

Council
Copy



REC 258 30.
4/5/09 \$30-

ABN 63 119 997 590
PO Box 80, Thornleigh NSW 2120
ph 9980 2155 fax 9980 2166 E-mail admin@fitzcert.com.au

CONSTRUCTION CERTIFICATE No: 2009/508

Signature

Approval Date

28/04/09

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

Date Application Received

27/04/09

COUNCIL

Pittwater

DEVELOPMENT CONSENT NO

595/08

APPROVAL DATE

07/04/09

Name of Certifying Authority

Fitzgerald Building Certifiers Pty Ltd

Name of Accredited Certifier

Paul Fitzgerald - No BPB0119

Accreditation Body

BUILDING PROFESSIONALS BOARD

Applicant

Keith Wilkinson

Address

PO Box 534, Pennant Hills NSW 1715

Contact Number

9875 4622 (work)

Owner

Heather & Keith Wilkinson

Address

47 The Serpentine, Bilgola NSW

Contact Number

9875 4622 (work)

Subject Land Lot

45

DP

16393

No

47

The Serpentine, Bilgola

Description of Development –

New roof over existing terrace

Building Code of Australia Classification

10a

Value of Work \$

9,000 00

Builder Details

Name

PV Constructions

Licence Number

78461C

Address

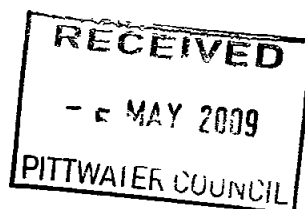
9 Galahhd Close, Mt Colah

Contact Number

0419 462 896

Approved Plans And Documents

Plans Prepared By	Drawing Nos	Dated
J D Evans and Company Pty Ltd	1140-1/ 4	21/10/08





ABN 63 119 997 590
3/2A Pioneer Ave Thornleigh NSW 2120
ph 9980 2155 fax 9980 2166 E-mail admin@fitzcert.com.au

SECTION 1 APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy - The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

- ☐ Construction Certificate
Dev Application No No 595/08
Approval Date 07/04/09
- ☒ Complying Development Certificate
☒ Engagement As PCA
☒ Application for Occupation Certificate

APPLICANT (This Must Be The Owner)

Name HEATHER & KEITH WILKINSON

Postal Address:

47 - THE SERPENTINE BILGOLLA
PO Box 534, Pennant Hills

Ph. 9875 4622

FAX. 9875 4014

Council
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LAND TO BE DEVELOPED

Address 47 - THE SERPENTINE BILGOLLA

Lot

45

DP

16393

Council Area

PITTWATER

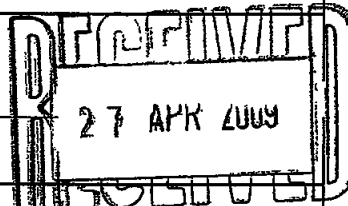
DETAILS OF DEVELOPMENT

Description of work:

NEW ROOF OF EXISTING TERRACE

Estimated Cost of Works

\$9,000.00



DETAILS OF BUILDER

Name

P.V. CONSTRUCTION

License No

78461C

Address

9 GALAHAD CLOSE MT COLAH

Ph No:

0419 462 896

SECTION 2 PCA SERVICE AGREEMENT

Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Appointer and the Local Council. The proposed PCA or Fitzgerald Building Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointer as a result of omissions or errors contained within this form or failure of the Appointer to comply with all items contained in this form.

Scope

The scope of works covered under this appointment is restricted to those building works as described in the "Details of Development" section of the form.

Terms and Conditions

- 1 All information provided by the Appointer on this form will be taken to be accurate and correct. The PCA does not accept any responsibility for any intentional or unintentional error or omission made by the Appointer on this form.
- 2 Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA, the appointment shall be invalid and acceptance of the appointment will be withdrawn.
- 3 The Appointer is obliged to keep the PCA informed of any changes to the details of Principal Contractor (Builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Appointer indemnifying the PCA against any losses or suffering as a result of non-compliance with the legislative requirements.
- 4 The Appointer is responsible for ensuring that a copy of Home Warranty Insurance or Owner Builder Permit is submitted to the PCA prior to the commencement of building works. The acceptance of the appointment will not occur until this requirement has been met.
- 5 It is the responsibility of the Appointer to ensure that critical stage inspections are booked in with our office, or make arrangements for your builder to do this on your behalf no later than 3pm on the prior business day via fax, post or email.
- 6 The PCA will not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following - non-compliance with a development consent condition, unsatisfactory final inspection, non-compliance with Basix commitments, missed critical stage inspections, non-compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

Fees

Failure to pay the prescribed Appointment of PCA fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honored, the Appointer will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Fitzgerald Building Certifiers may suspend its services provided to the appointer or the builder, where fees have not been paid, within the provisions of the Building and Construction Industry Security of Payment Act 1999.

Section 3 Declaration By The Appointer/s

I/We the aforementioned persons as described as the Appointer/s in the PARTICULARS section hereby declared the following that

- 1** I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning and under EP&A Act 1979 for the proposed works as indicated on this form
- 2** I/We, to the best of my/our knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify the appointed PCA and Fitzgerald Building Certifiers against any damage, losses or suffering as a result of incorrect information provided under that section
- 3** I/We hereby consent to the Builder as shown within the "Particulars" section of this form to apply and obtain on my/our behalf a Construction Certificate, Complying Development Certificate, Occupation Certificate/s or any other "Part 4A Certificate" within the meaning of the EP&A Act 1979
- 4** I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form
- 5** I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointer and Council, effective from the date of the acceptance
- 6** I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works will commence until after such date
- 7** I/We authorise the right of entry for any certifying authority arranged by Fitzgerald Accredited Certifiers to carry out inspection required by the PCA under this agreement
- 8** I/We authorise the transfer of PCA to another employee of Fitzgerald Building Certifiers if the original PCA ceases employment with Fitzgerald Building Certifiers for any reason or becomes unable to fulfill their duties as the PCA at no cost to Fitzgerald Building Certifiers
- 9** I/We understand the appointment of PCA will not be accepted by Fitzgerald Building Certifiers until documentation of required insurances or owner builder permit is submitted to Fitzgerald Building Certifiers, in accordance with the Home Building Act 1998
- 10** I/We understand that it is my/our responsibility to ensure that sufficient notice is given to Fitzgerald Building Certifiers, in writing, to carry out critical stage inspections or make arrangements with your builder to carry out this function on your behalf as a condition of your Building Contract
- 11** I/We declare that I/we will notify the PCA at the earliest possible instance of any changes of the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with Home Building Act 1989 are in place

Section 4 Owners Declaration/Signatures

OWNERS DECLARATION

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant In Section 1 of the Application Form hereby declare the following:

- 1 I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section.**
- 2. I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate. Such written consent will be provided with this application**
- 3 I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form**
- 4 I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers**
- 5 I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form)**

As owners of the above mentioned property we consent to this application

As owners of the above mentioned property I/we wish to appoint Paul Fitzgerald as PCA

Owners Signature/s:



Date 27-04-09

Name/s:

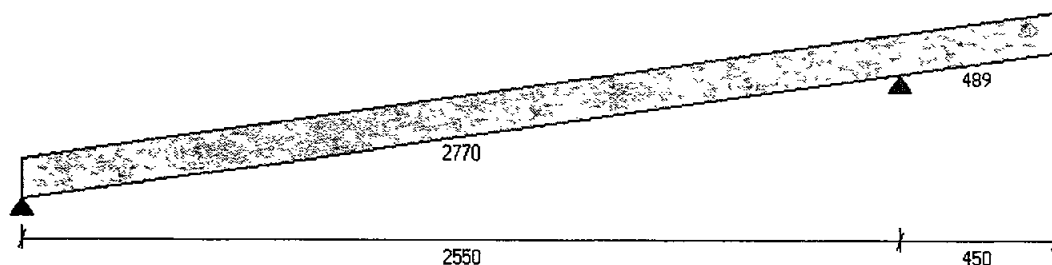
KEITH WILKINSON



© Hyne & Son Pty Limited ABN 67 009 660 995

Hyne Design v6
Hyne & Son Pty Limited
Job Number
Job Description
Run by
Phone

Deflection Report



Section R1 Rafter Design

Use preferred section size 140x35 HYNE Frame MGP10 - stocked from Hyne & Son Pty Limited
Min end bearing length = 30mm min intermediate bearing length = 35mm

Span Details

Span type is Single Span with Cantilever for an overall slope length of 3000 mm
Single span of 2550mm and Right Cantilever of 450mm
Rafter spacing is 600mm centres

Design Details

Roofing material of Sheet (20)
Roof pitch of 23 deg
Wind Classification for this project is N3
Temperature Factor (K6) = 1.00

Design ultimate wind pressure is 1.500

Design serviceability wind pressure is 0.614kPa

Load Case Table

Load Case Type	Span Ratio	Fixed value mm	Cantilever Ratio	Cantilever Fixed value mm
Full Permanent Load	L/300	20	n/a	10
Functional Permanent	n/a	n/a	n/a	n/a
Floor Live Load	n/a	n/a	n/a	10
Long Term Snow Load	n/a	n/a	n/a	n/a
Short Term Snow Load	n/a	n/a	n/a	n/a
Long Term Roof Load	L/250	n/a	n/a	10
Short Term Roof Load	L/250	n/a	n/a	10
Wind Uplift	L/150	n/a	n/a	n/a
Sensory Wind Load	n/a	n/a	n/a	n/a
Wind Downward	n/a	n/a	n/a	n/a
Dynamic Floor Load	n/a	n/a	n/a	n/a

MEMBER LOAD COMBINATIONS

Member Number	Load Combination Name	Combin j2	Bending Deflection	Check Deflection	Upper Limit
1	G Only	2.0	-3.0	3.0	9.2
	Qr Only	1.0	-2.6	2.6	11.1
	1Qrconc on M1	1.0	-2.8	2.8	11.1
	1Qrcant on M2	1.0	1.7	1.7	11.1
	Wup Only	1.0	3.5	3.5	18.5
	0.7Qr on M1 Only	1.0	-2.0	2.0	11.1
	0.7Qr on M2 Only	1.0	0.2	0.2	11.1
2	G Only	2.0	1.6	1.6	10.0
	Qr Only	1.0	1.4	1.4	10.0
	1Qrconc on M1	1.0	1.5	1.5	10.0
	1Qrcant on M2	1.0	-1.8	1.8	10.0
	Wup Only	1.0	-1.7	1.7	0.0
	0.7Qr on M1 Only	1.0	1.1	1.1	10.0
	0.7Qr on M2 Only	1.0	-0.2	0.2	10.0

LOAD COMBINATIONS

Load combinations are made up of one or more load cases, where the loads are combined together to simulate the actual

situation for the member or structure. These load values, for Limit State Design, may also be multiplied by a factor

to increase, or decrease, the effect of the individual load case in the combination. The following symbols are used in

this report to represent particular load groups or types of loads:

- G Dead Load or any permanent load applied for the entire structure life
- Qperm Permanent component or Floor Live Load or Long Term Gamma factor x Live Load (refer AS1170.1)
- Ql Floor Live Load - Distributed
- Qlconc Floor Live Load - Concentrated - main spans
- Qlcent Floor Live Load - Concentrated - balcony line load
- Qr Roof Live Load - Distributed
- Qrconc Roof Live Load - Concentrated
- Sn Snow Load
- Wu Wind Uplift
- Sn Wind Downdrag
- Sn Wind Horizontal - or Lateral wind load eg for wall studs, wind beams, etc
- Dyn Dynamic Load applied for 'floor bounce' - concentrated

Design-In-Hyne v5.1

Hyne & Son Pty Ltd

Deflection Report

Job Number

Job Description

Run by NST on 4/27/2009, at 12 05 42 PM

Phone 94819966

This design was carried out using AS1684 1-1999 as the preferred code for design of this domestic building element

Section W11, Post / Pole Design

Use preferred section size 112x112 HYNE Primed from Hyne & Son Pty Ltd

DIMENSIONAL DETAILS

This Post / Pole is designed as a simple column of 4 2metres height
Single or upper storey timber column with roof load area 25sq m
There is no lateral restraint for the post within its height

DESIGN DETAILS

Roofing material of Sheet (20)

Roof pitch of 23 deg

Wall load of 25 kg/sqm

Wind Classification for this project is N3

Temperature Factor (K6) = 1 00

Ceiling material of 10mm P'Board (12)

Design ultimate wind pressure is 1 500 kPa

Design serviceability wind pressure is 0 614kPa

Allowable Deflections

Load Case Type	Span Ratio	Fixed value mm
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Wind Loads	L/200	20
Wind Loads	L/200	20

Member Actions - Serviceability Properties

Member Number	Load Combination Name	Bending Deflection	Total Deflection	Camber Value	Check Deflection
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Design-In-Hyne v5.1

Hyne & Son Pty Ltd

Deflection Report

Job Number

Job Description

Run by NST on 4/27/2009, at 12 10 20 PM

Phone 94819966

This design was carried out using AS1684 1-1999 as the preferred code for design of this domestic building element

Section RB1, Ridge Beam Design

Use preferred section size 245x45 HYNE LVL from Hyne & Son Pty Ltd

DIMENSIONAL DETAILS

Span type is Single Span for an overall length of 4.2 metres

Supported rafter/truss spacing is 0.6 metres, and a roof load width of 3 metres

DESIGN DETAILS

Roofing material of Sheet (20)

Ceiling material of 10mm P'Board (12)

Roof pitch of 23 deg

Design ultimate wind pressure is 1.500 kPa

Wind Classification for this project is N3

Design serviceability wind pressure is 0.614kPa

Temperature Factor (K6) = 1.00

Allowable Deflections

Load Case Type	Span Ratio	Fixed value mm
Permanent Loads	L/300	20
Permanent Loads	L/300	20
Long Term Snow Loads	L/250	n/a
Short Term Snow Loads	L/250	n/a
Roof Live Loads	L/250	n/a
Wind Loads	L/150	n/a
Wind Loads	L/150	n/a

Member Actions - Serviceability Properties

Member Number	Load Combination Name	Bending Deflection	Total Deflection	Camber Value	Check Deflection
1	Dead Load Only	-14.4	-14.4	0.0	14.4
	1.1 kN Live Load	-2.3	-2.3	0.0	2.3
	Partial Area Roof Live Load	-4.4	-4.4	0.0	4.4
	Wind Uplift Only	11.3	11.3	0.0	11.3

Design-In-Hyne v5.1

Hyne & Son Pty Ltd

Deflection Report

Job Number

Job Description

Run by NST on 4/27/2009, at 10 56 09 AM

Phone 94819966

This design was carried out using AS1684 1-1999 as the preferred code for design of this domestic building element

Section L1, Lintel Design

Use preferred section size 195x65 HYNE Beam 17C from Hyne & Son Pty Ltd

DIMENSIONAL DETAILS

Span type is Single Span for an overall length of 4.2 metres

Supported rafter/truss spacing is 0.6 metres, with roof load width of 3 metres

The lintel design did not rely on assistance from top plate stiffness

DESIGN DETAILS

Roofing material of Sheet (20)

Roof pitch of 23 deg

Wind Classification for this project is N3

Temperature Factor (K6) = 1.00

Ceiling material of 10mm P'Board (12)

Design ultimate wind pressure is 1.500 kPa

Design serviceability wind pressure is 0.614kPa

Allowable Deflections

Load Case Type	Span Ratio	Fixed value mm
Permanent Loads	L/300	10
Floor Live Loads	L/360	10
Long Term Snow Loads	L/250	n/a
Short Term Snow Loads	L/250	n/a
Roof Live Loads	L/250	15
Wind Loads	L/200	n/a
Wind Loads	L/200	n/a

Member Actions - Serviceability Properties

Member		Bending	Total	Camber	Check
Number	Load Combination Name	Deflection	Deflection	Value	Deflection
1	Dead Load Only	-10.1	-10.1	3.7	6.4
	Roof Live Load Only	-3.4	-3.4	0.0	3.4
	Wind Uplift Only	12.3	12.3	0.0	12.3
	Wind Downdrag Only	-7.9	-7.9	0.0	7.9



Douglas Partners
Geotechnics • Environment • Groundwater

Douglas Partners Pty Ltd
ABN 75 053 980 117

96 Hermitage Road
West Ryde NSW 2114
Australia

PO Box 472
West Ryde NSW 1685
Phone (02) 9809 0666
Fax (02) 9809 4095
www.douglaspartners.com.au

dem pc
Project No 29153 04
30 October 2008

Keith and Heather Wilkinson
C/- JD Evans and Company Pty Ltd
74 Riviera Avenue
AVALON NSW 2065

Dear Keith and Heather

**GEOTECHNICAL ASSESSMENT - PROPOSED TERRACE ROOF
47 THE SERPENTINE, BILGOLA**

Reference is made to the previous Douglas Partners Pty Ltd (DP) geotechnical reports for the above property

- Project No 29153, dated 17 July 2001 (relating to the construction of the existing dwelling),
- Project No 29153A, dated 3 August 2005 (relating to the existing garage),
- various letters and construction site memos issued during 2001 and 2005

The above reports, letters and memos identify that the geotechnical risk for property and life relating to the site has remained at acceptable levels in accordance with Pittwater Council's Geotechnical Risk Management Policy (GRMP), dated December 2007

DP has now been asked to comment on geotechnical issues relating to a proposed roof to be constructed over the terrace which is above the garage. To this end, on 27 October 2008 the site of the proposed terrace roof was inspected in the company of Mrs Wilkinson, the owner. DP has also been provided with design Drawings 1140-1 to 1140-4 (all dated 21-10-08) by JD Evans and Company Pty Ltd and a site survey drawing Reference 1341 (dated 23-6-05) by D P Surveying Services


The design drawings indicate that the proposed roof will be attached to the northern corner of the residence and supported by the concrete roof of the garage or by the sandstone block walls around the terrace edge. Furthermore, it is expected that the proposed terrace roof will not generate any additional stormwater run-off from that already flowing from the uncovered terrace

DP has not been provided with a cost estimate for the proposed roof, and are therefore unable to confirm that the development's nominal cost is less than \$10 000. In any case, it is our view that a relatively light-weight roof, constructed in the location depicted on the aforementioned drawings, is consistent with the intent of a 'Minor Development' as inferred by the GRMP. Moreover, the construction of the terrace roof is not expected to alter the level of geotechnical risk previously identified for the property

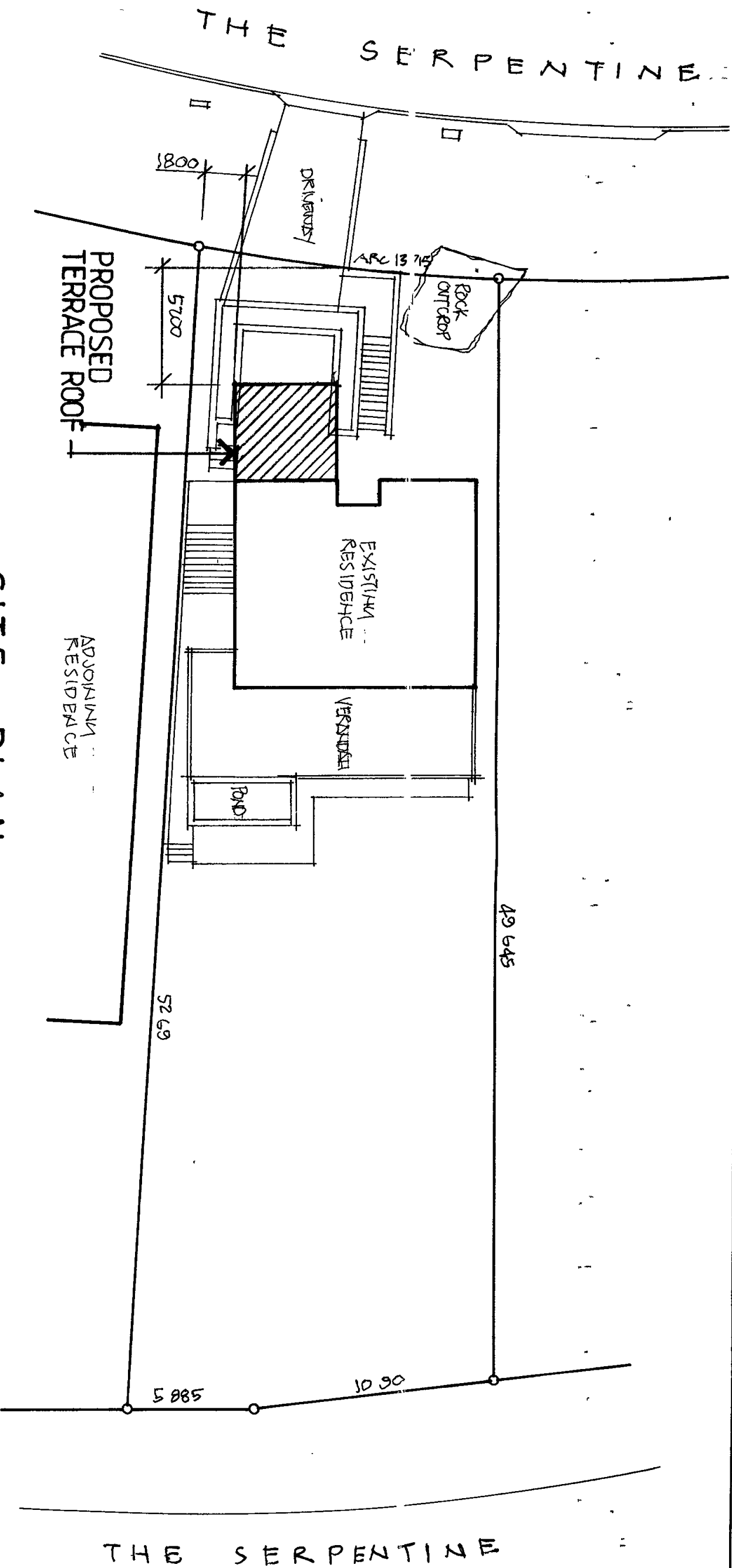
We trust that these comments are sufficient for your present requirements

Yours faithfully
DOUGLAS PARTNERS PTY LTD


David Murray,
Associate/Senior Engineering Geologist

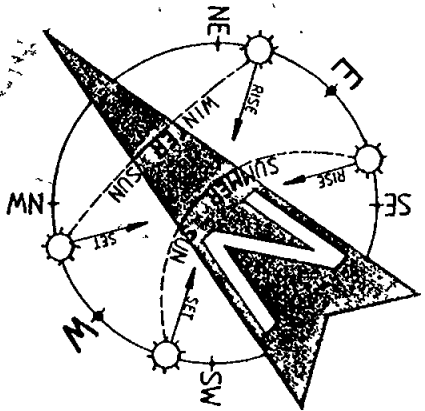
Reviewed by

Grahame Wilson
Principal





SITE PLAN

LOT 45 IN DP 16393



- NOTES:**
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS
 - 2.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawings.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All levels to be in accordance with the Australian Standard AS 1702.1 to the satisfaction of local council requirements & other authorities.
4. All levels to be in accordance with the Australian Standard AS 1702.1 to the satisfaction of local council requirements & other authorities.
5. Any detailing in relation to walls is subject to the approval of the local council and the builder to the owner's approval except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of to the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing features damaged by new work. Please confirm materials where possible.

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ALL PLANS AND DRAWINGS ARE SUBJECT OF COPYRIGHT AND ANY ATTEMPT OR ACTUAL REPRODUCTION BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS
J.D. EVANS AND COMPANY PTY. LTD.
120, STANLEY STREET, SYDNEY, NSW 2008
Tel: (02) 9238 1234 Fax: (02) 9238 1234

NO.	AUTHOR	DATE

J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS
74 STIVERA, SYDNEY, NSW 2008
Phone: (02) 9918 9206 Fax: (02) 9918 2454
Mobile: 098 976 596

PROJECT
PROPOSED TERRACE ROOF AT
No 47 THE SERPENTINE
BILGOLA BEACH N S W 2107
CLIENT
KEITH & HEATHER WILKINSON

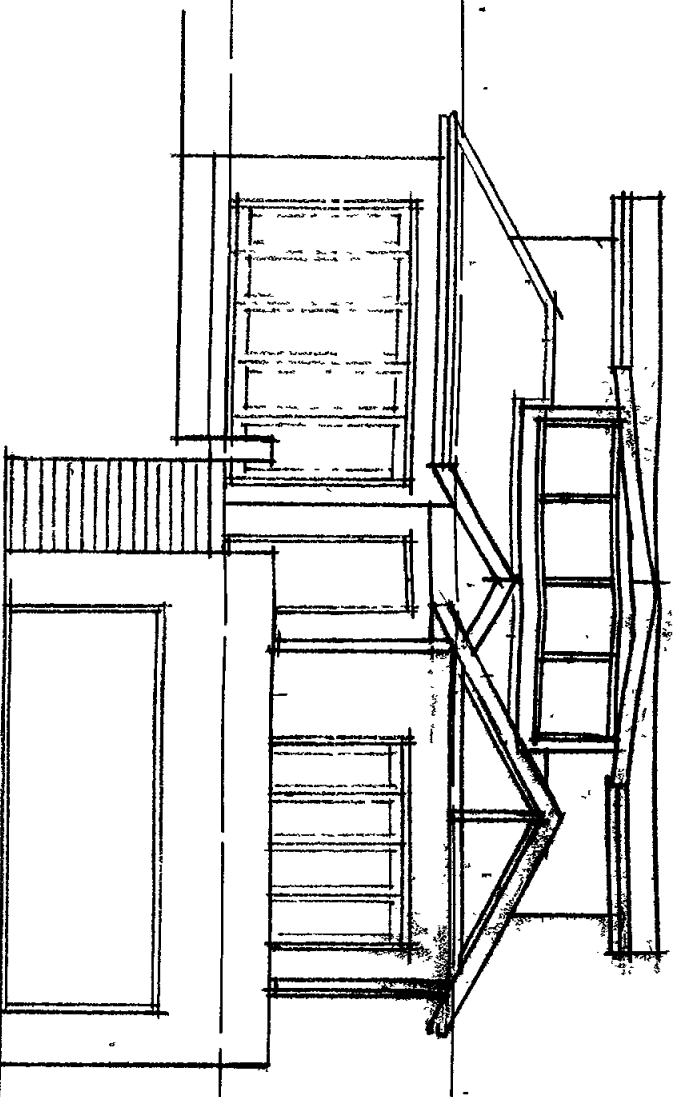
DATE	SCALE	ISSUE
21/10/2008	1:200	

This is the plan/spec referred to in
Fitzgerald Certifiers Certificate
Cert No. CC2009/508
Paul Fitzgerald Accreditation No BFB 0119
28/14/09

DEVELOPMENT CALCULATIONS			
SITE AREA	777 00 SQUARE METRES		
DESCRIPTION	EXISTING SQM	PROPOSED SQM	
ROOF AREA	222	NO INCREASE	
TOTAL HARD SURFACE	295 (38%)	NO INCREASE	
LANDSCAPING	440 (57%)	NO DECREASE	

FIRST FLOOR RV 62-55

GROUND FLOOR RV 52-47



NORTH - EAST ELEVATION

RIDGE RV 63-95

RIDGE RV 65-78

FIRST FLOOR RV 62-55

GROUND FLOOR RV 52-47

EAV 58-05

EAV 58-59

EAV 56-45

EAV 56-40

EXISTING
RESIDENCE

NORTH - WEST ELEVATION

- NOTES**
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS, AND COMMENCING CONSTRUCTION. **DO NOT SCALE OFF THE DRAWING** SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS
 - 2

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All work to be done in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
- 3 All work to be done in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the Building Code of Australia & to the satisfaction of local council requirements & other authorities.
- 5 Any detailing in addition to what is supplied shall be approved by the registered Professional Engineer.
- 6 Detail water & water-tail drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing finishes damaged by new work. Remove existing materials where possible.

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ALL PLANS AND DRAWINGS ARE SUBJECT OF COPYRIGHT AND ANY ATTEMPT OR ACTUAL REPRODUCTION BY ANY MEANS WITHOUT THE WRITTEN PERMISSION WILL RESULT IN LEGAL PROCEEDINGS.
J.D. EVANS AND COMPANY PTY LTD.
REGISTERED BUILDING CONSULTANTS
10 BAYVIEW, AVE. AVALON BEACH, NSW

NO.	REVISION	DATE



J.D. EVANS and COMPANY PTY LTD
BUILDING DESIGN CONSULTANTS
74 RIVERIA AVE AVALON BEACH 2107
Phone (02) 9918 9206 Fax (02) 9973 2454
Mobile 046 976 5596



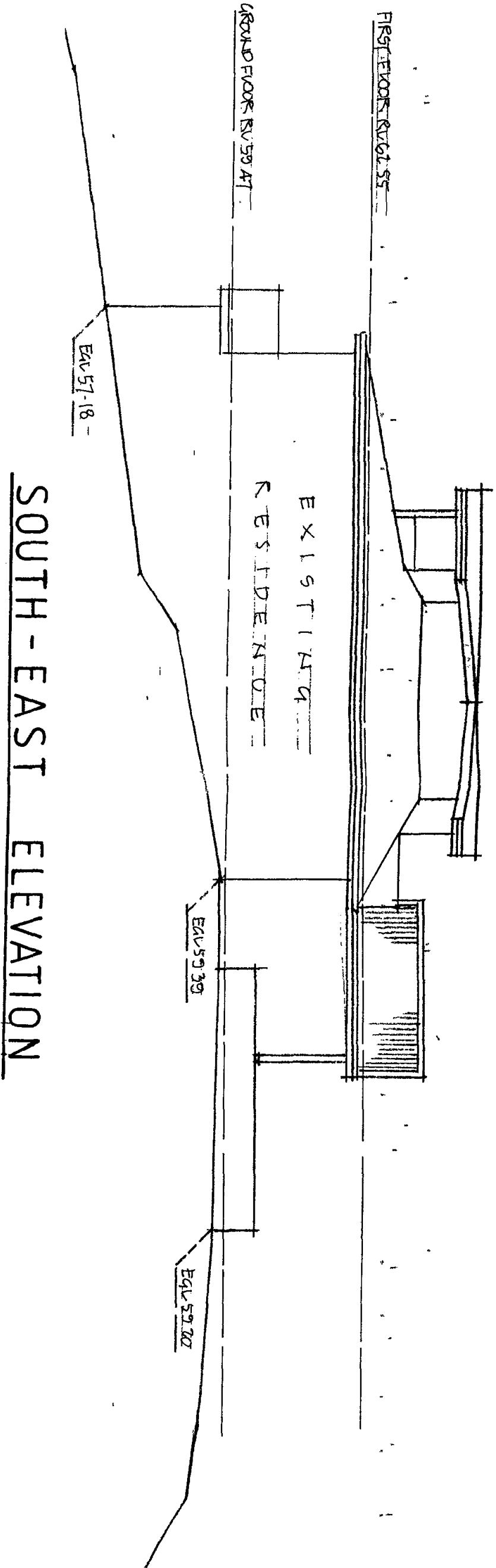
This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

PROJECT
PROPOSED TERRACE ROOF AT
No 47 THE SERPENTINE
BILGOLA BEACH N S W 2107
CLIENT
KEITH & HEATHER WILKINSON

DATE 21/10/2008 SCALE 1:100
DRAWN JOE CHECKED

DRAWING No 1140-3 ISSUE





- NOTES**
- 1 THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION DO NOT SCALE OFF THE DRAWING. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS
 - 2

SECTION A - A

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions are to be taken to the face of the work unless otherwise stated.
- 3 All work to be in accordance with the Building Code of Australia (BCA) and the Australian Standard (AS) for the relevant materials and other standards.
- 4 All work to be in accordance with the Building Code of Australia (BCA) and the Australian Standard (AS) for the relevant materials and other standards.
- 5 Any structural details or design which it is to be supplied by a Structural Engineer.
- 6 Roof water & surface drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing fixtures damaged by new work. Remove existing materials where possible.

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Rev.	Description	Date
1	Issue for tender	21/10/2008
2	Issue for construction	21/10/2008
3	Issue for construction	21/10/2008
4	Issue for construction	21/10/2008
5	Issue for construction	21/10/2008
6	Issue for construction	21/10/2008
7	Issue for construction	21/10/2008
8	Issue for construction	21/10/2008
9	Issue for construction	21/10/2008
10	Issue for construction	21/10/2008

J.D. EVANS and COMPANY PTY. LTD
BUILDING DESIGN CONSULTANTS
74 KILBURN AVE. AVALON BEACH 2107
NSW 1505
Mobile 040 976 530

REGISTERED BUILDING DESIGNER
No. 12345

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

PROJECT
PROPOSED TERRACE ROOF AT
No 47 THE SERPENTINE
BILGOLA BEACH N S W 2107
CLIENT
KEITH & HEATHER WILKINSON

DATE	21/10/2008	SCALE	1:100
DRAWN	JOE	CHECKED	
DRAWING NO.	1140-4	ISSUE	

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2. STANTEC
AUSTAL
Colorbond
WEATHEREX
PILKINGTON