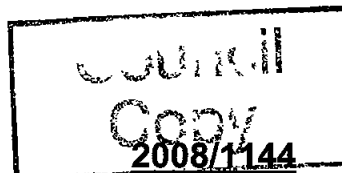




FITZGERALD BUILDING CERTIFIERS PTY. LTD.

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



CONSTRUCTION CERTIFICATE No

Signature

Approval Date

25 09 08

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

Council

Pittwater

DEVELOPMENT CONSENT NO

N0080/08

APPROVAL DATE

20 06 08

Name of Certifying Authority

Fitzgerald Building Certifiers Pty Ltd

Name of Accredited Certifier

Paul Fitzgerald - No BPB0119

Accreditation Body

BUILDING PROFESSIONALS BOARD

Applicant

Steve Sawbridge

Address

5 Jennifer Pl Baulkham Hills

Contact Number

0418 274 019

Owner

Michael Schaffler

Address

73 McCarrs Creek Rd Church Point

Contact Number

9979 5025

Subject Land Lot

103

DP

860197

No

73

McCarrs Creek Rd Church Point

Description of Development –

Alteration & additions to existing dwelling

Building Code of Australia Classification

1a

Value of Work \$

180 000 00

Builder Details

Name

Grant Silver

Licence Number

187461C

Address

—

Contact Number

—

Approved Plans And Documents

Plans Prepared By	Drawing Nos	Dated
Stephen Haig Brown	1/7 2/7 3/7 4/7, 5/7, 6/7 & 7/7	31 9 07

Engineers Details Prepared By	Drawing Nos	Dated
—	—	—

R# 247447
3/10/08
PITTWATER COUNCIL

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 18-0006861-BWI-2

Date Issued: 15/09/2008

LEVEL 3 85
HARRINGTON ST
SYDNEY
NSW 2000
Phone PHONE 8275 9999
Fax 02 8275 9711
ABN 78 003 191 035
AFS License No 239545



MICHAEL & REBECCA SCHAFFLER
73 MCCARRS CREEK ROAD
CHURCH POINT NSW 2105

Name of Intermediary
AON HIA (NSW/ACT)

Account Number
18-0006684

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with Sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 in respect of Residential Building Work as described in the Schedule herein

In Respect of ALTERATIONS AND ADDITIONS STRUCTURAL

At 73 MCCARRS CREEK ROAD
CHURCH POINT NSW 2105

Carried Out By BUILDER
GRANT RICHARD SILVER
ABN 25 565 587 643

Declared Contract Price \$180,000 00

Contract Date 11/09/2008

Builders Registration No U 187461C

Building Owner / Beneficiary MICHAEL & REBECCA SCHAFFLER

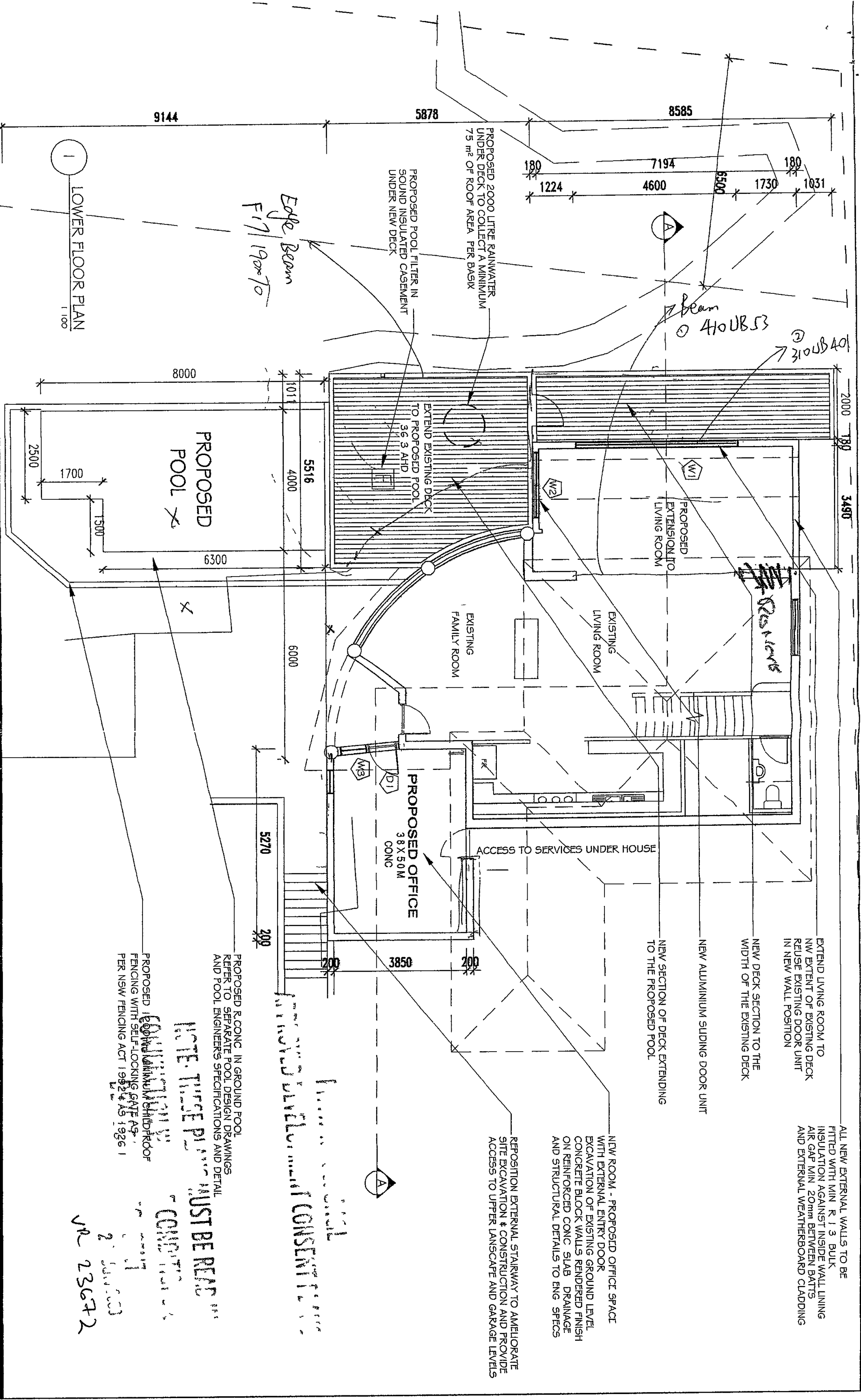
Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title

For and behalf of

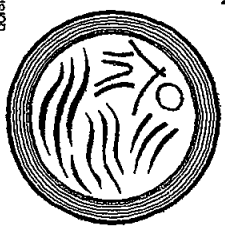
QBE Insurance (Australia) Limited

IMPORTANT NOTICE

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover



JENT Mr Michael Schaffler & Mrs Rebecca Schaffler		PROJECT Drafted Plans of Partial First & Second Storey Additions External Deck & Rear Stairway to Garage		NOTES ALL INFORMATION ON THE SITE BOUNDARIES SPOT LEVELS AND BUILDING POSITIONS TAKEN FROM THE SURVEY DRAWINGS DESCRIBED		NOTES ALL DESIGN AND MATERIALS SELECTION IS AS SPECIFIED BY THE CLIENT		DRAWING Stephen Haig Brown ABSA No 20730 Diploma of Architectural Technology		DWG NAME ① GROUND FLOOR PLAN		DATE 4/10/07		JOB NO 07-362		STEPHEN HAIG BROWN Building Design Sustainability Assessment and Consultation	
										LGA PITTWATER		DWG NO DA01		16 Argyle Street			



BL RIDGE 50.0

No 71

BL DECK 46.12

RIDGE 43.91 AHD

UPPER FL 39.23

LOWER F.L. 36.47

1 NORTH WEST ELEVATION
1:100

2 SOUTH EAST ELEVATION
1:100

UPPER FL 39.23

UPPER FL 39.23

EXISTING ROOF AND RIDGELINE UNCHANGED

EXTEND EXISTING SKILLION ROOF OVER
EXTENDED LIVING ROOM AND NEW LOWER DECK
BULK INSULATION (R2) BLANKET WITH REFLECTIVE
FOIL ON UNDERSIDE. AIR SPACE BETWEEN FOIL AND CEILING
COLOUR AS PER EXISTING

UTILISE EXISTING DOOR UNIT IN NEW WALL
NEW LOWER DECK AND BALUSTRADE

NEW LOWER DECK AND BALUSTRADE
TO PROPOSED NEW IN GROUND POOL

POLYCARBONATE ROOF OVER
SOUTH END OF NEW DECK

CL 41.68

POOL SAFETY FENCE TO AS
SOUTH END OF NEW DECK

UPPER F.L. 39.23

PROPOSED R. CONC. IN GROUND POOL
REFER TO SEPARATE POOL DESIGN DRAWINGS
AND POOL ENGINEER'S SPECIFICATIONS AND DETAIL

SWIMMING POOL SAFETY FENCE AND APPROPRIATELY
RESUSCITATION CHAIRS IN ACCORD WITH AS 1926

DECK 36.3 AHD

PROPOSED POOL
SEE POOL DESIGN DRAWINGS

APPROVED DEVELOPMENT WITH CONSENT FROM
CITY OF SYDNEY

NEW SKILLION ROOF OVER PROPOSED BEDROOM 4
COLORBOND SPANB 820 OR SIMILAR ON TIMBER
FRAME WITH MIN 50mm 512AL BLANKET INSULATION (R2)
REFLECTIVE SIDE DOWN WITH AIR GAP TO INTERNAL LINING
COLOUR AS PER EXISTING

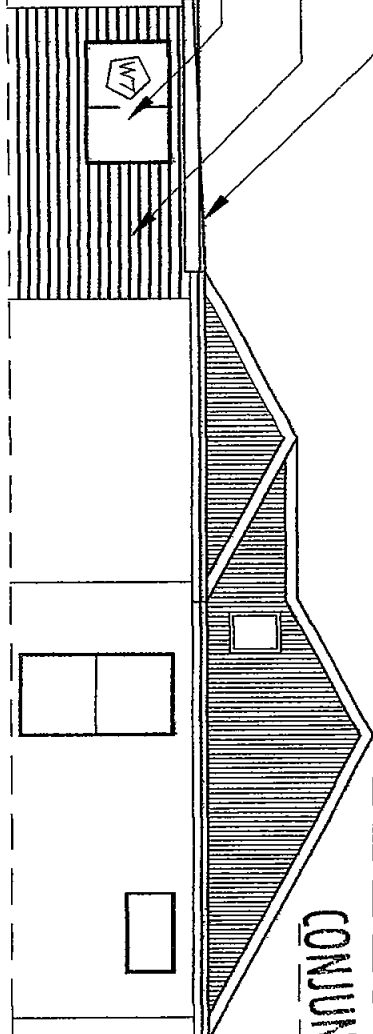
TIMBER FRAMED WEATHERBOARD CLAD WALLS
FITTED WITH MIN R 1.3 BULK INSULATION
COLOUR AS PER EXISTING
NEW ALUMINIUM FRAMED WINDOW
STANDARD ALUMINIUM SINGLE CLEAR
ASW 1015 OR SIMILAR

CL 41.68

CL 41.68

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE
CONSENT FROM THE
CITY OF SYDNEY

RIDGE 42.84 AHD



CLIENT

Mr Michael Schaffler &
Mrs Rebecca Schaffler

PROJECT

Drafted Plans of Partial First & Second Storey
Additions External Deck & Rear Stairway to Garage

NOTES

ALL INFORMATION ON THE SITE
BOUNDARIES, SPOT LEVELS AND
BUILDING POSITIONS TAKEN FROM
THE SURVEY DRAWING DESCRIBED
& COPIED WITH PERMISSION OF
DETAILED SURVEYS
CONSULTING SURVEYORS
PHONE 9913 9925
REF. 03206
16 June 2006

NOTES

ALL DESIGN AND MATERIALS
SELECTION IS AS SPECIFIED
BY THE CLIENT
FOOTINGS, PIERS & BEAMS ARE
REPRESENTATIONAL ONLY AND
SUBJECT TO BNG OR BUILDERS
SPECIFICATION & DETAIL
ALL MEASUREMENTS AND
DISTANCES TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION

DRAWING

Stephen Haig Brown ABSA No 20730
Diploma of Architectural Technology

DWG NAME

1 NORTH WEST ELEVATION
2 SOUTH EAST ELEVATION

DATE

JOB NO

STEPHEN HAIG BROWN
Building Design Sustainability
Assessment and Consultation
16 Myrtle Street
BILCOLA NSW 2107
Ph/Fax (02) 99183898
Mobile Stephen 0414 725411
Mobile Selena 0414 425411
Email info@dhb.com.au
Building Design & Assessment Division
TTA Building Bolinas ABL 19351 368665

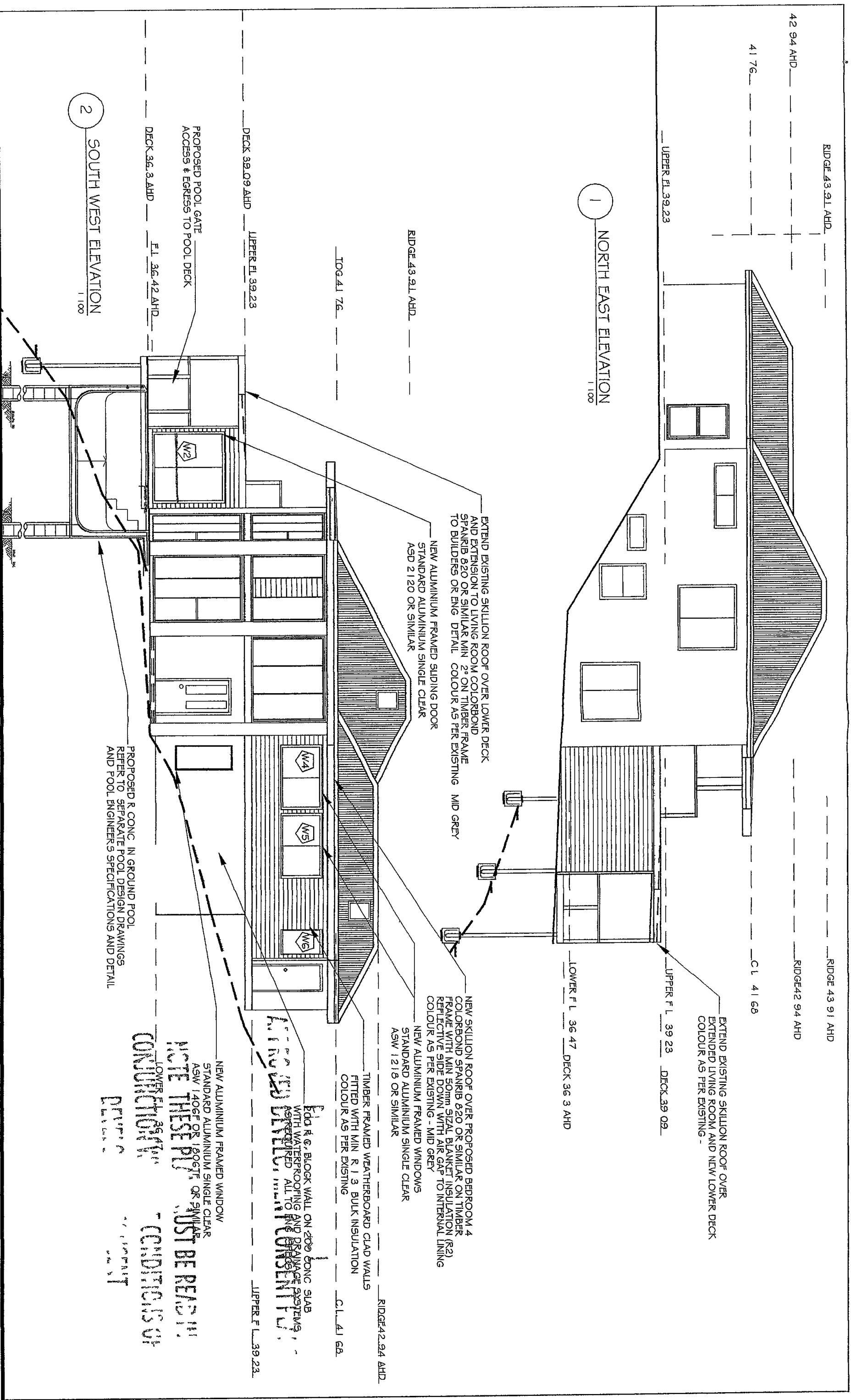
DATE

REV

CHECKED

DRAWN





CLIENT Mr Michael Schaffler & Mrs Rebecca Schaffler					
PROJECT Drafted Plans of Partial First & Second Storey Additions External Deck & Rear Stairway to Garage					
ADDRESS 73 McCairs Creek Road CHURCH POINT NSW 2105					
These plans are to be accompanied by and lead in conjunction with the details for a proposed In Ground Pool					
NOTES ALL INFORMATION ON THE SITE BOUNDARIES SPOT LEVELS AND BUILDING POSITIONS TAKEN FROM THE SURVEY DRAWINGS DESCRIBED & COPIED WITH PERMISSION OF DETAILED SURVEYS CONSULTING SURVEYORS PHONE 9913 9525 REF 03/2005 16 June 2006					
NOTES ALL DESIGN AND MATERIALS SELECTION IS AS SPECIFIED BY THE CLIENT FOOTINGS PIERES & BEAMS ARE REPRESENTATIONAL ONLY AND SUBJECT TO ENG OR BUILDERS SPECIFICATION & DETAIL ALL MEASUREMENTS AND DISTANCES TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION					
DRAWING Stephen Haig Brown ABSA No 20730 Diploma of Architectural Technology					
DWG NAME ① NORTH EAST ELEVATION ② SOUTH WEST ELEVATION		DATE 1/10/07 JOB NO 07-862 DWG NO DA01 SCALE 1:100 Ph / Fax (02) 99183698 Mobile Stephen 0414 425411 Mobile Selena 0414 425411 Email info@dblo.com.au Building Design & Assessment Division TTA Biggala Botanicals ABN 18351 369655			
ADAMUTH TRUE NORTH		LGA PITWATER			
REV A		SHEET 6/7			
ISSUE DA		DRAWN S HB			
CHECKED S HB					



APPROVED DEVELOPMENT CONSENT

SHADOW DIAGRAM			
DATE	TIME	AZIMUTH	ANGLE
21 JUNE	9am	103° NW	43°
21 JUNE	12 noon	180°	0°
21 JUNE	3pm	257° NE	43°

SHADOW CAST BY NEW ALTERATION
9am 21 JUNE

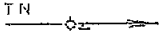
SHADOW CAST BY NEW ALTERATION
12 noon 21 JUNE (NOT SHOWN)
(SHADOWS CAST OVER EXISTING STRUCTURE)

SHADOW CAST BY NEW ALTERATION
3pm 21 JUNE

SHADOW CAST BY EXISTING DWELLING
FINE LINE LINE TYPE DENOTES TIME
AS ABOVE

SHADOW DIAGRAM

1:200



CLIENT Mr Michael Schaffler & Mrs Rebecca Schaffler	PROJECT Drafted Plans of Partial First & Second Storey Additions External Deck & Rear Stairway to Garage	NOTES ALL INFORMATION ON THE SITE BOUNDARIES SPOT LEVELS AND BUILDING POSITIONS TAKEN FROM THE SURVEY DRAWINGS DESCRIBED & COPIED WITH PERMISSION OF DETAILED SURVEYS CONSULTING SURVEYORS PHONE 9913 9525 16 June 2005	NOTES ALL SHADOWS NOT SHOWN ARE CAST OVER THE EXISTING HOUSE WHICH IS HIGHER AND THEREFORE THE SHADOWS ARE NON EXISTANT AND HAVE NO BEARING OR EFFECT OVER NEIGHBOURING PROPERTIES	DRAWING Stephen Haig Brown ABSA No. 20730 Diploma of Architectural Technology	DWG NAME Shadow Diagrams ① 21 June 9am, 12pm, 3pm	<table><tr><td>DATE 31/9/07</td><td>JOB NO 07 362</td><td rowspan="4">STEPHEN HAIG BROWN Building Design Sustainability Assessment and Consultation 16 Agile Street BILGOLA NSW 2107 Ph./fax (02) 99183698 Mobile Stephen 0414 425411 Email info@ulbo.com.au Building Design & Assessment Division T/A Bilgola Botanics ABN 18951 388685</td></tr><tr><td>LGA PITTWATER</td><td>DWG NO DA01</td></tr><tr><td>D.A. NO107</td><td>SCALE 1:200</td></tr><tr><td>REV A</td><td>SHEET 7/7</td></tr></table>	DATE 31/9/07	JOB NO 07 362	STEPHEN HAIG BROWN Building Design Sustainability Assessment and Consultation 16 Agile Street BILGOLA NSW 2107 Ph./fax (02) 99183698 Mobile Stephen 0414 425411 Email info@ulbo.com.au Building Design & Assessment Division T/A Bilgola Botanics ABN 18951 388685	LGA PITTWATER	DWG NO DA01	D.A. NO107	SCALE 1:200	REV A	SHEET 7/7	<table><tr><td>ASIMUTH TRUE NORTH</td><td rowspan="4"></td></tr><tr><td>ISSUE DA</td></tr><tr><td>DRAWN S.H.B.</td></tr><tr><td>CHECKED S.H.B.</td></tr></table>	ASIMUTH TRUE NORTH		ISSUE DA	DRAWN S.H.B.	CHECKED S.H.B.
DATE 31/9/07	JOB NO 07 362	STEPHEN HAIG BROWN Building Design Sustainability Assessment and Consultation 16 Agile Street BILGOLA NSW 2107 Ph./fax (02) 99183698 Mobile Stephen 0414 425411 Email info@ulbo.com.au Building Design & Assessment Division T/A Bilgola Botanics ABN 18951 388685																			
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CHECKED S.H.B.																					