcaservices.com.au>

A.B.N.:
Lic No.

Powered by:


Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private
Certifiers
Australia

CC RECEIVED

ON 26 JUL 2007

CONSTRUCTION CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*

Sections 81A(2), 109C(1)(b)

IDENTIFICATION OF BUILDING

Address 17A THE SERPENTINE BILGOLA

Lot, DP/MPS etc 71 DP 15295

Suburb or town BILGOLA Post Code 2107

DESCRIPTION OF DEVELOPMENT

Detailed Description:

ALTERATIONS & ADDITIONS TO
EXISTING DWELLING

APPLICANT

Name R. J. DAVIS Company _____

Address P.O. Box 674

Suburb or town AVALON Post Code 2107

Phone B/H _____ Fax No 99741104

Mobile 0414600141 Email _____

As the applicant, I/we hereby:

1. ~~Submit this Construction Certificate Application~~ under the *Environmental Planning & Assessment Act 1979*, with Private Certifiers Australia and appoint Grant Harrington as the Principal Certifying Authority for the building work identified in this application.

Signature of applicant:

Sign [Signature] Date 25/7/07

CONSENT TO ALL OWNER(S)

Name B.S. DAVIS Company _____

Address P.O. Box 674 AVALON (17A THE SERPENTINE BILGOLA)

Suburb or town _____ Post Code 2107

Phone B/H _____ Fax No _____

Mobile 0414600141 Email _____

As the owner of the above property, I/we consent to this application

R. J. DAVIS
Signature of Owner

Sign [Signature] Date 25/7/07

(By POWER OF ATTORNEY)

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

562.742

Gross floor area of existing building (m²)

What are the current uses of all or parts of the building(s)/land?

14542 Dwelling

(If vacant state vacant)

Location BILGORA Use

Does the site contain a dual occupancy?

No

What is the gross floor area of the proposed addition or new building (m²)

4242

What are the proposed uses of all parts of the building(s)/land?

Location

Use

Dwelling

Number of pre-existing dwellings

1

Number of dwellings to be demolished

—

How many dwellings are proposed?

1

How many storeys will the building consist of?

1

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/masonry	20	fibreglass	80
Concrete	20	Masonry/terracotta	10
Steel	60	a shingle tiles	20
Fibrous cement	30	Slate	20
Hardiplank	30	Steel	60
Timber/weatherboard	40	Terracotta tile	10
Cladding aluminium	70	Other	80
Curtain glass	50	Unknown	90
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

VALUE OF WORK

Estimated Cost of work:

\$ 230,000

GST:

\$

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

DEVELOPMENT CONSENT

Development Consent No

No. 130/07

Date of Determination

Date 29/6/07

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

Owner-builder Permit No.

or

Name of Builder

PEARL DESIGN & CONST.

Address

12/82 BATHURST ST. LIVERPOOL

Telephone

1300558462 Fax

Contractor License No.

188993C

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a construction certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a construction certificate for proposed residential building work.

General Power of Attorney

Part 1: General

This power of attorney is made on the 22nd day of MARCH, 2007, by

BRETT STEVEN DAVIS ("the principal")

(Name)

4 ATTEY ST, MANLY WEST, QLD

of (Street address)

1. I appoint-

ROBERT JOHN DAVIS ("the attorney")

(Name)

6 ROCKBATH RD, PALM BEACH NSW

of (Street Address)

to be my attorney.

My attorney may exercise the authority conferred on them by Part 2 of the Powers of Attorney Act 2003 to do on my behalf anything I may lawfully authorise an attorney to do. My attorneys' authority is subject to any additional details specified in Part 2 of this document,

2. I give this power of attorney with the intention that it will continue to be effective if I lack capacity through loss of mental capacity after its execution.

Note to clause 2: You can cross out clause 2 if you do not want it to apply, then you need to see a solicitor, barrister, registrar of a Local Court or other prescribed witness referred to in section 9 of the Powers of Attorney Act 2003 who must complete the certificate that is required under that section.

3. This power of attorney operates –

• Immediately

~~• When my attorney (or as each of my attorneys accept) the appointment~~

• On and from.....

Up to and including.....
(specify dates)

• When my attorney considers that I need assistance managing my affairs

• Other.....

BD
8/

If no option is selected or the options chosen are unclear or inconsistent, I intend that the power of attorney will operate immediately or, if clause 2 is not crossed out, when my attorney accepts, or each of my attorneys accepts, the appointment.

*Note to clause 3: Cross out the options that you do not want.
If you include clause 2 above, the power of attorney will not operate to confer any authority on an attorney until the attorney accepts the power of attorney by signing this document.*

4. If I appoint more than one attorney, then I appoint them jointly and severally.

Note to clause 4: Cross out "and severally" if you want your power of attorney to operate only when both attorneys act together and are both living. You should get legal advice on changing this clause.

Part 2: Additional Powers and Restrictions

× 5. ~~I authorise my attorney to give reasonable gifts as provided by section 11(2) of the Powers of Attorney Act 2003.~~ 80

Note to clause 5: Cross out if you do not want to confer this authority

× 6. ~~I authorise my attorney to confer benefits on the attorney to meet the attorney's reasonable living and medical expenses as provided by section 12(2) of the Powers of Attorney Act 2003.~~ 80

Note to clause 6: Cross out if you do not want to confer this authority.

× 7. ~~I authorise my attorneys to confer benefits on –~~

.....
(Name)

of
(Street address)

and

.....
(Name)

of
(Street Address) 80

~~to meet their reasonable living and medical expenses as provided by section 13(2) of the Powers of Attorney Act 2003.~~

Note to clause 7: Cross out if you do not want to confer this authority.

8. This power of attorney is subject to the following conditions and limitations -

To sign any document required to complete the purchase by use of the property known as 17A The Serpentine Bilgola NSW including contracts, transfers, bank documents and other documentation and to sign cheques for building and maintenance works effected to

Note to clause 8: Specify conditions and/or limitations. Cross out if you do not want to add conditions or limitations.

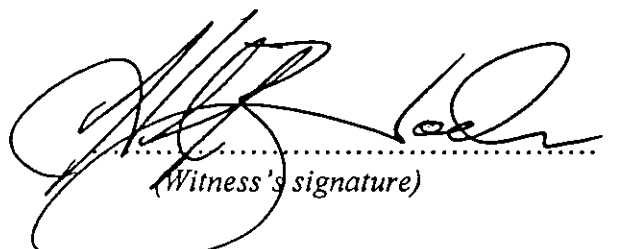
the property and to appoint consultants and tradesmen and sign any Council ~~or~~ document required to effect building works to the property and all matters necessary to sell the property including contract of sale.

Signed, sealed and delivered by
BRETT STEVEN DAVIS



(Principal's signature)

in the presence of



(Witness's signature)

HARRY ALEXANDER ZUNDOCK

(Witness's name)

367 BAKKENTOEY RD, NEWPORT.

(Witness's address)

Certificate under section 19 of the Powers of Attorney Act 2003

Note: This certificate is to be completed only if clause 2 is retained and you want to create an enduring power of attorney.

I, Harry Rundoek
of 367 Barneyjoey Rd, Newport
Solicitor

certify the following –

1. I explained the effect of this power of attorney to the principal before it was signed;
2. The principal appeared to understand the effect of this power of attorney;
3. I am a witness prescribed by section 19(2) of the Powers of Attorney Act 2003;
4. I am not an attorney under this power of attorney;
5. I have witnessed the signing of this power of attorney by the principal.

Dated 22/3/07

[Signature]
(Signature)

Acceptance by Attorney

Note: To be used for enduring powers of attorney only. It must be signed before the power of attorney can be used by the attorney.

I, **ROBERT JOHN DAVIS**, accept my appointment as an attorney under this enduring power of attorney.

Dated 22/3/07

[Signature]
(Attorney's signature)

**Lodged for registration at the Department of Lands,
Land and Property Information Division (LPI) by –**

(see paragraph 7 in the publication "Important Information for Principals and Attorneys" provided with this form)

LPI Delivery Box No.

Name, Address or DX and Telephone Number

CHAPMAN HUTCHISON PTY LTD

24th July 2007

Mr R Davis
C/- Chris Ward Consulting Services Pty Ltd
9 Eric Green Drive
MONA VALE NSW 2103

182-186 Blues Point Rd
North Sydney 2060

Australia

Phone: (02) 9922 6322

Fax: (02) 9923 1270

Email:
bah_cha@chestar.com.au

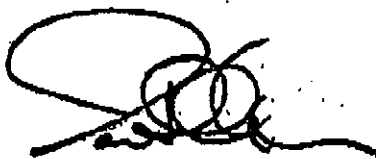
Dear Sir

RE: 17A THE SERPANTINE, BILGOLA

This is to certify that the structural elements shown on Chris Ward Drawing No.S07-627/S1 have been reviewed and found to be in accordance with the relevant portions of the Building Code of Australia and the relevant SA Codes for structural adequacy, in particular AS 1170 and AS1684.

Yours faithfully

CHAPMAN HUTCHISON PTY LTD



Ian D CHAPMAN

Pittwater Council

ABN: 61340837871

TAX INVOICE

OFFICIAL RECEIPT

19/07/2007 Receipt No 219096

To ROBERT DAVIS

PO BOX 674
AVALON
2107

Qty/ Applic	Reference	Amount
	QLSL-Buil	\$805.00
GL Rec 1	X LONG SERVICE N0130/07	
1	CCGST-CCa	\$7.32
GL Rec 1		
	GST	\$0.73
GL Rec		
To GL Receipt:		

Total Amount:	\$813.05
Includes GST of:	\$0.73

Amounts Tendered

Db/Cr Card	\$813.05
Total	\$813.05
Rounding	\$0.00
Change	\$0.00
Nett	\$813.05

Printed 19/07/2007 11:08:51 AM
Cashier NCullis

SYDNEY WATER
BUILDING PLAN APPROVED
ASSET NOT AFFECTED

Dolfin No: ...D07/8-00095.....

Quick Check Ref No: 2028248.....

e-Developer Case No:

Property Location

Street No: 17A.....

Lot No: 71.....

Street Name: THE SERPENTINE

Suburb:BILGOLA.....

Building/Structure Description: CARPORT.....

Building Plan No: ...NO NUM.....

Proposed building/structure is **APPROVED** to be constructed ~~OVER~~ **ADJACENT TO** a Sydney Water sewer/asset as:

1. Service Location Report / ~~Work As Constructed plan~~ reveals the building/structure is outside the Zone of Influence. No special precautions required.

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling pools without a permit.

APPROVED BY

WSC Company Name:BYRNE & ASSOCIATES PTY LTD.....

Name of Key Personnel:D. GLENNING.....

Signature of Key Personnel: 

Date: 12.1.7.107.



Level 9, 309 Kent Street Sydney, New South Wales
Telephone: (02) 9248 1111
Facsimile: (02) 9248 1238
ABN: 24 000 036 279

Policy Schedule / Certificate of Insurance

Underwritten by Lumley General Insurance Limited. (ABN 24 000 036 279) ('Insurer')

OWNER COPY

HOME WARRANTY - JOB SPECIFIC POLICY (NSW) - Owner Copy

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with: Section 92 in respect of CONTRACT WORK, or Section 93 in respect of SUPPLY OF A KIT HOME, or Section 95 in respect of OWNER BUILDER Work, or Section 96 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 ('The Act') and/or the Home Building Regulation 1997 ('The Regulations') issued by the Insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: LGI - 001 CERTIFICATE No.: 123401 POLICY ISSUED: 23/07/2007

INSURED

The Building Owner ('Beneficiary'): B S Davis
Postal Address: 17a The Serpentine, Bilgola NSW 2107

RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy:	Internal renovations to existing dwelling & construction of carport - as per application dated 18/07/2007		
At (Site Address):	17a The Serpentine, Bilgola NSW 2107		
Municipality:		Contract Date:	10/07/2007
Project Manager:	Jabbour James Marroun	Contract Price:	\$230,000.00
Est. Start Date:	20/07/2007	Est. Completion Date:	20/11/2007

CONTRACTOR

Carried out by (Trading Name): Pearl Design & Construction Pty Ltd
Postal Address: Suite 12 82 Bathurst Street Liverpool NSW 2170
ABN / ACN No.: 43 118 726 524
Licence/Contractor No.: 188993c
Phone No.: -

MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$300,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of Issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

PREMIUM

Paid by Builder

Lumley General Insurance Limited, Level 9, 309 Kent Street Sydney, New South Wales (ABN 24 000 036 279)

Signed for and on behalf of Lumley General Insurance Limited

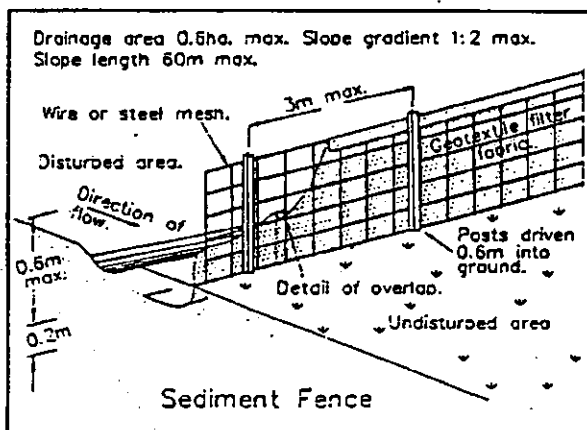
Preparing an Erosion and Sediment Control Plan (ESCP)

1. What is an Erosion and Sediment Control Plan?

An Erosion and Sediment Control Plan (ESCP) is a plan showing how to minimise erosion and trap sediment occurring as a result of development or building activity.

2. The plan

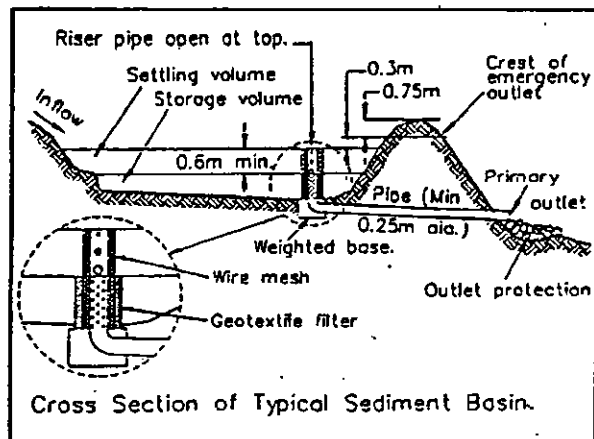
The complexity of the plan will vary with the nature and scale of the development, particularly the amount of ground disturbance likely to result. It should be a 'stand alone' document, consisting of drawings and notes which can be fully interpreted by site personnel.



3. Preparation of the plan

In most cases you need to show the following;

- locality
- contours (initial and final)
- existing vegetation
- existing site drainage



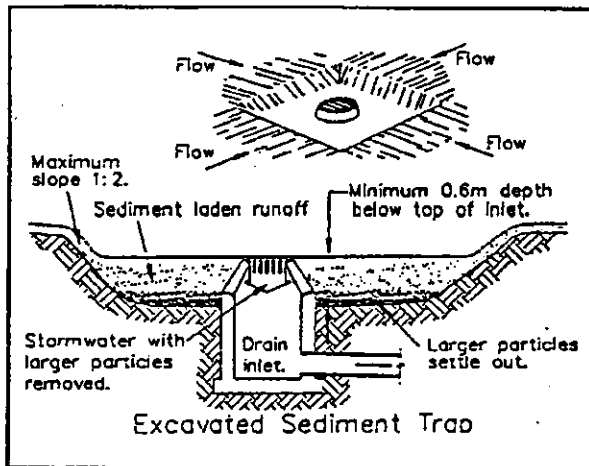
- limit of clearing, grading and filling
- land slope gradients
- critical natural areas (swamps, streams, cliffs)
- location of topsoil stockpiles
- catchment area boundaries
- erosion control practices
- sediment control practices
- location of roads and all impervious surfaces
- details of site revegetation program
- outline of program for maintenance of erosion and sediment controls

Note: For detailed information on the preparation of an Erosion and Sediment Control Plan (ESCP) and design of appropriate measures, please consult 'Urban Erosion and Sediment Control Handbook, 1992', Department of Conservation and Land Management.

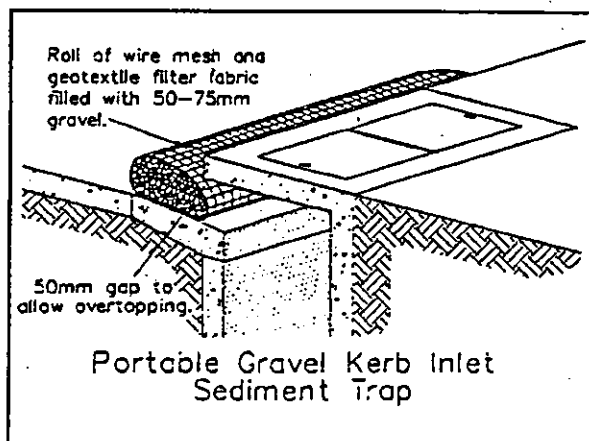
4. Erosion and sediment control strategy

Erosion and sediment control is a two stage process. Firstly, erosion control measures need to be applied within the

- locate sediment traps or filters below all disturbed areas to intercept and detain sediment laden runoff
- locate sediment filters above environmentally sensitive areas such as streams, lake foreshores and steep slopes
- subdivide drainage catchments into smaller units, at a size appropriate to the type of sediment control measure to be used



- use sediment traps or basins as the most effective structures to control concentrated runoff flows
- use sediment filters as the most appropriate means of controlling sheet runoff flows
- identify areas of existing vegetation which have the potential to filter sediment laden sheet runoff flows
- locate multiple sediment basins or major sediment traps so that they drain in *parallel*, not in *series*, to reduce the risk of total failure



5. In summary




An ESCP *must* show relevant *site characteristics*, as well as the *design criteria* of erosion and sediment controls. These two requirements can be further divided into *essential* and *desirable* features, as indicated in the appropriate tables located on the back page.

SAMPLE PLAN

EROSION AND SEDIMENT CONTROL PLAN

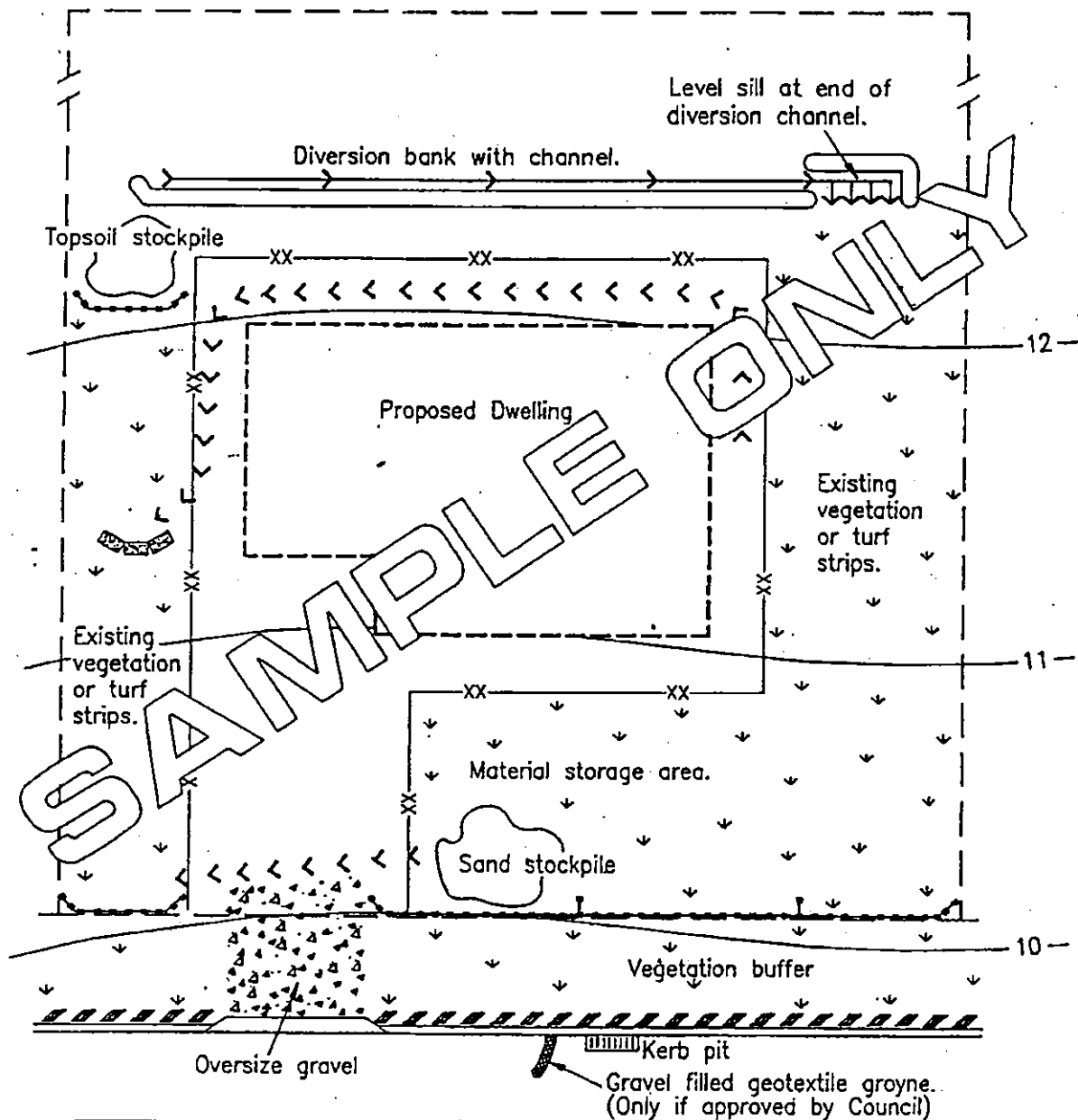
Dwelling Construction

LEGEND

- XX— Extent of clearing or disturbance
- < < < < Diversion channel
- - - Property boundary
-  Straw bale sediment trap
- - - Dwelling site
-  Sediment fence
- 12- Contour
-  Kerb turf filter

NOTES:

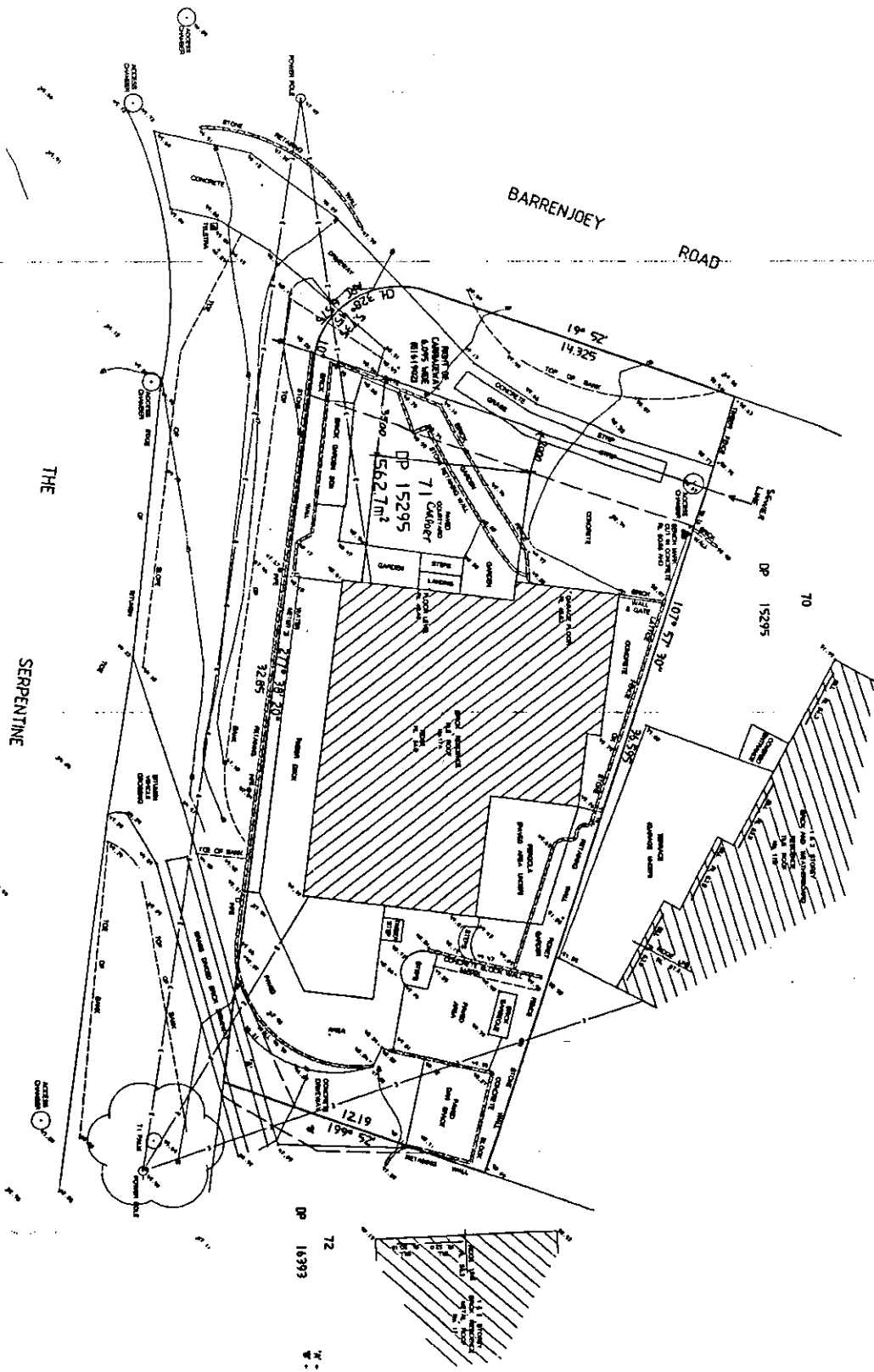
1. All runoff and sediment control structures will be maintained in a functional condition.
2. All vegetation outside the building envelope will be retained.



Prepared by: Drawn by: Date:	APPLICANT Name: Address:	PROPERTY DESCRIPTION Lot..... DP.....
--	---	---

CLIENT: R. DAVIS
THIS PLAN AND THE INFORMATION IT CONTAINS ARE COPYRIGHT AND
REMAIN THE PROPERTY OF M.B.S. GREEN & ASSOCIATES PTY LTD.
USE OF THIS PLAN AND INFORMATION CONTAINED THEREIN FOR ANY
PURPOSE BEYOND THAT INSTRUCTED BY THE CLIENT IS NOT PERMITTED
WITHOUT THE WRITTEN PERMISSION OF M.B.S. GREEN & ASSOCIATES PTY LTD.
M.B.S. GREEN & ASSOCIATES PTY LTD GRANTS TO THE CLIENT (NAME)
A LICENSE TO USE THE INFORMATION HEREIN FOR THE INSTRUCTED
PURPOSE.

PLAN
SHOWING PARTIAL DETAIL AND LEVELS
OVER 17A THE SERPENTINE
BILGOLA
LGA. PITWATER



- NOTES:
1. THIS PLAN DOES NOT INVESTIGATE BOUNDARIES.
 2. BOUNDARY DIMENSIONS, AND ALL NORTH POINT FROM DP 15295.
 3. DETAIL OF THE 71' CUL-DE-SAC IS NOT CONFIRMED.
 4. THIS PLAN IS BASED ON AERIAL PHOTOGRAPHS.
 5. CONTOURS ARE INDICATIVE ONLY OF TERRAIN SHAPE.
 6. UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
 7. PRIOR TO ANY WORKS, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF UNDERGROUND SERVICES AND OBTAINED LOCATION OF ALL SERVICES.
 8. LOCATED TREES ARE DIAGNOSTIC ONLY. SPECIES TO BE CONFIRMED.
 9. LOCATED TREES ARE NUMBERED T1, T2, T3 etc.

M B S GREEN & ASSOCS. PTY. LTD.
REGISTERED SURVEYORS
24/12 WARRAWAY STREET
BILGOLA VALE NSW 2103
PH: 9979 2011 FAX: 9979 2047
SCALE: 1:1000 @ A1
DATE: 12 MARCH 2007
REV: A1 (9728 0443)

"Y" - POINT OF CUMULATIVE VARIANCE WITH 9442002
"W" - POINT OF CUMULATIVE VARIANCE WITH 9442011

INTRODUCTION TO GENERAL HOUSING SPECIFICATIONS

- A** This Buildaform Specification will detail any of the works to be carried out on site, it is not limited to what is listed in the specification but also the workmanship that the Licensed builders, Qualified tradesmen are to executed the works in accordance with the BCA (Building Code of Australia) and the Australian standards which are referenced within the BCA. We note that these standards may change with the adoption of the BCA every year. We advise that the Australian Standard referenced within this buildaform specification relates to the standard at the time in which this " buildaform Generic Residential building Specification " is downloaded from the website.

For eg; if this specification was downloaded prior to the BCA adoption date of the 1 may 2006 then the applicable Australian standard that are listed within the BCA 2005 would be applicable for approval process. Should the specification be downloaded prior to 1 may 2006 and the issue date of the approval by either the " certifying authority " or Council then the applicable specification would have to be downloaded at the time in the year in which the approval was to be given by the certifying authority in order to reference the correct or newly adopted standards or building practices which may have been included within the BCA for change.

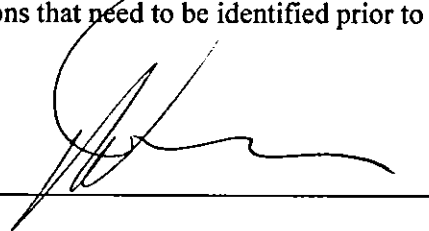
I understand that this specification is to assist the building process and provide a design standard in which to construct the dwelling, structure or residential building. The approved plans and other documents relied upon in the approval process will further assist in the building process and must be also relied upon to fully complete the construction of the dwelling, structure or residential building. The terms and condition of any construction works between parties is subject to a contract as prescribed by Law.

Whilst the Buildaform specification provides general compliance details any tested system, relevant manufacture's installation or recommendations for a specific product shall also be relied upon and work in conjunction with this specification to meet the BCA at the time and the Australian Standards. Should a tested system or manufactures details differ from the general principles adopted by the BCA then is may be required to address the performance clauses of the BCA in order to demonstrate the compliance has been met. Engineers should be consulted if the builder, Owner or trades person is unsure of any structural details or conditions that need to be identified prior to works starting on site.

Date of Download

27/7/07

Owner



A1 Preliminary Use

The buildaform Specification is to form a general part of demonstrating compliance with current building codes. Other requirements may be required to be entered into for inclusion of the building process and make reference to the requirements of parties to sign written contracts as law requires. This specification shall be read with other documents.

A2 Prevailing Documents

Architectural drawings, Engineering drawings and other documents relied upon shall be relied upon should their be a discrepancy between this specification nominates and what the architect and engineering plans demonstrate. Where there is a difference in measurements the architectural plans shall take precedents

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Initial.....

General housing specifications contract number:.....

27/07/2007

The person undertaking works on site shall keep good and legible records at all times and document clearly the changes if any occur and inform the owner, certifying authority or council of the changes at a time of inspection or when asked to demonstrate compliance. If the documents change then it may be required that the Owners, builder or tradesman seek an amended approval prior to proceeding with the works on site.

A3 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

A4 Prime Cost and Provisional Sum items

Refer to the legally binding contract between the Owner and the Contractor .

A5 Definitions

In this Specification:

“Engineer’s recommendations” includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or plans prepared by an Engineer in respect of the works.

Where the words “Local Authority” are mentioned they shall mean the local Council, or other governing authority, or Private Certifier with Statutory responsibility for the compliance of the work performed.

Where referred to in this Specification, “regulations” shall mean the building regulations and codes (including the BCA, as amended) statutorily enforceable at the time of application is made for a construction certificate or other permits, consents or approvals relating to the contract.

STATUTORY REQUIREMENTS

B The Building Works

The building works shall be constructed in accordance with:

1. The regulations and in particular the Performance Requirements of the BCA, Housing Provisions, Volume 2,
2. any conditions imposed by the relevant development consent or complying development certificate,
3. commitments outlined in the relevant BASIX Certificate,

in so far as the Builder is required in accordance with the Schedule of Works addended to this Specification.

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General housing specifications contract number:.....

27/07/2007

B1 Compliance with Requirements of Authorities

The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.

B2 Electricity

Where there is no existing building, the Builder is to make arrangements for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the Owner.

B3 Sanitary Accommodation

Prior to the commencement of the building works, unless toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of subcontractors. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the Owner. On completion, the Builder shall remove the convenience.

OWNER'S OBLIGATIONS

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C Engineer's Recommendations

If the contract so indicates, the Owner shall, at the Owners expense, provide the Builder with reports and recommendations (including soil classification) as to the foundations or footings requirements for the building works prepared by an Engineer.

C1 Trades Persons engaged by the Owner

The Owner shall not engage or employ any tradesperson, trade-contractor or any other person to work on the site without the consent of the Builder which consent may be subject to such terms and conditions as the Builder may stipulate.

C2 Items supplied by the Owner

For all items referred to in this Specification to be supplied by the Owner, it is the responsibility of owner to arrange payment for delivery of and protection against damage and theft of all these items.

C3 Water Supply

Where there is no existing building on the site, the Owner, at the Owner's expense, will supply adequate water to the site for construction purposes. Unless otherwise specified, the Builder shall pay the standard water meter connection fee to the water supply authority providing this service is

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General housing specifications contract number:.....

27/07/2007

prelaid to the site ready for use. The Owner shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

C4 Sanitation

Unless otherwise specified:

- 1 the Owner shall, at the Owner's expense, supply sewerage connection riser or common effluent drainage connection riser on the site;
- 2 the Builder shall pay the standard sewer connection fee to the sewerage supply authority providing this service is prelaidd to the site and ready for use; and
- 3 the Owner shall be responsible for any fee to be paid in excess of the standard sewer connection fee.

PLANS, PERMITS AND APPLICATION FEES

D Permits and fees

Subject to a contrary requirement under the contract, the Builder shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to commencement of construction.

D1 Mines Subsidence

In areas affected by mines subsidence the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

D2 Setting out

The Builder shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.

EXCAVATIONS

E Excavations

The part of the site to be covered by the proposed buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan.

FOUNDATIONS AND FOOTINGS

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Initial.....

General housing specifications contract number:.....

27/07/2007

F Underfloor Fill

Underfloor fill shall be in accordance with BCA Volume 2, Housing Provisions, Part 3.2.2 or Performance Requirements P2.1, P2.2.3 and Clause 1.0.10.

F1 Termite Risk Management

Termite treatment shall be carried out in accordance with BCA Volume 2, Housing Provisions, part 3.1.3 or Performance Requirement P2.1 and Clause 1.0.10.

F2 Vapour Barrier

The underfloor vapour barrier shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with BCA Volume 2, Housing Provisions, part 3.2.2 or Performance Requirements P2.1, P2.2.3 and Clause 1.0.10.

F3 Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendations and BCA Volume 2, Housing Provisions, part 3.2.3 or Performance Requirement P2.1 and Clause 1.0.10.

Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

F4 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the Engineer and in accordance with BCA Volume 2, Housing Provisions, part 3.2.3 or Performance Requirement P2.1 and Clause 1.0.10.

Pre-mixed concrete shall be manufactured in accordance with AS1379 with delivery dockets kept on site and available for inspection by the Engineer.

Concrete shall be placed and compacted in accordance with good building practice.

F5 Curing

All concrete slabs shall be cured in accordance with AS3600.

F6 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the Engineer or the Local Authority.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless Specified otherwise.

FOUNDATIONS AND FOOTINGS CONTINUED

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Initial.....

General housing specifications contract number:.....

27/07/2007

F7 Suspended Slabs

All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Recommendations.

F8 Foundation Walls

On footings as previously specified build brick walls to the thickness shown on plan to level underside of floor bearers of plates.

F9 Sub-Floor Ventilation

Provide adequate cross ventilation to the space under suspended ground floor. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air and to meet with the requirements of BCA Volume 2, Housing Provisions, part 3.4.1 or Performance Requirement P2.2.3 and Clause 1.0.10.

F10 Sub-Floor Access

Provide access under suspended floors in position where indicated on plan.

RETAINING WALLS**G Retaining Walls**

Where the Builder is required by the Schedule of Works addended to this Specification, the Builder shall construct retaining walls as shown on the approved plans. Where a retaining wall is not included in the Schedule of Works, the construction of the retaining wall shall be the responsibility of the Owner.

EFFLUENT DISPOSAL/DRAINAGE**H Effluent Disposal/Drainage**

In both sewered and unsewered areas, fit bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan (refer to Schedule of Works). Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the sewerage authority concerned.

H1 Septic System

Provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's recommendations.

H2 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with BCA Volume 2, Housing Provisions, part 3.1.2 or Performance Requirement P2.2.1 and Clause 1.0.10.

Allow for the supplying and laying of stormwater drains where shown on the site plan.

TIMBER FRAMING

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Initial.....

General housing specifications contract number:.....

27/07/2007

I Generally

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structures shall comply with BCA Volume 2, Housing Provisions, part 3.4.3 or Performance Requirement P2.1 and Clause 1.0.10 or AS1684. Alternative structural framing shall be to structural Engineer's details and certification.

I 1 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS1684.

I 2 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. Tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer walls.

I 3 Heads over Opening (Lintels)

All sizes, stress grade and bearing area shall conform to AS1684. Heads exceeding 175mm in depth shall be seasoned or a low shrinkage timber species used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

I 4 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

I 5 Bracing

Bracing units shall be determined and installed in accordance with AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.

I 6 Flooring

Cover floor joists with strip or sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of flooring to be appropriate for the floor joist spacing.

Strip and sheet flooring shall be installed in accordance with AS1684.

When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left Clean throughout.

TIMBER FRAMING CONTINUED

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Initial.....

General housing specifications contract number:.....

27/07/2007

I 7 Roof Framing

Roofs are to be pitched to the slope shown on plan. Provide tie-down as required for the appropriate design wind speed and roof covering. Provide all rafters, ridges, hips valleys purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS1684.

Metal fascias shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS1684.

I 8 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Post shall be bolted to all adjoining beams as required by AS1684 for the wind speed classification assessed for the site.

I 9 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

I 10 Hot Water Storage Tank Platforms

Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists. Where installed in the roof space the storage tank shall be fitted with an appropriate spill tray and overflow drain pipe.

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STEEL FRAMING

J Generally

Steel floor, wall or roof framing shall be installed in accordance with the manufacturer's recommendations and BCA Volume 2, Housing Provisions, part 3.4.2 or Performance Requirement P2.1 and Clause 1.0.10.

ROOFING

K Roofing

All roof cladding to comply with the relevant structural performance and weathering requirements of BCA Volume 2, Housing Provisions, part 3.5.1 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10 and be installed as per the manufacturer's recommendations.

K1 Tiled Roofing

Cover the roof of the dwelling with approved tiles as selected. The tiles are to be fixed as required for the appropriate design wind speed to battens of sizes appropriate to the spacing of rafters/trusses

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Initial.....

General housing specifications contract number:.....

27/07/2007

in accordance with manufacturer's recommendations. Cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

K2 Metal Roofing

Provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheet shall be in single lengths from fascia to ridge. Fixings of sheet shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

K3 Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with BCA Volume 2, Housing Provisions, part 3.5.2 or Performance Requirements P2.2.1 and Clause 1.0.10. Gutters and downpipes are to be compatible with other materials used.

K4 Sarking

Sarking if used under roof coverings must comply and be fixed in accordance with AS/NSWS4200.1 for materials and AS/NZS4200.2 installation.

K5 Sealants

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Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

K6 Flashing

Flashings shall comply with , and be installed in accordance with BCA Volume 2, Housing Provisions, part 3.3.4. or Performance Requirements P2.2.2 and Clause 1.0.10.

MASONRY

L Bricks

All clay bricks and brickwork shall comply with AS/NZS4455, AS/NZS4456, AS3700 and BCA Volume 2, Housing Provisions, part 3.3 or Performance Requirements P2.1 and Clause 1.0.10. Clay bricks are a natural kiln fired product and as such their individual size may vary.

Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

L1 Concrete Blocks

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General housing specifications contract number:.....

27/07/2007

Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with AS3700. Concrete blockwork shall be constructed in accordance with BCA Volume 2, Housing Provisions, part 3.3 or Performance Requirements P2.1 and Clause 1.0.10.

L2 Damp Proof Courses

All damp proof courses shall comply with BCA Volume 2, Housing Provisions, part 3.3.4 or Performance Requirements P2.2.2 and Clause 1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render of the like.

L3 Cavity Ventilation (Weep Holes)

Open perpendicular joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m and be in accordance with BCA Volume 2, Housing Provisions, part 3.3.4 or Performance Requirements P2.2.2 and Clause 1.0.10.

L4 Mortar and Joining

Mortar shall comply with BCA Volume 2, Housing Provisions, part 3.3.1 or Performance Requirements P2.1, and Clause 1.0.10. Joint tolerances shall be in accordance with AS3700.

L5 Masonry Accessories

Masonry accessories shall comply with BCA Volume 2, Housing Provisions, part 3.5.1 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10.

L6 Lintels

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Lintels used to support brickwork opening in walls must be suitable for the purpose as required by BCA Volume 2, Housing Provisions, part 3.3.3 or Performance Requirements P2.1 and Clause 1.0.10. Provide one lintel to each wall leaf. Provide corrosion protection in accordance with BCA part 3.4.4 as appropriate for the site environment and location of the lintels in the structure.

L7 Cleaning

Clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

CLADDING AND LININGS

M External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

Where required in open verandas, porches and eaves soffits, material indicated on the plans shall be installed.

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General housing specifications contract number:.....

27/07/2007

M1 Internal Wall and Ceiling linings

Provide gypsum plasterboards or other selected materials to walls ceilings. Plasterboard sheets to have recessed edges and be a minimum of 10mm thick. Internal angles in walls from floor to ceiling to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the joint set as required. The lining of wet area walls shall be constructed in accordance with BCA Volume 2, Housing Provisions, part 3.8.1 or Performance Requirements P2.4.1 and Clause 1.0.10. Wet area lining is to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

M2 Waterproofing

All internal wet areas and balconies over internal habitable rooms to be waterproofed in accordance with BCA Volume 2, Housing Provisions, part 3.8.1 or Performance Requirements P2.4.1 and Clause 1.0.10.

JOINERY**N General**

All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

N1 Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

N2 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices unless listed otherwise in the Schedule of Works doors and door sets shall be manufactured in accordance with AS2688 and AS2689.

N3 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047.

Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047.

All glazing shall comply with BCA Volume 2, Housing Provisions, part 3.6 or Performance Requirements P2.1, P2.2.2 and Clause 1.0.10. and any commitments outlined in the relevant BASIX Certificate.

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General housing specifications contract number:.....

27/07/2007

N4 Architraves and Skirting

Provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

N5 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be in a water resistant material.

N6 Stairs, Balustrades and other Barriers

Provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as per BCA Volume 2, Housing Provisions, part 3.9.1 or Performance Requirements P2.5.1 and Clause 1.0.10. for stair construction and part 3.9.2 or Performance Requirements P2.1, P2.5.2 and Clause 1.0.10 for balustrades.

SERVICES

O Plumbing

All plumbing shall comply with the requirements of the relevant supply authority and AS3500. The work is to be carried out by a licensed plumber.

O1 Electrical

Provide all labour and materials necessary for the proper installation of electricity service by a licensed electrician in accordance with AS3000 and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240volt, single phase supply.

O2 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

O3 Smoke Detectors

Provide and install smoke alarms manufactured in accordance with AS3786 as specified or as indicated on the plans and in accordance with BCA Volume 2, Housing Provisions, part 3.7.2 or Performance Requirements P2.3.2 and Clause 1.0.10.

O4 Thermal Insulation

Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values BCA part 3.12.1 to meet Performance Requirements NSW P2.6.1 (a) or as outlined in the relevant BASIX Certificate.

TILING

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27/07/2007

P1 Materials

Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's recommendations.

P2 Installation

Installation of tiles shall be in accordance with AS3958.1 manufacturer's recommendations or accepted building practices.

Where practicable, spacing between tiles should be even and regular. Provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures eg: bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practices. As tiles are made of natural products a slight variation in colour is acceptable.

P3 Walls

Cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. Provide all required strips, vent tiles and recess fittings.

P4 Floors

Lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas in accordance with BCA Volume 2, Housing Provisions, part 3.8.1 or Performance Requirements P2.4.1 and Clause 1.0.10. Provide adequate and even fall to wastes where required.

PAINTING

Q General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All Surfaces to be painted shall be properly prepared to manufacturer's recommendations.

SIGNATURES

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Initial.....

General housing specifications contract number:.....
27/07/2007

This is the Specification referred to in the contract No.....date.....

Signed by the said Owner in the presence of the Witness

Owners Signaturedate

Printed name of Owner

Signature of witnessdate.....

Printed name of witness

Signed by the said Owner in the presence of the Witness

Owners Signaturedate

Printed name of Owner

Signature of witnessdate.....

Printed name of witness

Signed by the said Builder in the presence of the Witness

Builders Signaturedate

Printed name of Builderlicence no.....

Signature of witnessdate.....

Printed name of witness

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Initial.....

General housing specifications contract number:.....

27/07/2007

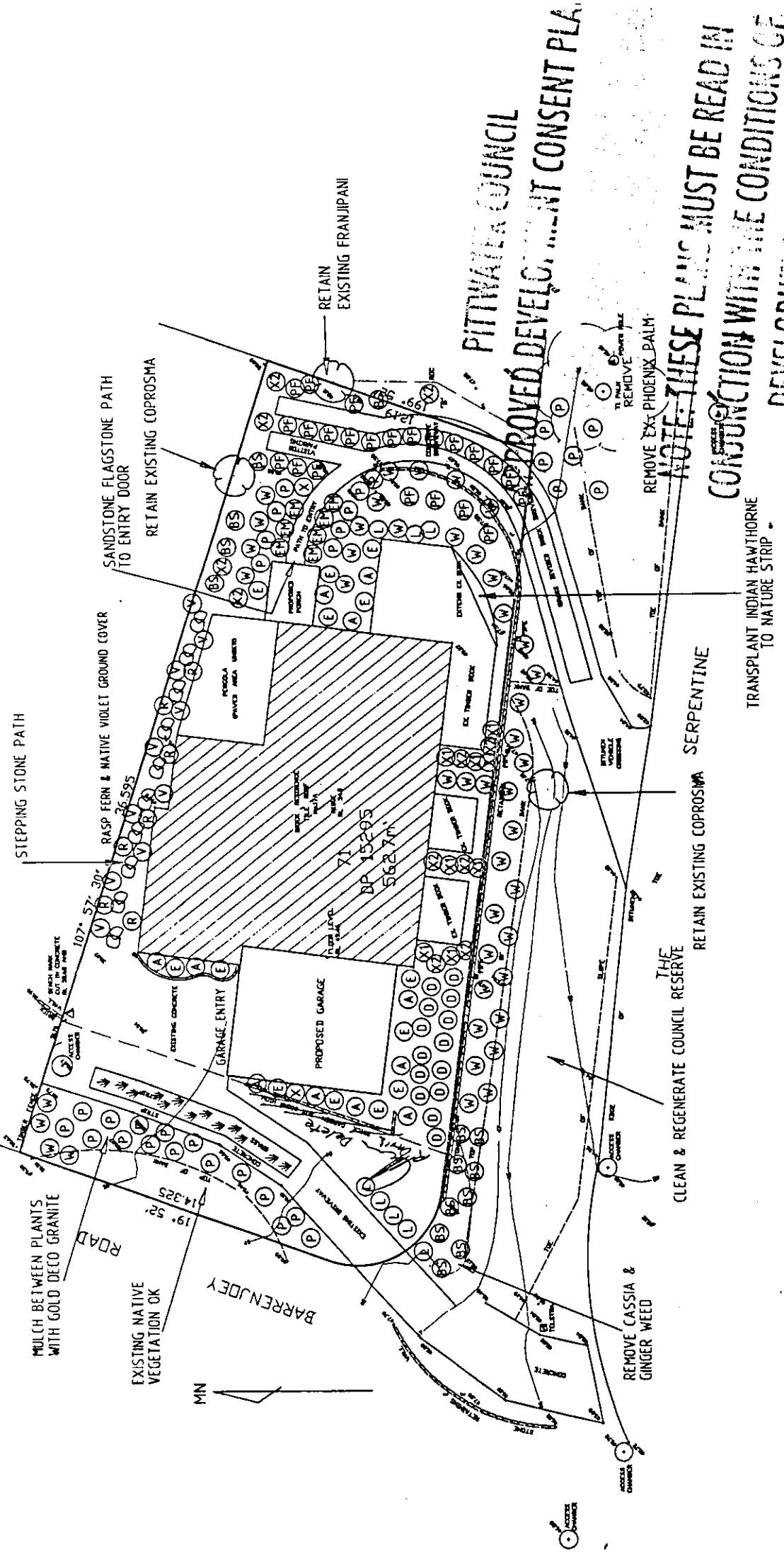
Buildaform

Buildaform

Initial.....

General housing specifications contract number:.....

27/07/2007



PITTWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLAN

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

LANDSCAPE DESIGN
 by Geoff Burton M.A.I.H.
 COASTAL CARE HORTICULTURAL SERVICES PTY LTD
 27 PARK AVE, AVALON BEACH NSW 2107
 PH/FAX: 9973 1471 MOBILE: 0414 943 503
 EMAIL: cchort@ons.com.au ABN: 16 003 872 820

PROJECT
 PROPOSED ALTERATIONS & ADDITIONS AT:
 17A THE SERPENTINE, BILGOLA NSW 2107
MR. ROB DAVIS

THIS DRAWING
 LANDSCAPE PLAN OVER SURVEY

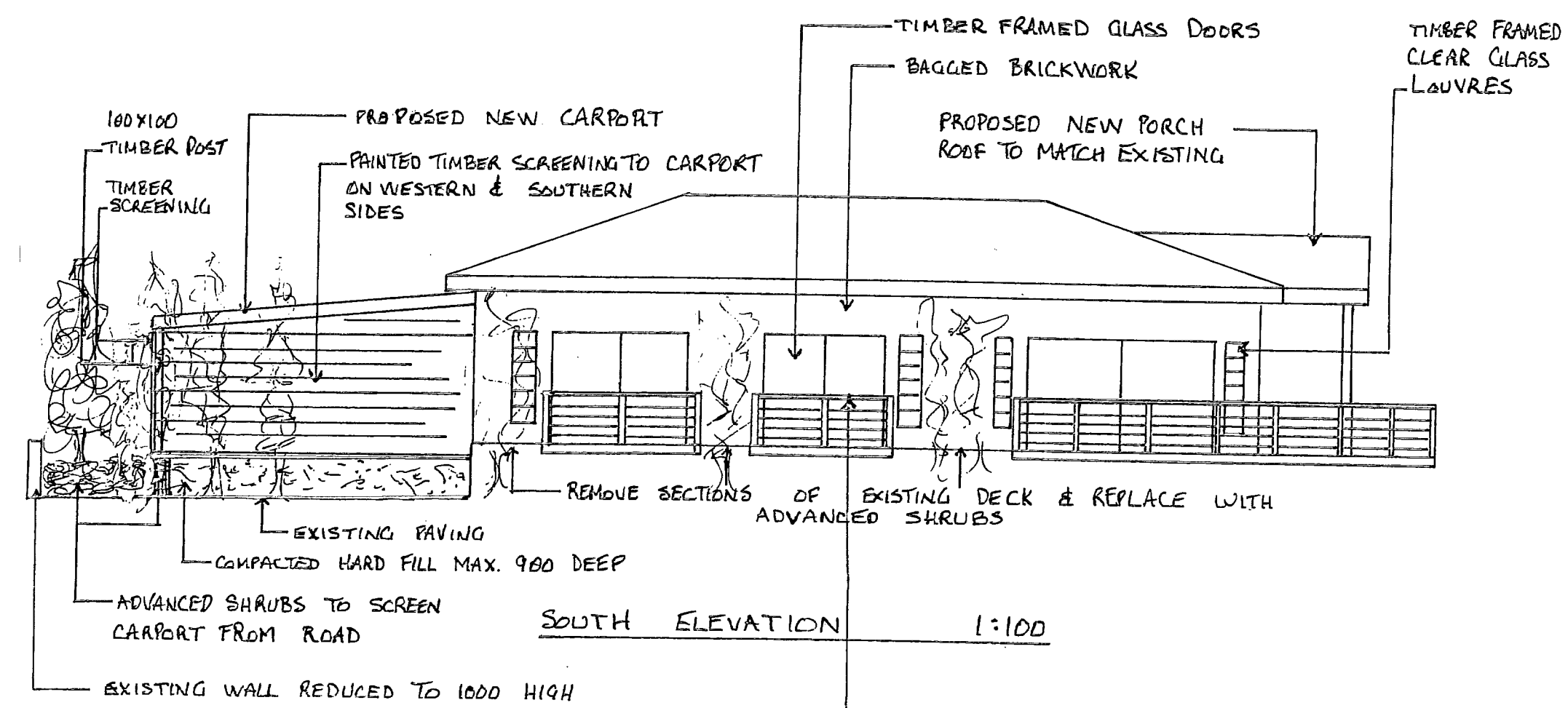
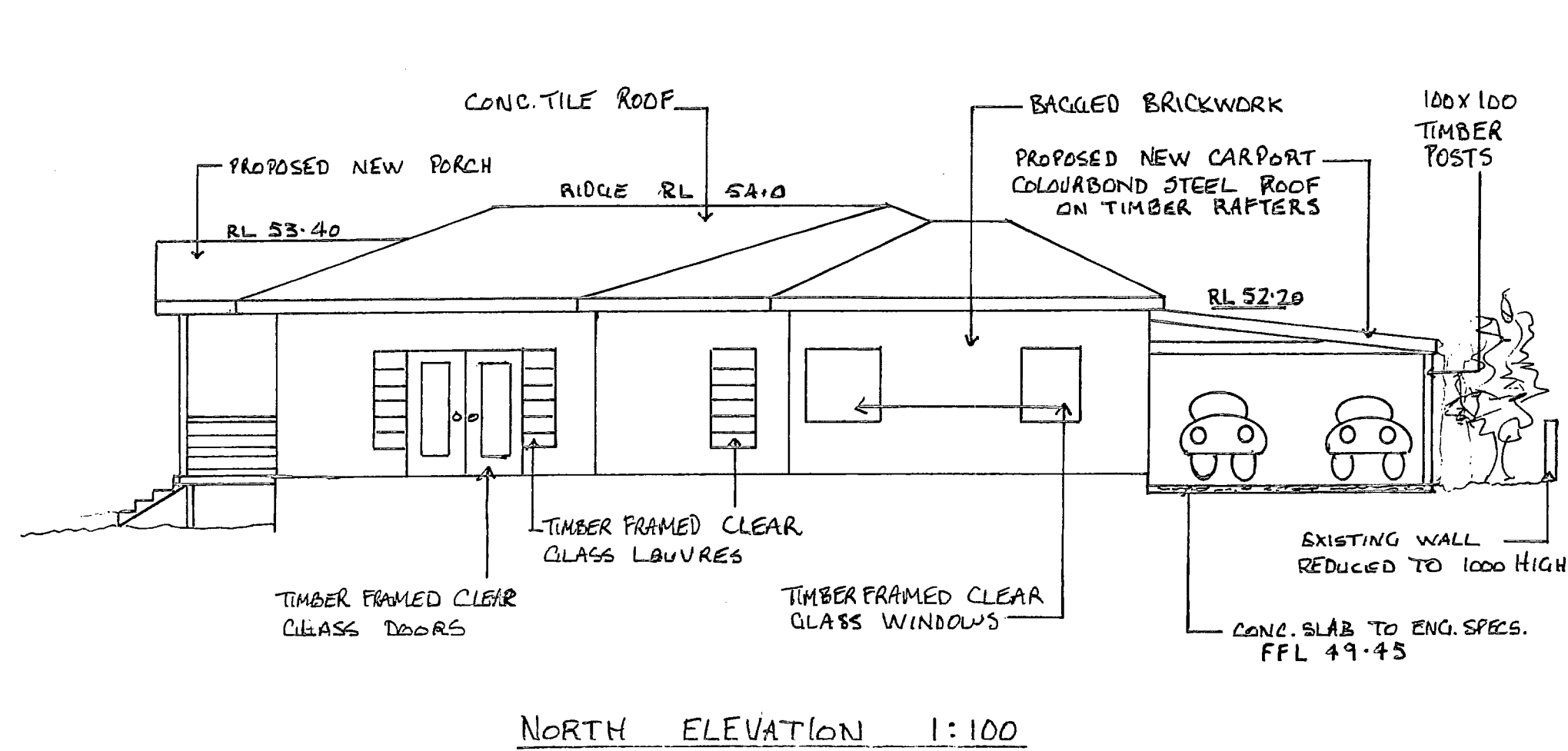
SCALE
 1:500

DATE
 APRIL 07

SHEET No.
 1 of 1

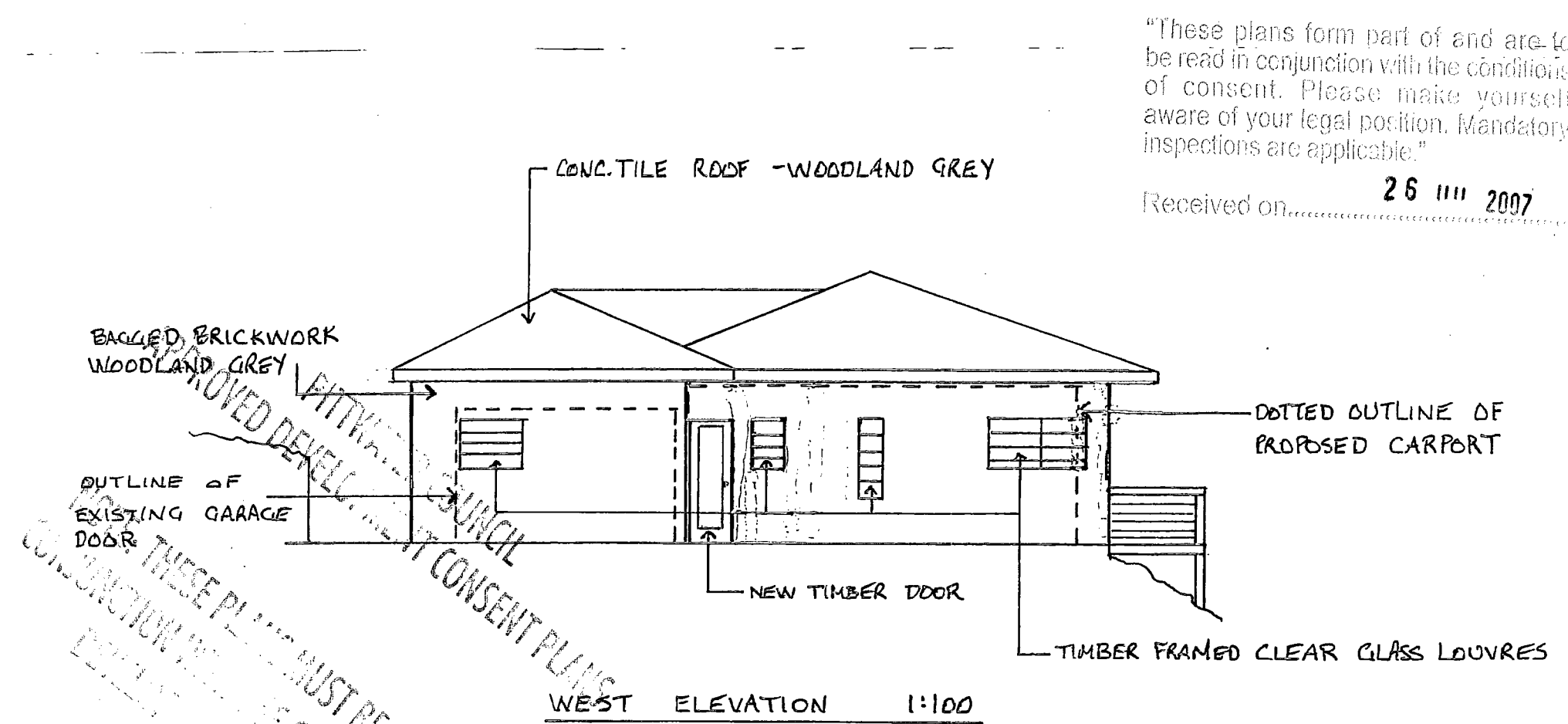
PROJECT No.
 1

ME	TYPE	QUANTITY	POT SIZE	HEIGHT
101	SCREEN TREE (ADVANCED)	10	4.5L	2-3m
102	NATIVE GRASSES	50	150mm	5m
103	SCREENING	7	200mm	3m
104	SMALL TREE	8	4.5L	3m
105	SMALL TREE	4	2.5L	2m
106	NATIVE GRASSES	6	150mm	1.5m
107	SCREENING	10	200mm	2m
108	SMALL SHRUB	30	100mm	5m
109	FEATURE PLANT (ADVANCED)	3	2.5L	100mm
110	GROUND COVER	50	100mm	4m
111	SCREENING	10	4.5L	3m



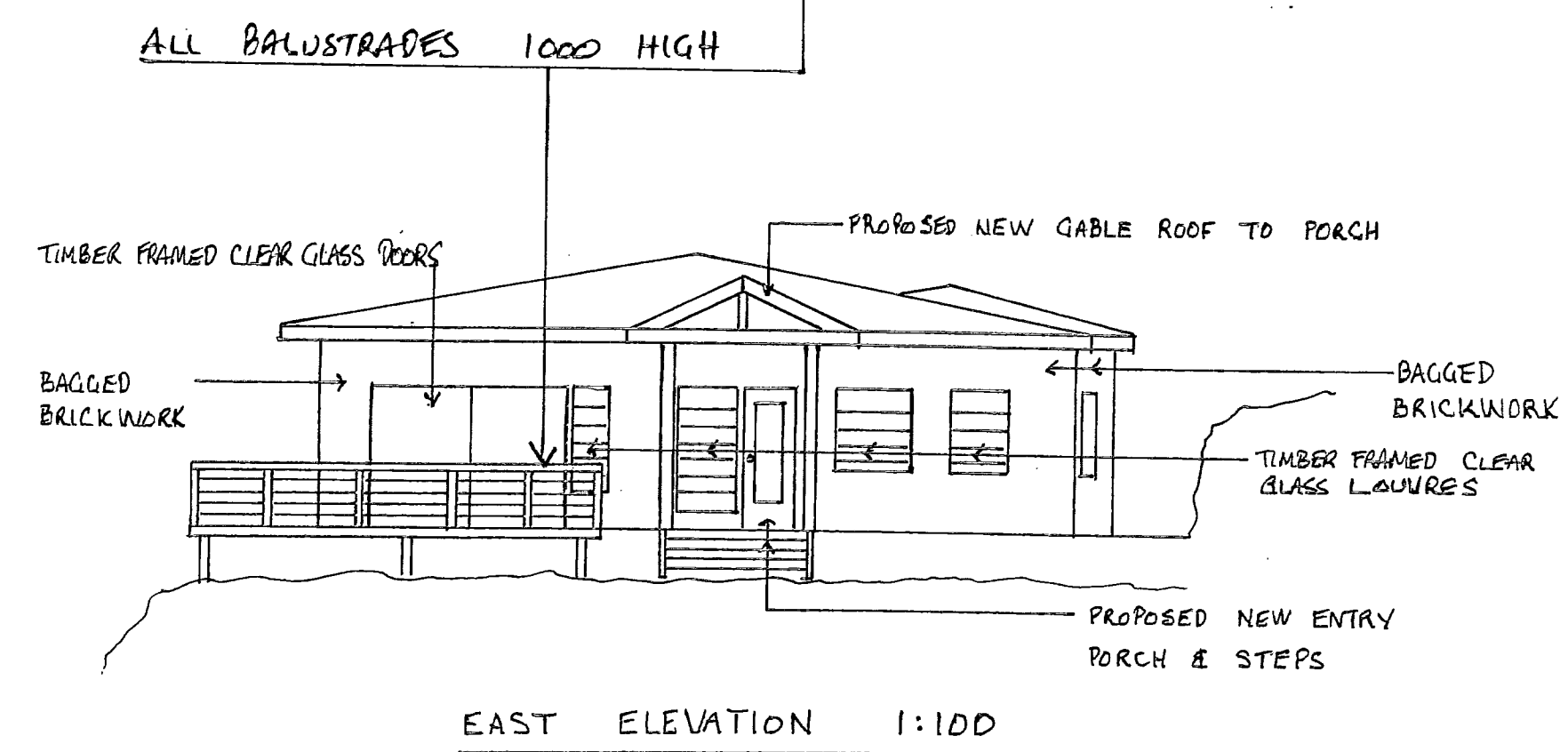
17 A THE SERPENTINE BILGOLA ALTERATIONS & ADDITIONS

DRAWN BY R. DAVIS
P.O. BOX 674 AVALON NSW
PH 0414 600 141 20-3-07

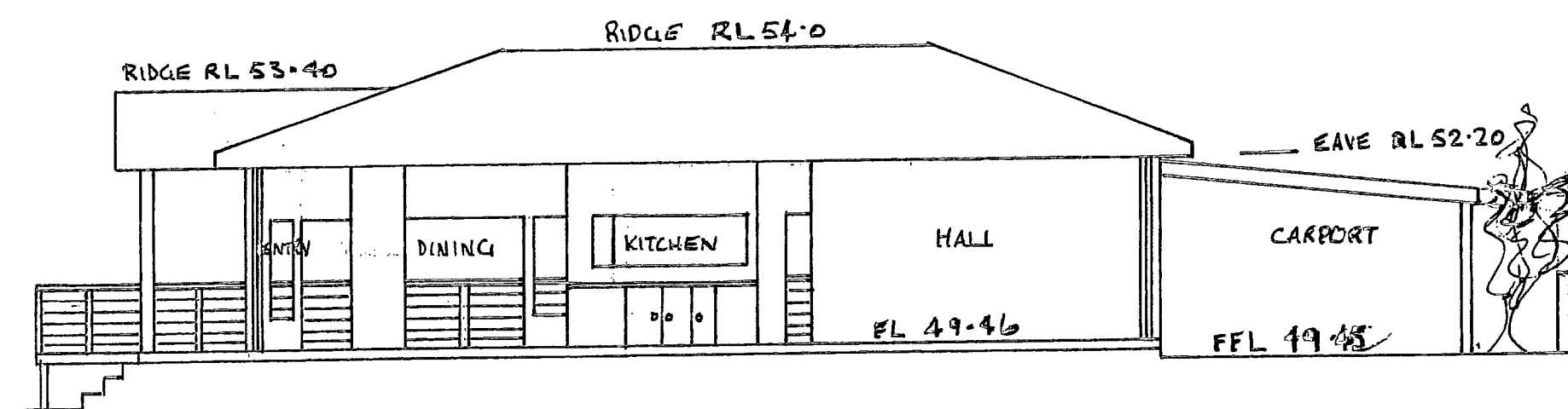


"These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable."

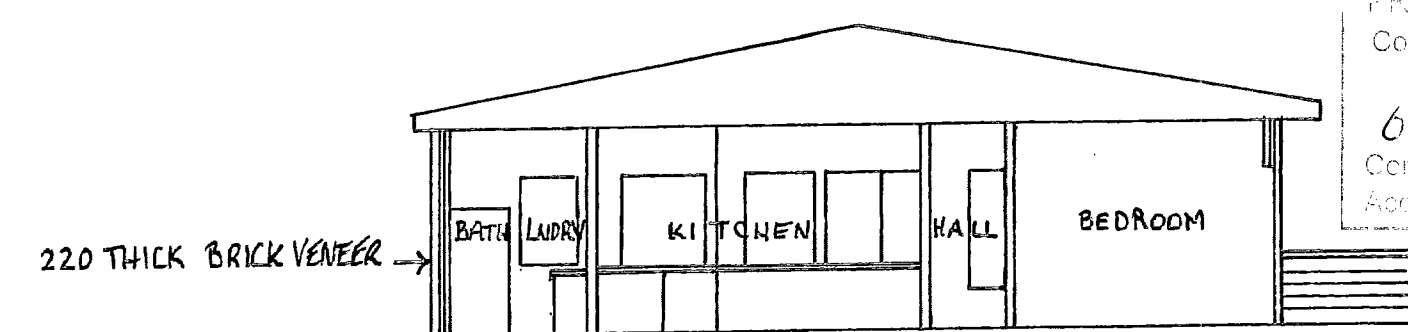
Received on 26 JUL 2007



27 JUL 2007



SECTION A-A 1:100



SECTION B-B 1:100

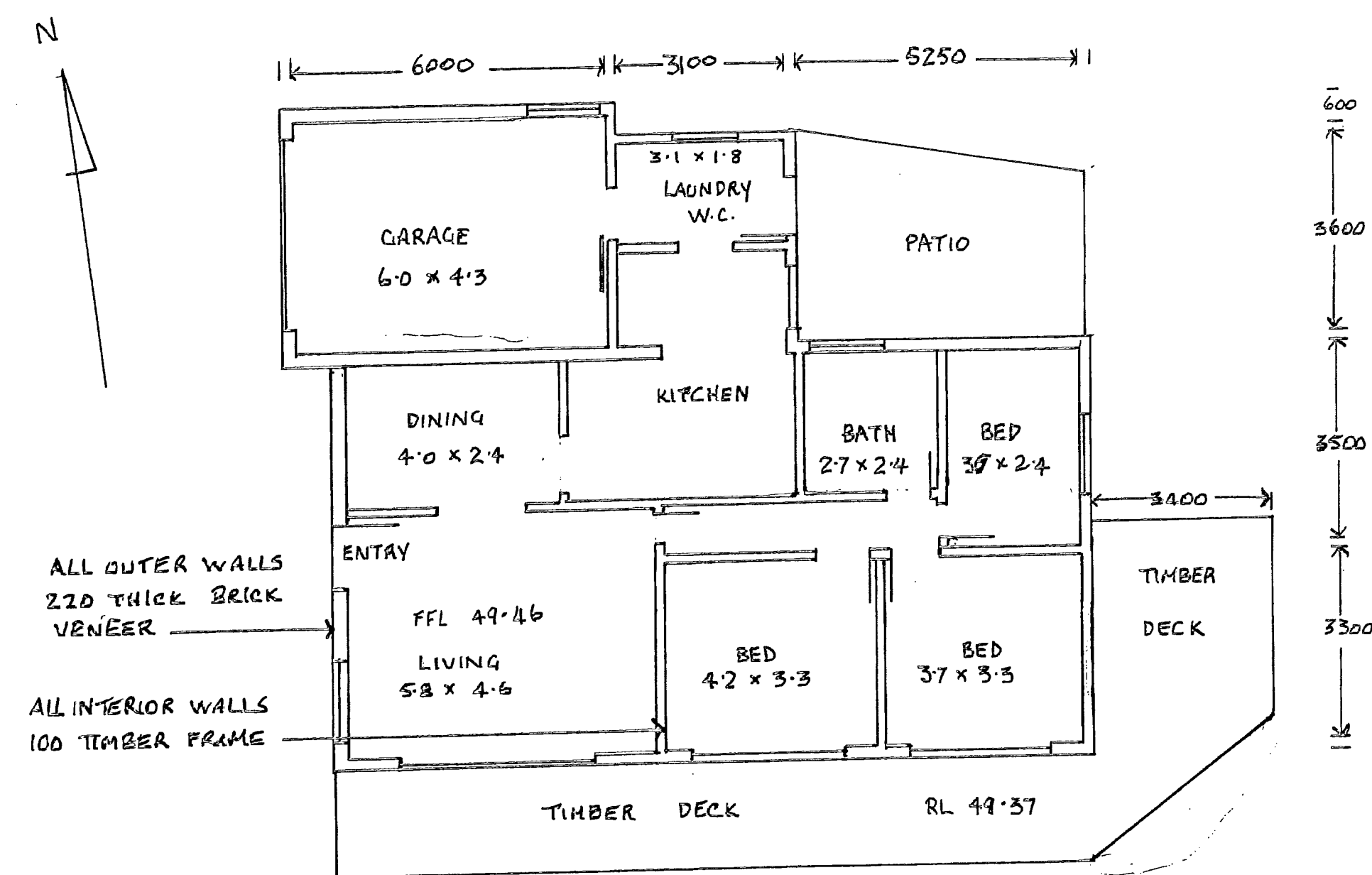
PRIVATE CERTIFIERS AUSTRALIA
Construction Cert. No. Approved Date:
672105 27 JUL 2007
Certifying Authority: Grant Harrington
Registration No. BR00170

"These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable."

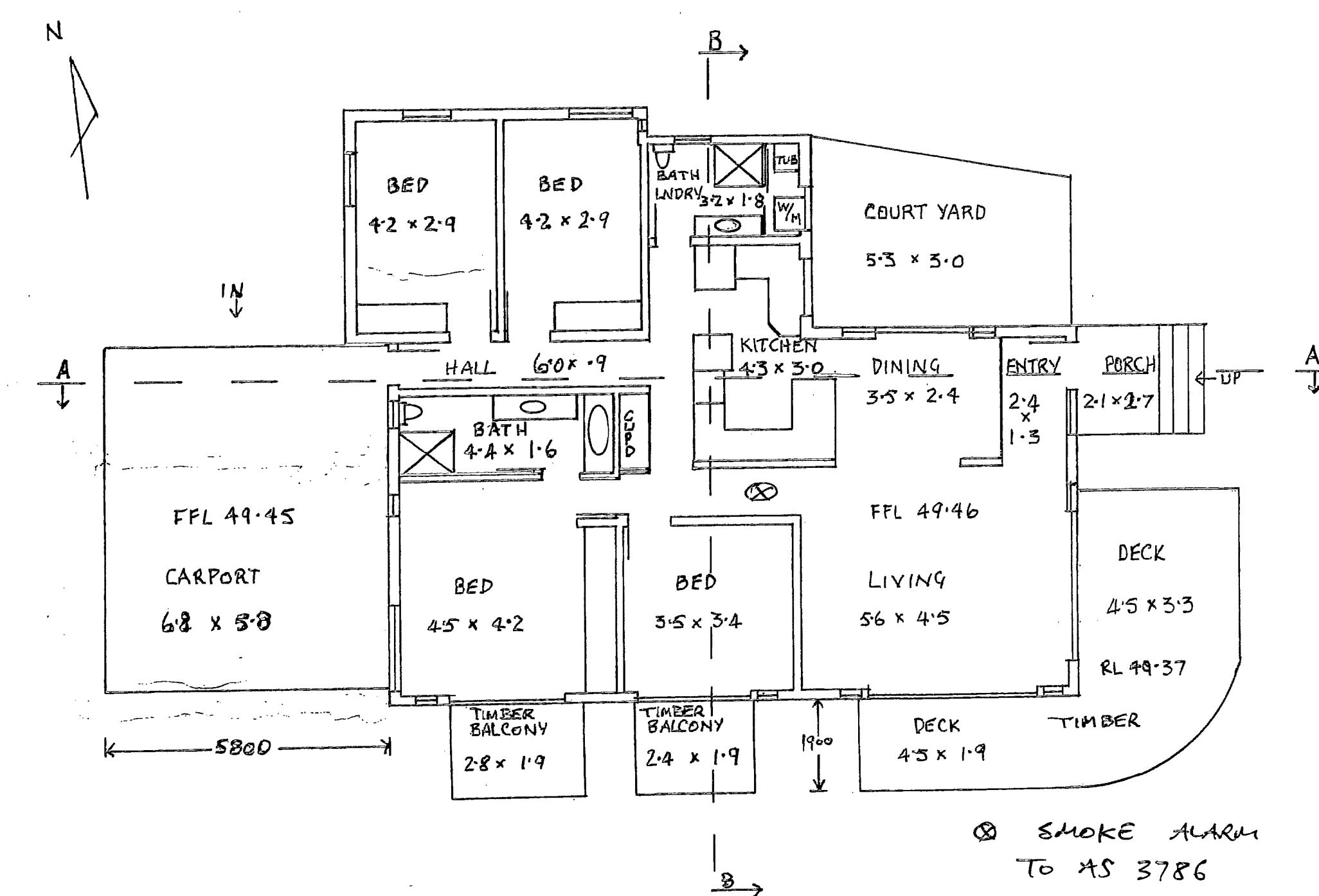
Received on 26 JUL 2007

APPROVED DEVELOPMENT BY PITTMAN COUNCIL NO 17A THE SERPENTINE BILGOLA
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DRAWN BY R. DAVIS
PH. 0414 600 141
PO BOX 674 AVALON
20-3-07 SCALE 1:100

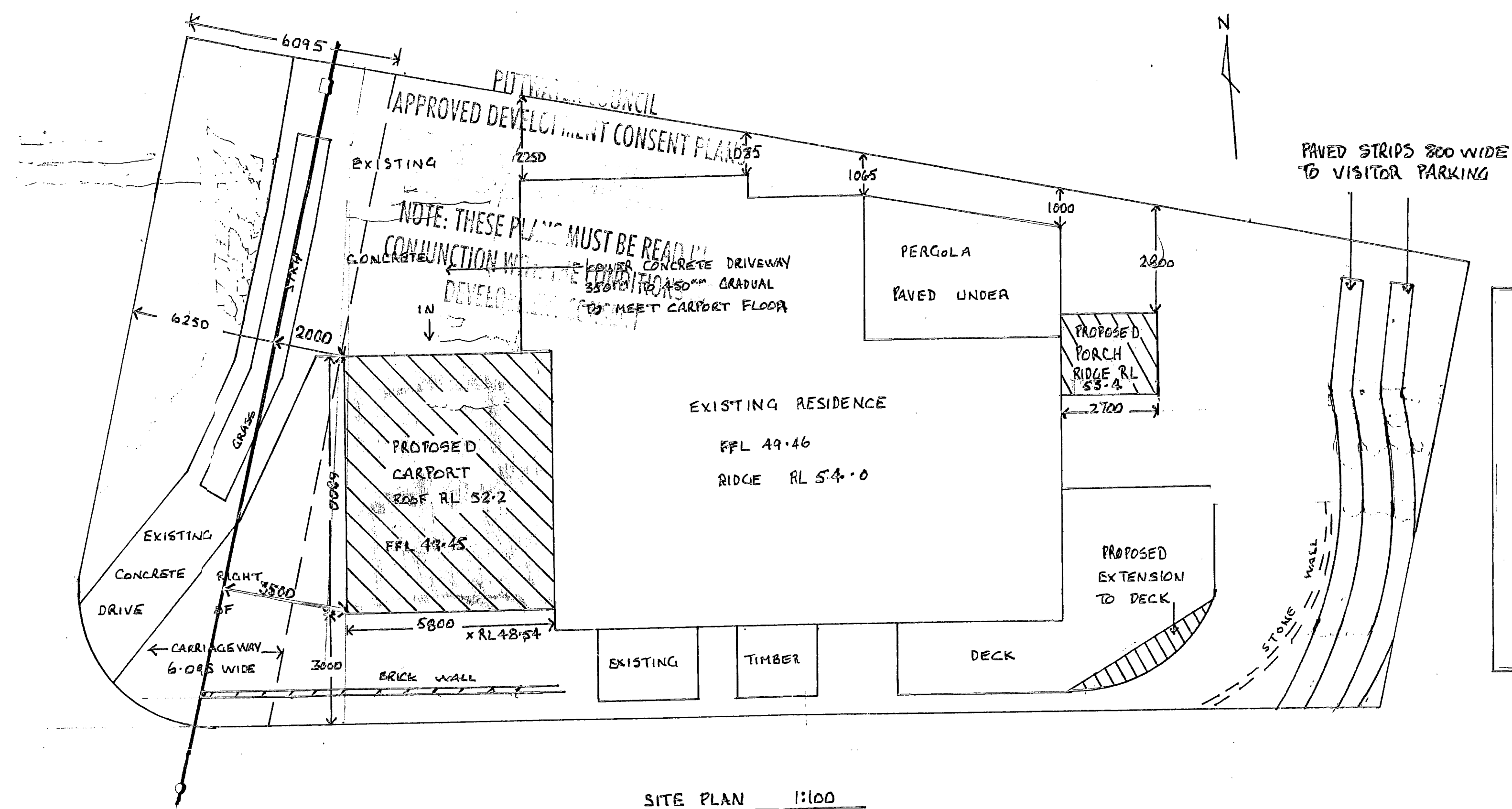


EXISTING FLOOR PLAN 1:100



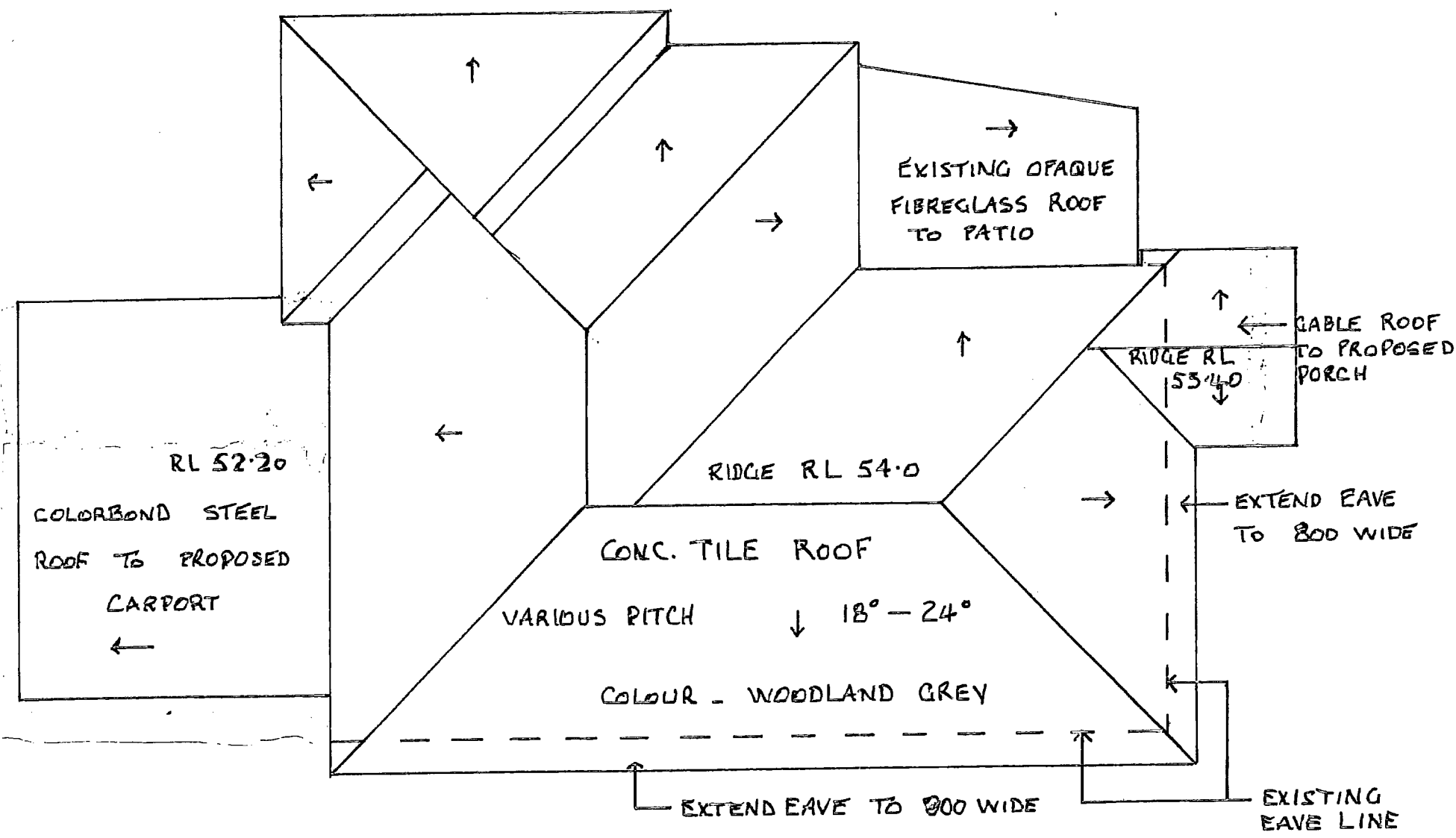
PROPOSED FLOOR PLAN 1:100

⊗ SMOKE ALARM
TO AS 3786



SITE COVER	
DRIVEWAY AND TURNING AREA	41.5 ^{m2}
CARPORT	39.5 ^{m2}
HOUSE	145.0 ^{m2}
TOTAL	226.0 ^{m2}
SITE AREA	562.7 ^{m2}
SITE COVER	40%
INCLUDES 6% VARIATION	

SITE PLAN 1:100



ROOF PROFILE 1:100

ALTERATIONS & ADDITIONS TO 17A THE SERPENTINE BILGOLA

27 JUL 2007

DRAWN BY R.DAVIS. PH. 02 414 600 141 PO BOX 674 AVALON NSW 2107

DRAWN 20-5-07 SCALE 1:100

PROPOSED WORKS WHEN CONSTRUCTED SHAL COMPLY WITH AUSTRALIAN BUILDING CODE

"These plans form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable."

Received on 26 JUL 2007

GENERAL

61 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL A CONSTRUCTION CERTIFICATE HAS BEEN ISSUED BY THE PRINCIPAL CERTIFYING AUTHORITY.

62 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BUILDING CODE OF AUSTRALIA EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.

63 ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
64 THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT OF CONSTRUCTIBILITY OR SAFETY, THE MATTER SHALL BE REFERRED TO THE STRUCTURAL ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

65 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

66 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

67 THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT STANDARDS AUSTRALIA CODES AND THE BUILDING CODE OF AUSTRALIA FOR THE FOLLOWING LOADINGS:

FLOOR USAGE	LIVE LOAD (kPa)	SUPERIMPOSED DEAD load (kPa)
-------------	-----------------	------------------------------

REMAINDER AS REQUIRED BY AS 1170 PART 1.

68 REFER TO ARCHITECTS DRAWINGS FOR PROPOSED FLOOR USAGE.

69 WIND LOADS ARE IN ACCORDANCE WITH AS 1170.2 AS FOLLOWS:
BASIC WIND VELOCITY, $V_0 = 50$ m/s REGION A TERRAIN CATEGORY: 3.0

69 THE RELEVANT PROVISIONS OF AS 1170.4 HAVE BEEN APPLIED FOR EARTHQUAKE DESIGN CATEGORY - A WITH SITE FACTOR, $S = 0.67$ AND GROUND ACCELERATION, $A = 0.08$

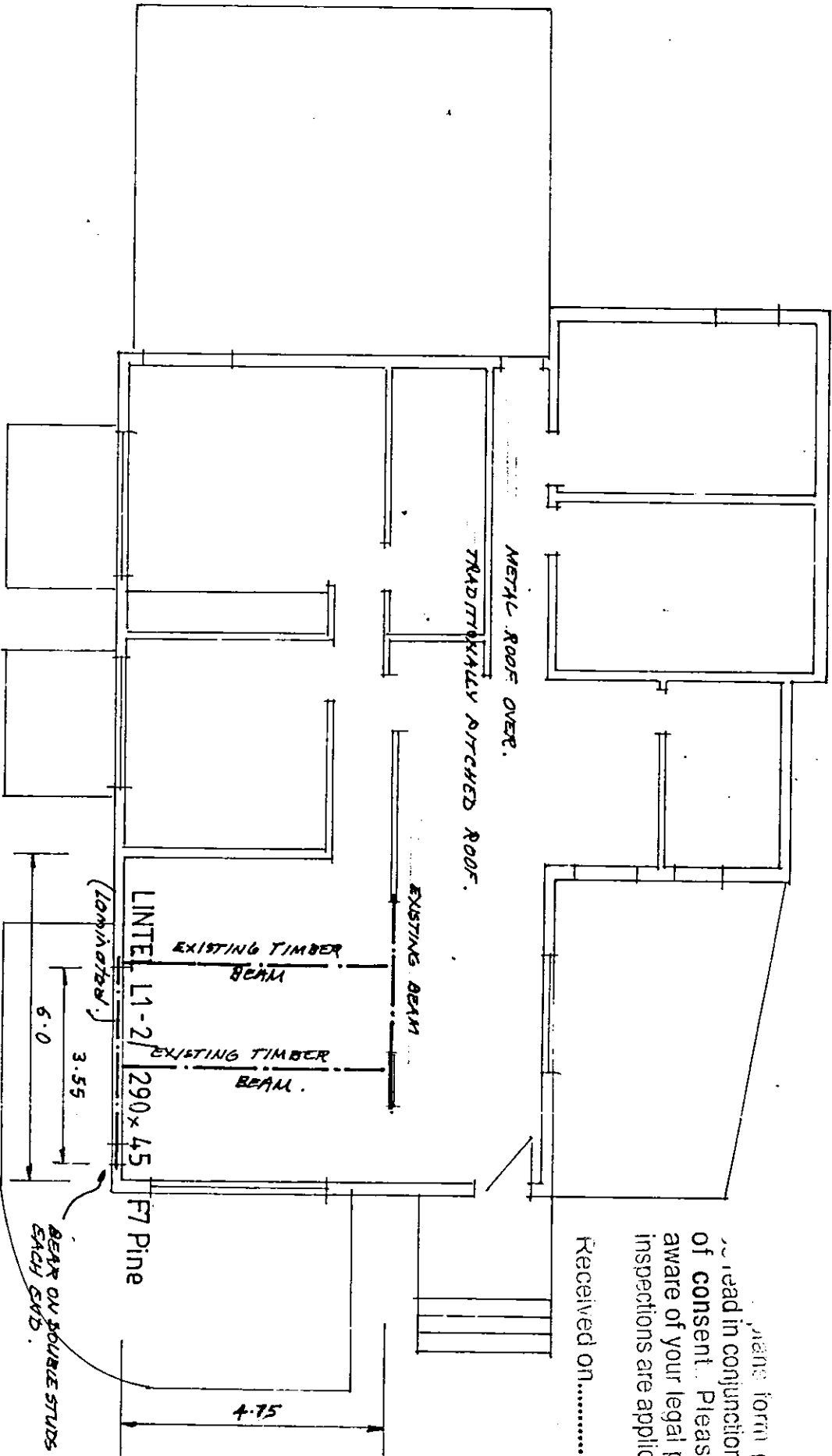
TIMBER

71 ALL TIMBER FRAMING WORK TO COMPLY WITH AS 1684 AND AS 1720 UNLESS OTHERWISE NOTED

72 QUALITY SHALL BE AS TABULATED

ELEMENT	SPECIES	STRENGTH GROUP	STRESS GRADE
LINTEL L1	PINE	S D 4	F7

THE CERTIFYING AUTHORITY
Construction Cert. Not Approved Date:
070163 27 JUL 2007
Signature Authority: Grant Harrington
02 930170



EXISTING ROOF PLAN 1:100

Please form part of and are to be read in conjunction with the conditions of consent. Please make yourself aware of your legal position. Mandatory inspections are applicable.

Received on.....
26 JUL 2007

HOUSE ADDITIONS AT
17A THE SERPENTINE. BILGOLA
FOR R. DAVIS

CHRIS WARD CONSULTING SERVICES

9 Eric Green Drive, Mona Vale, NSW, 2103
Phone: 9979 2177 Fax: 9979 5477

Design: C W	Scale 1:100	Date: 24.7.07
Job No.: S07-627		Drg No.: S1

STRUCTURAL ENGINEERING & DESIGN
A.C.N. 096 473 111 A.B.N. 76 096 473 111
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North Sydney 2060
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Fax: (02) 9923 1270
Email: bwh_cha@chester.com.au

CHAPMAN HUTCHISON PTY LTD