



PITTWATER COUNCIL

EPC103

## Construction Certificate Application

Environmental Planning and Assessment Act 1979, Section 109C  
EP&A Regulation 2000, Clauses 139 (1) and 148

PO Box 882, Mona Vale NSW 1560

Tel: (612) 9970 1111

Fax: (612) 9970 1200

Internet: [www.pittwater.nsw.gov.au](http://www.pittwater.nsw.gov.au)

Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Please tick one:

- ☐ New Construction Certificate  
☐ Modification of previously issued Construction Certificate  
CC \_\_\_\_\_/\_\_\_\_

RECEIVED

15 FEB 2014

PITTWATER COUNCIL

### SITE DETAILS

Unit/Suite:	Street No: 17A	Street: The serpentine
Suburb: Bilgola beach	Lot No: 71	Deposit /Strata Plan: 15245

### DEVELOPMENT CONSENT

Development Application No: N0367/13	Determination Date: 28/2/14
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### APPLICANT DETAILS

Name/Company: Daniel Howard	Contact Person:
Postal Address: 21 Dennis St. Greystanes	Contact Numbers: Phone (H/B): 8213 3210 Mobile: 0423 558871 Fax:
Signature of Applicant: 	Date: 3/4/14

### OWNERS DETAILS

Name: PETER & ALISON BISCOE	If Company, contact person:
Postal Address: <del>2/45 WILKIE RD</del> <del>BIRCHGROVE NSW 2041</del> 17A THE SERPENTINE BILGOLA BEACH 2107	Contact Numbers: Phone (H/B): 9918 8025 Mobile: 0421 052296 Fax:

As the owner of the land to which this application relates I consent to this application. I also give consent for the authorised Council Officer to enter the land to carry out inspections.

Signature of Owners:  	Date: 7 APRIL 2014 7 APRIL 2014
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If more than one owner, every owner must sign. If the owner is a company, the form must be signed by an authorised director and the common seal must be stamped on this application.  
If the property has been recently purchased, written confirmation from the purchaser's Solicitor must be provided.  
If the contracts have been exchanged for the purchase of the land, the current owner is to sign the application.

**DEVELOPMENT DETAILS**

Type of Work:	<input checked="" type="checkbox"/> Building Work
OR	
	<input type="checkbox"/> Subdivision Work
Description of proposal – (Provide brief, concise details): <u>Multi-purpose shade structure</u>	

**WHO WILL BE DOING THE BUILDING WORKS?**

<input type="checkbox"/> Owner Builder	
Owner Builders Permit No: .....	
Copy of Owner Builders permit attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notice of Commencement Form
<b><i>If you are an Owner-Builder for the residential building work exceeding \$5000 you must apply for a permit at NSW Office of Fair Trading, 1 Fitzwilliam Street, Parramatta NSW 2150 Australia. Tel: 61 2 98950111 Fax: 61 2 9895 0222. <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a></i></b>	

OR

<input checked="" type="checkbox"/> Licensed Builder Builder's License Number <u>184120C</u>	
Name of Builder: <u>Daniel Howard</u>	Phone: <u>0423 558871</u>
Contact person: <u>Proview Building Group</u>	Mobile: <u>  </u>
Address: <u>21 Dennis St.</u> <u>Greystanes 2145</u>	Fax: <u>  </u>
Insurance Company: <u>N/A</u>	Insurance Certificate attached: <input type="checkbox"/> Yes <input type="checkbox"/> No – to be provided with Notification of Commencement form
<b><i>From 1 February 2012 if you are using a licensed builder for residential building work exceeding \$20,000 you must obtain Home Warranty Insurance issued under the Home Building Act. A certificate of insurance must be provided with this application or submitted with the Notification of Commencement form.</i></b>	

**VALUE OF PROPOSED DEVELOPMENT**

Value of Works: \$ <u>6000</u> (including full cost of labour and materials)
--

**DO YOU NEED TO PAY THE BUILDING INDUSTRY LONG SERVICE LEVY?**

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<i>Only required if the development involves building and construction works costing \$25,000.00 and above. Further details are available from the Long Service Corporation on telephone 13 14 41 or <a href="http://www.longservice.nsw.gov.au">www.longservice.nsw.gov.au</a>.</i>	

**OFFICE USE ONLY**

Fee Type	Cashier's Code	Fee Amount
Construction Certificate Application Fee	TCER	<u>70.0</u>
Modification of Construction Certificate Fee	TCER	
Long Service Levy Fee	QLSL	
Driveway/Street Levels	ESTR	
Sec 94 Contributions		
Bonds/Guarantees		
Other Fees		
<b>TOTAL</b>		<u>700.00</u>
Date of Receipt: <u>17/04/14</u>	Receipt No: <u>35913720</u>	Accepted By: <u>Vince</u>
New Application Number issued (not required for modification of CC)		CC <u>  </u> / <u>  </u>

**PRIVACY AND PERSONAL INFORMATION PROTECTION NOTICE**

Purpose of collection:	To enable Council to assess your proposal.
Intended recipients:	Council Staff/Consultants and any other relevant government agency that may be required to assess the proposal.
Supply:	The information is required by legislation.
Consequence of Non-provision:	Your application may not be accepted, not processed or rejected for lack of information
Storage:	Pittwater Council will store details of the application and any subsequent decision in a register that can be viewed by the public.
Retention period:	Hard copies of the application will be destroyed after 7 years and electronic records will be kept indefinitely.
Please contact Council if this information you have provided is incorrect or changes.	

STATISTICAL RETURN FOR AUSTRALIAN BUREAU OF STATISTICS

What is the area of the land?	Area in square metres	562.7	
Gross floor area of existing building?	Area in square metres	230	
If no existing building, write "NIL"			
What is the existing building or site used for at present?	Main uses:	Residential	
	Other uses:		
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Gross floor area of proposed building?	Proposed floor area in square metres	16.4	
What will the proposed building to be used for?	Main uses:	car park	
	Other uses:		
How many dwellings:			
Are pre-existing at this property?	Dwellings:	1	
Are proposed to be demolished?	Dwellings:	-	
Are proposed to be constructed?	Dwellings:	-	
How many storeys will building consist of?	Storeys:		
What are the main building materials?			
Walls		Roof	
Full Brick	<input type="checkbox"/>	Aluminium	<input type="checkbox"/>
Brick veneer	<input type="checkbox"/>	Concrete or slate	<input type="checkbox"/>
Concrete, masonry	<input type="checkbox"/>	Tile	<input type="checkbox"/>
Steel	<input checked="" type="checkbox"/>	Fibrous cement	<input type="checkbox"/>
Fibrous cement	<input type="checkbox"/>	Steel	<input type="checkbox"/>
Timber/weatherboard	<input type="checkbox"/>	Other	<input type="checkbox"/>
Cladding-aluminium	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/> PVL
Curtain glass	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Unknown	<input type="checkbox"/>		
Floor		Frame	
Concrete	<input type="checkbox"/>	Timber	<input type="checkbox"/>
Timber	<input type="checkbox"/>	Steel	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	Other	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

### APPLICANT'S CHECK LIST

<p>Note: This list is intended as a guide to the type of information to be submitted. Some items may not be required and Section B of the Conditions of Development Consent for the building works may specify further additional information required with submission of your Construction Certificate Application.</p>	
<p>Application Form –</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Owner's Consent</li> <li><input type="checkbox"/> Applicant's Signature</li> <li><input type="checkbox"/> Long Service Levy</li> <li><input type="checkbox"/> Driveway/Street levels Application</li> </ul>
<p>Supporting Documentation - (3 copies of each)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Architectural Plans</li> <li><input type="checkbox"/> Quick Check Plans endorsed by Sydney Water</li> <li><input type="checkbox"/> Construction Specifications for Building Works</li> <li><input type="checkbox"/> Structural Engineer's Plans</li> <li><input type="checkbox"/> Structural/Geotechnical Certificates</li> <li><input type="checkbox"/> Landscape Plans</li> <li><input type="checkbox"/> Driveway Level Plans</li> <li><input type="checkbox"/> On-site Stormwater Detention Plans</li> <li><input type="checkbox"/> Drainage Plans on Site Storm Management</li> <li><input type="checkbox"/> Erosion and Sediment Management Plan</li> <li><input type="checkbox"/> Sydney Water Quick Check Plans</li> <li><input type="checkbox"/> Subdivision Work Plans</li> <li><input type="checkbox"/> Schedule of External Finishes/Colours</li> <li><input type="checkbox"/> Fire Safety Measures Schedule</li> <li><input type="checkbox"/> Form No. 2 – "Geotechnical Risk Management Policy for Pittwater"</li> <li><input type="checkbox"/> Details and location of fencing for Swimming Pool to comply with AS 1926-1986 "Fences and Gates for Private Swimming Pools"</li> <li><input type="checkbox"/> Specifications for construction of buildings in Bushfire-prone areas</li> <li><input type="checkbox"/> Security Deposit / Section 94 contributions</li> <li><input type="checkbox"/> Building Code of Australia – Alternative solution report that has been peer reviewed by a separate suitably qualified person</li> </ul>

Pittwater Council

**Tax Invoice**  
**Official Receipt**

ASSIGNMENT

17/04/2014 Receipt No: 339137

To: PROVIDER BUILDING GROUP PTY LTD  
C/- DANIEL HOWARD  
21 GERRARD ST  
GREYSIAHNS NSW

Qty/Apply	Reference	Amount
On Receipt		
Qty 1, Item-Contract Fee		\$116.33
1 x 100 m2 Inspection		
Qty		\$116.33
Transaction Total:		\$788.00
Balance GST inc:		\$81.64

**Amounts Tendered**

Cash	\$0.00
Cheque	\$788.00
Gift Card	\$0.00
Money Order	\$0.00
Agency	\$0.00
Total	\$788.00
Roundings	\$0.00
Change	\$0.00
Nett	\$788.00

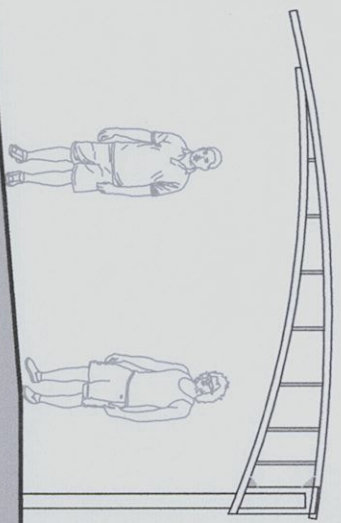
Printed 17/04/2014 2:21:37PM

# PROPOSED VOGUE PERGOLA

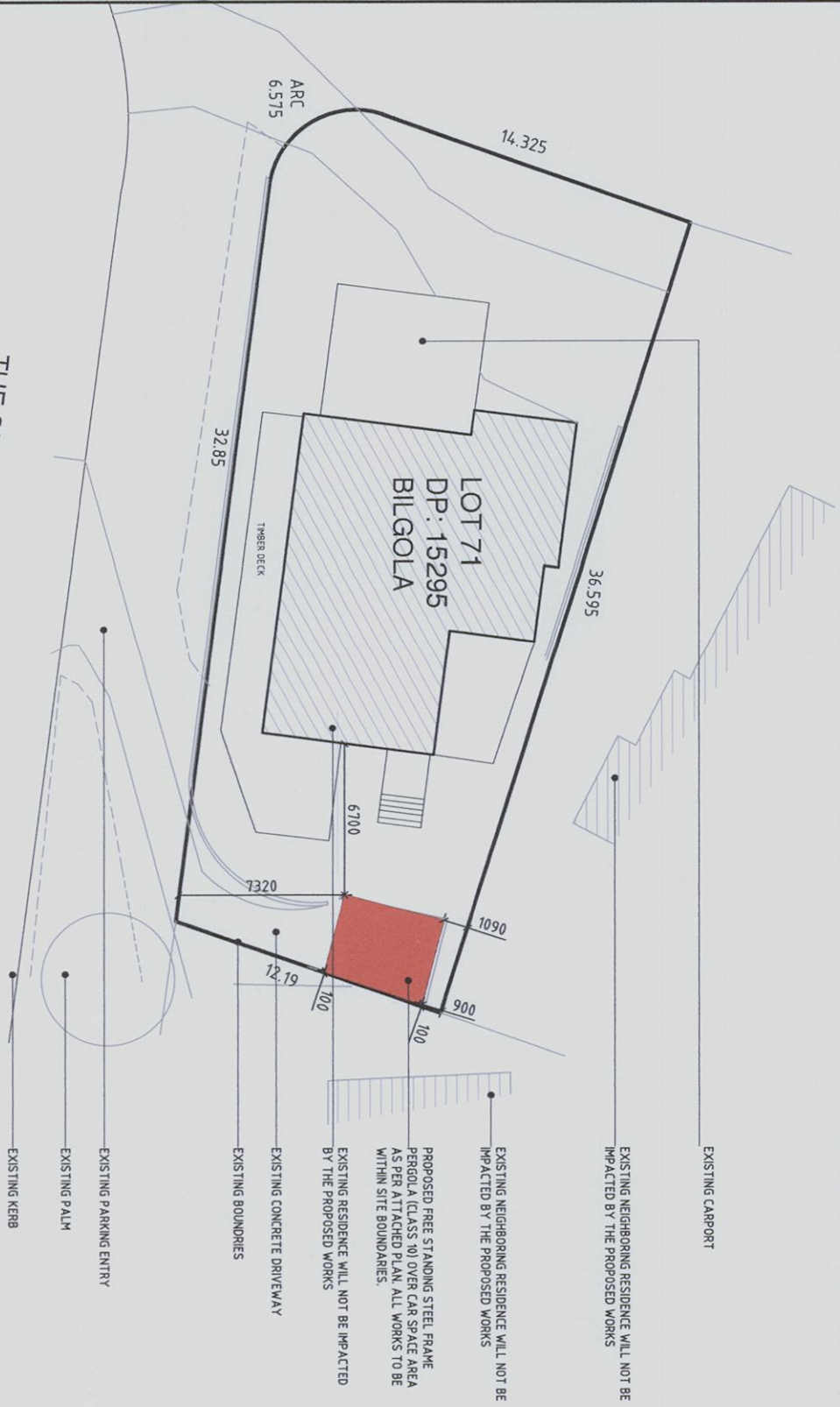
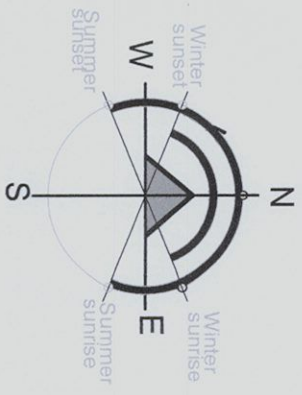
CLIENT: ALISON BISCOE  
17A THE SERPENTINE BILGOLA NSW

**CONTENTS:**

PS-14-013/1 PROPOSED SITE PLAN	1:200 (A3)
PS-14-013/2 PLAN & ELEVATION	1:50 (A3)







# THE SERPENTINE

## PROPOSED SITE PLAN

NOTE: CANVAS WILL BE A REMOVABLE WATERPROOF AND UV RESISTANT  
PVC, NYLON COATED CANVAS  
ALL HEIGHTS TO BE CONFERRED PRIOR TO CONSTRUCTION

FOR DA

NO MATERIALS OR  
VEHICLES TO BE STORED  
ON THE VERGE

## PERGOLA NOTES:

NON-PERMANENT  
POWDER COATED STEEL  
STRUCTURE WITH  
REMOVABLE PVC COVER

BLOCK AREA: 562.7sqm

PROPOSED PERGOLA  
AREA:

16.40sqm

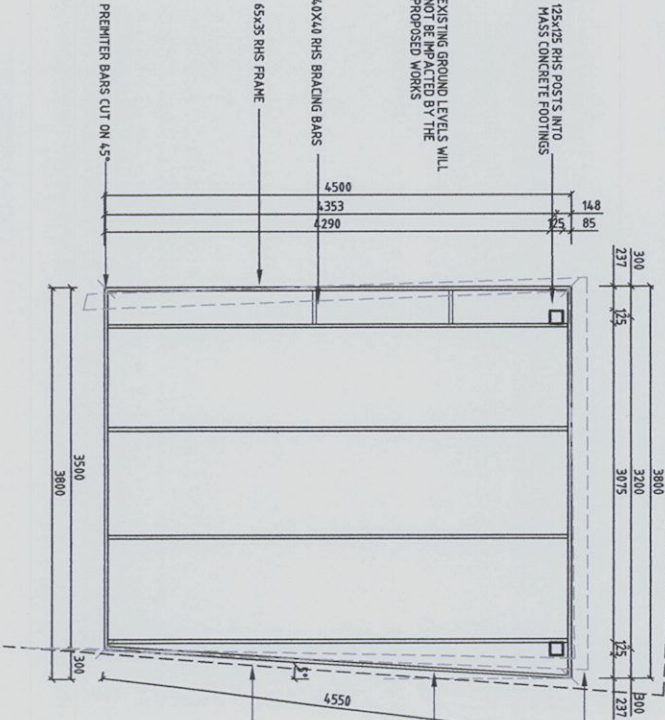


VOGUE PERGOLAS Pty Ltd 80 TRALEE STREET HUME, A.C.T. 2820 ABN: 28 109 955 017 ACN: 109 955 017 CONTACT DETAILS: PH: 1800 723 849 email@voguepergolas.com.au www.voguepergolas.com.au		ALISON BISCOE		17A THE SERPENTINE BILGOLA BEACH LOT 71 DP: 15295	
PROPOSED SITE PLAN		SCALE		DATE	
1:200/A3		8/8/2013		SHT	
ED		AS		DRAWN	
PS-14-013		1/2		DATE	

THIS DRAWING AND ANY/ALL AMENDMENTS REMAIN THE PROPERTY OF VOGUE PERGOLAS PTY LTD.



EXISTING BOUNDARY



EXISTING GROUND LEVELS WILL NOT BE IMPACTED BY THE PROPOSED WORKS

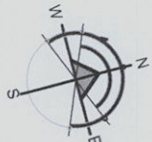
ALL WORKS TO REMAIN WITHIN THE EXISTING SITE BOUNDARIES OF THE PROPOSED RESIDENCE

EXISTING RETAINING WALL WILL NOT BE IMPACTED BY THE PROPOSED WORKS

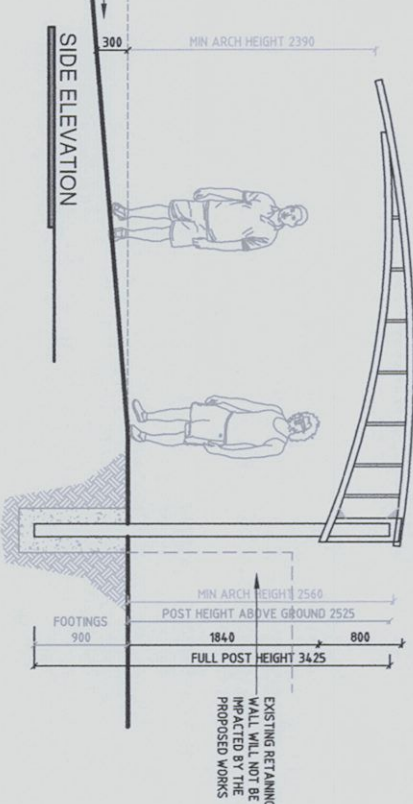
EXISTING SIDE B'YRY

CARPORT PLAN

NOTE: CANVAS WILL BE A REMOVABLE WATERPROOF AND UV RESISTANT P.V.C. NYLON COATED CANVAS  
ALL HEIGHTS TO BE CONFIRMED PRIOR TO CONSTRUCTION



PROPOSED WORKS WILL NOT IMPACT CURRENT GROUND LEVELS



MIN ARCH HEIGHT 2390  
MIN ARCH HEIGHT 2560  
POST HEIGHT ABOVE GROUND 2525  
FULL POST HEIGHT 3425  
EXISTING RETAINING WALL WILL NOT BE IMPACTED BY THE PROPOSED WORKS

PERGOLA NOTES:

POWDERCOAT WOODLAND GREY COVER TO CLIENTS DIRECTIONS TO BE CONFIRMED BY THE CLIENT

PERGOLA AREA

AREA: 16.40sqm

ADDITIONAL NOTES

- 225mm PLATE BOLTED ON SITE TO POST
- 65x35 RHS FRAME
- PERIMETER BARS CUT ON 4.5°
- 2x50x10mm PLATE WELDED TO POST TOP AND BTM CHORD GUSSETS
- POST HEIGHTS



ALISON BISCOE

CLIENT

PLAN & ELEVATION

SHEET

1:50/A3

DATE

8/8/2013

ED

DATE

2/2

17A THE SERPENTINE  
BIGOLA BEACH  
LOT 71 DP: 16295

PS-14-013

2/2

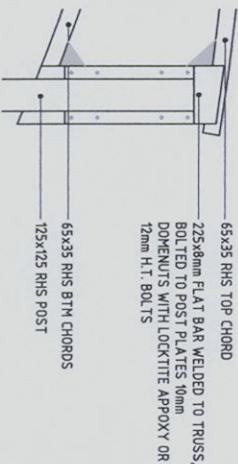
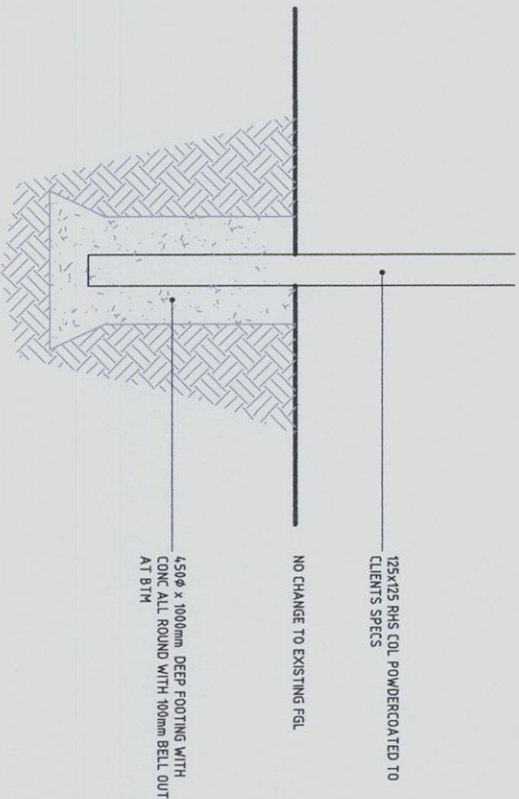
FOR DA

DETAILS	AMENDMENT	BY	ISSUE



VOGUE PERGOLAS Pty Ltd  
98 TRALEE STREET  
HUME, ACT, 2620  
ABN: 28 109 655 017  
ACN: 109 655 017  
CONTACT DETAILS:  
PH: 1300 723 846  
info@voguepergolas.com.au  
www.voguepergolas.com.au

THIS DRAWING AND ANY/ALL AMENDMENTS REMAIN THE PROPERTY OF VOGUE PERGOLAS PTY LTD.



STRUCTURAL CERTIFICATION

*A.M. Stodulka*  
DATE.....12/3./2014....

A.M.Stodulka M.Eng.Sc.(Syd Uni)  
M.I.E Aust C.P.Eng No. 3017



FOR DA

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Application Lodgement Summary



Reference Number 8709989

Date Requested: Mon March 17 2014

Agent                   Reece Wetherill Park, 3/1271 Horsely Drive, Wetherill Park 2164  
Applicant               Mr D & Mrs Cd Demaio, 4 Thorpe Pl Abbotsbury 2176  
Property/Asset        17a The Serpentine, Bilgola Beach 2107 (Ad Biscoe Pm Biscoe ) PNum:  
                              3399835  
                              150 mm VC Sewer Main - (3136645) (WasteWater)  
Product                Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	No
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	No
Minimum Gully Height area	No
Sewer Available	Yes
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

**Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.**

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.

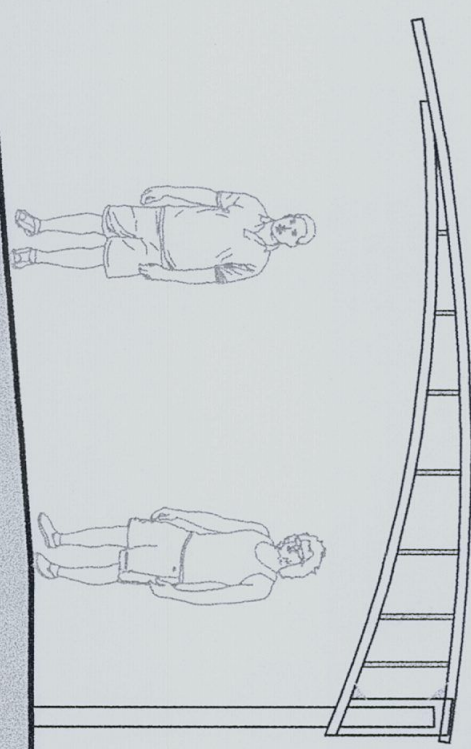


# PROPOSED VOGUE PERGOLA

CLIENT: ALISON BISCOE  
17A THE SERPENTINE BILGOLA NSW

**CONTENTS:**

PS-14-013/1 PROPOSED SITE PLAN	1:200 (A3)
PS-14-013/2 PLAN & ELEVATION	1:50 (A3)



LOT 71 DP: 15295 BILGOLA





PERGOLA NOTES:

**APPROVED DEVELOPMENT  
CONSENT**  
NON-PERMANENT  
POWDER COATED STEEL  
STRUCTURE WITH

**THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE**

# NOUVEAU PERGOLA

# PROPOSED SITE PLAN

NOTE: CANVAS WILL BE A REMOVABLE WATERPROOF AND UV RESISTANT  
P.V.C. NYLON COATED CANVAS  
ALL HEIGHTS TO BE CONFIRMED PRIOR TO CONSTRUCTION

**THE SERPENTINE** is the only pipe to be made following the instructions of a licensed plumber/drainor.

SYDNEY WATER  
APPROVED

Property No.

Reece, Wetherill Park  
Quick Check Agency on behalf of  
JIMMY WATER

PERDOLA

LIVE THE DIFFERENCE

17A THE SERPENTINE

LOT 71 DP: 15295

PROGETT	1:200/A3	SCALE	8/8/2013
---------	----------	-------	----------

ED	AS
----	----

PS-14-013

DETAILS	AMENDMENT
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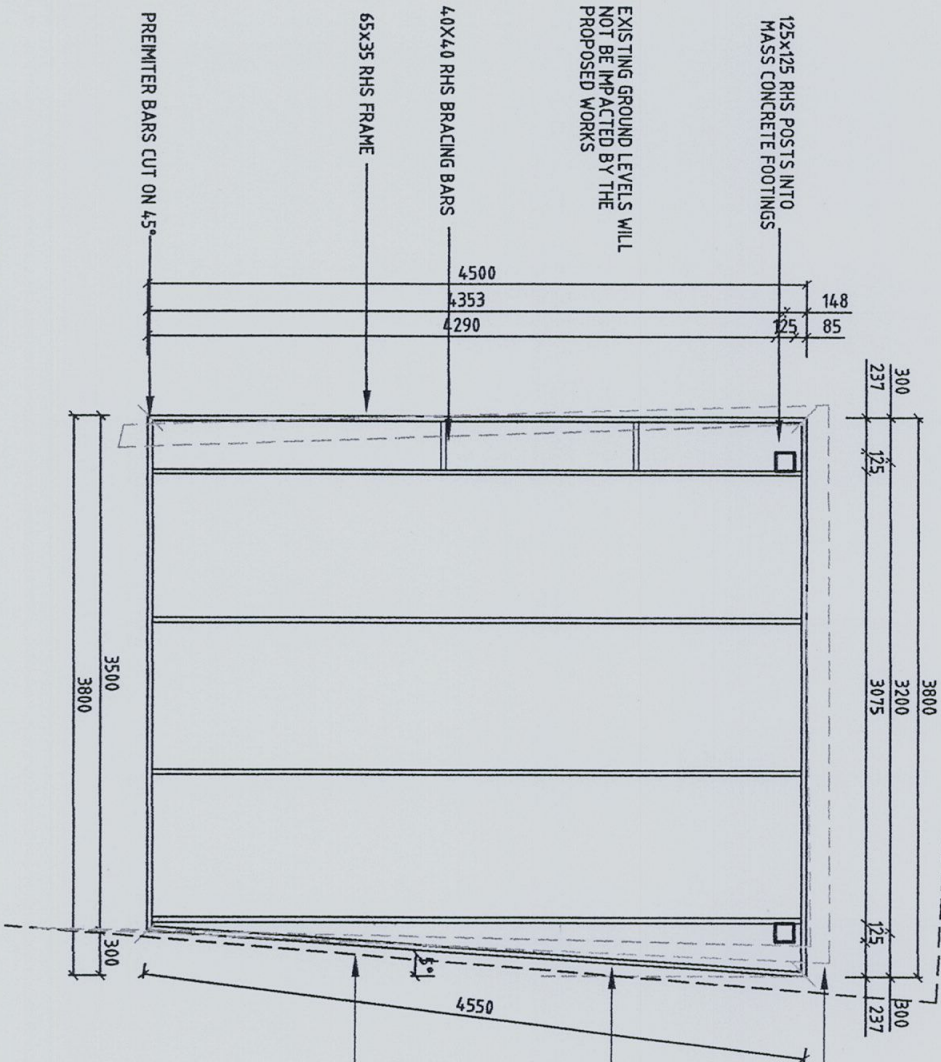
Per. BY ISSUE

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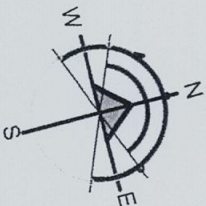


EXISTING BOUNDARY



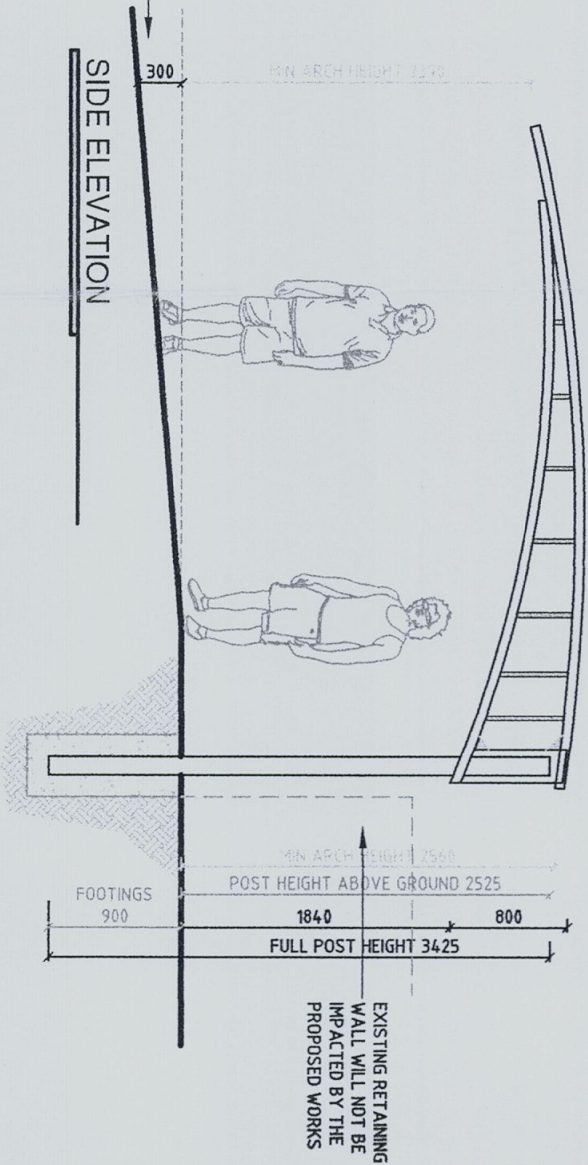
CARPORT PLAN

NOTE: CANVAS WILL BE A REMOVABLE WATERPROOF AND UV RESISTANT P.V.C. NYLON COATED CANVAS  
ALL HEIGHTS TO BE CONFIRMED PRIOR TO CONSTRUCTION



PROPOSED WORKS WILL NOT  
IMPACT CURRENT GROUND  
LEVELS

SIDE ELEVATION



**PERGOLA NOTES:**  
POWDERCOAT: WOODLAND GREY  
COVER: TO CLIENTS DIRECTIONS  
TO BE CONFIRMED BY THE CLIENT

PERGOLA AREA

AREA: 16.40sqm

ADDITIONAL NOTES

- 225mm PLATE BOLTED ON SITE TO POST
- 65x35 RHS FRAME
- PERIMETER BARS CUT ON 45°
- 2x50x10mm PLATE WELDED TO POST
- TOP AND BTM CHORD GUSSETS
- POST HEIGHTS



APPROVED DEVELOPMENT  
CONSENT PLANS

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

THIS APPROVAL DOES NOT AUTHORISE ANY  
WORKS ON THE ADJACENT ROAD RESERVE  
OR ANY COUNCIL RESERVE.



PLAN & ELEVATION

1:50/A3 8/8/2013

ED AS

PS-14-013 2/2

ALISON BISCOE

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17A THE SERPENTINE

BILGOLA BEACH

LOT 71 DP: 15295

FOR DA

DETAILS

AMENDMENT

BY

ISSUE

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