

REGISTERED
12 JUL 2007

Council
Copy

FITZGERALD BUILDING CERTIFIERS PTY. LTD.

199 Pennant Hills Road
Thornleigh NSW 2120
ph: 9980 2155
fax: 9980 2166
admin@fitzgeralds.com.au
ABN: 63 119 997 590

CONSTRUCTION CERTIFICATE

PCA ENGAGEMENT - page 2

NOTICE OF COMMENCEMENT- page 2

Construction Certificate Number CC 2007/338 Part 2 Approval Date: 10.7.07

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

Date Application Received: 28.5.07

Council: PITTWATER COUNCIL

DEVELOPMENT CONSENT NO: N0619/06

Name of Certifying Authority:

Name of Accredited Certifier:

Accreditation Body:

APPROVAL DATE: 18.1.07

Fitzgerald Building Certifiers Pty. Limited

Paul Fitzgerald - No. BPB0119

DIPNR, 20 Lee Street, Sydney 2000.

Applicant: Mr John Paterson
Address: 20 Cabarita Rd,
Avalon NSW 2107

Owner: Mr John Paterson
Address: 20 Cabarita Rd,
Avalon NSW 2107

Subject Land: Lot 7 DP 17704 (No.20) Cabarita Rd, Avalon

Description of Development – Alterations and Additions to existing dwelling.

Building Code of Australia Classification: 10b Value of Work: \$ 201 400

Owner Builder Details

Name: John Trevett Paterson
Permit Number: 318273P
Address: 20 Cabarita Rd, Avalon

Approved Plans: Plans prepared by Steven Crosby & Associates, Drawing Nos.2606-DA01, 2606-DA02, 2606-DA03, 2606-DA04 & 2606-DA05 dated AUG 2006.
Inclinor Details prepared by Jack Hodgson Consultants Pty Ltd, Drawing No. 24260-S1 & 24260-S2 dated 4.4.07.

Rec: 218813

\$30 paid

12-7-07

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that;

- (a) The requirements of the regulations referred to in s81A (5) have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed: _____

DATED: 10/07/07

PRINCIPLE CERTIFYING AUTHORITY:

Name of Certifying Authority	Fitzgerald Building Certifiers Pty. Limited
Name of Accredited Certifier	Paul Fitzgerald
Accreditation Number	BPB0119
Contact Number	9980 2155
Address	199 Pennant Hills Rd, Thornleigh 2120

MANDATORY CRITICAL STAGE INSPECTIONS: Class 1 & 10 Buildings

- 1) Commencement of Building Work
- 2) Piers prior to pour
- 3) Footings prior to pouring of reinforced concrete
- 4) Final Inspection - issue of Occupation Certificate
- 10) PCA to state any additional inspections: _____

SIGNED: _____

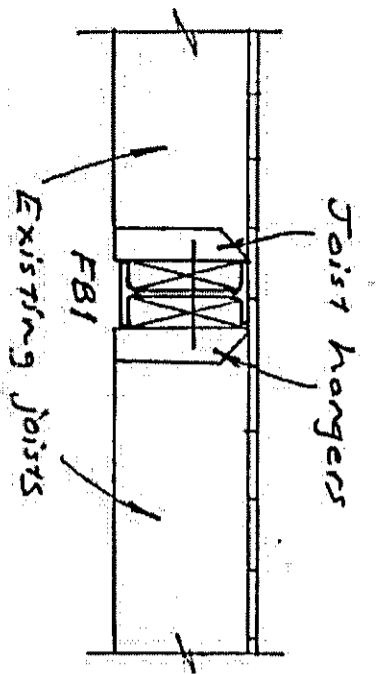
DATED: 10/07/07

NOTICE OF COMMENCEMENT: Earliest Date Building Work Can Commence: 12/07/07

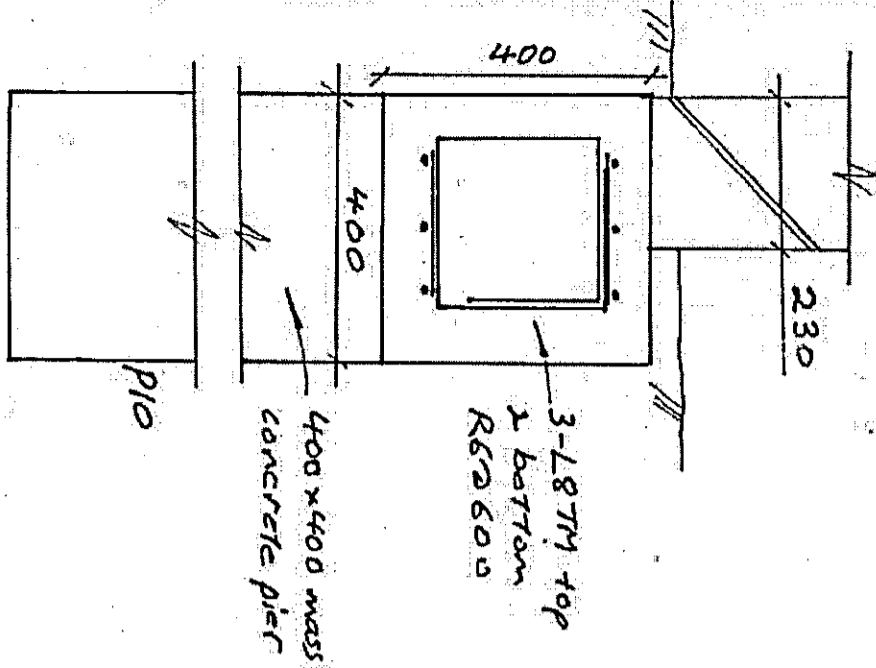
SIGNED: _____

DATED: 10/07/07

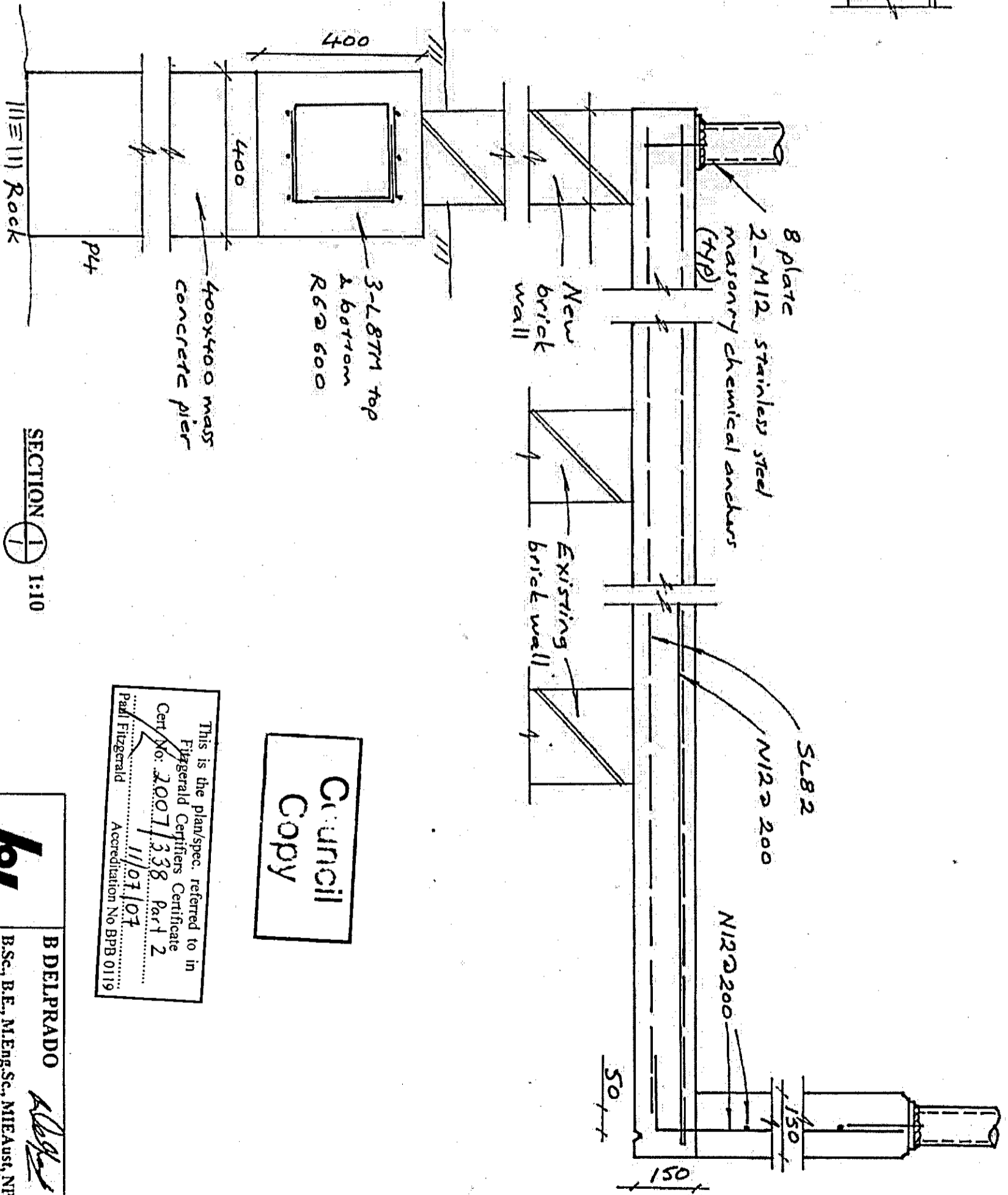
Right of appeal - under S109K where the Certifying Authority is a Council an applicant may appeal to the Land & Environment Court against the refusal to issue a Construction Certificate within 12 months of the date of issue.



SECTION 3 1:10
Section 4 similar




SECTION 2 1:10

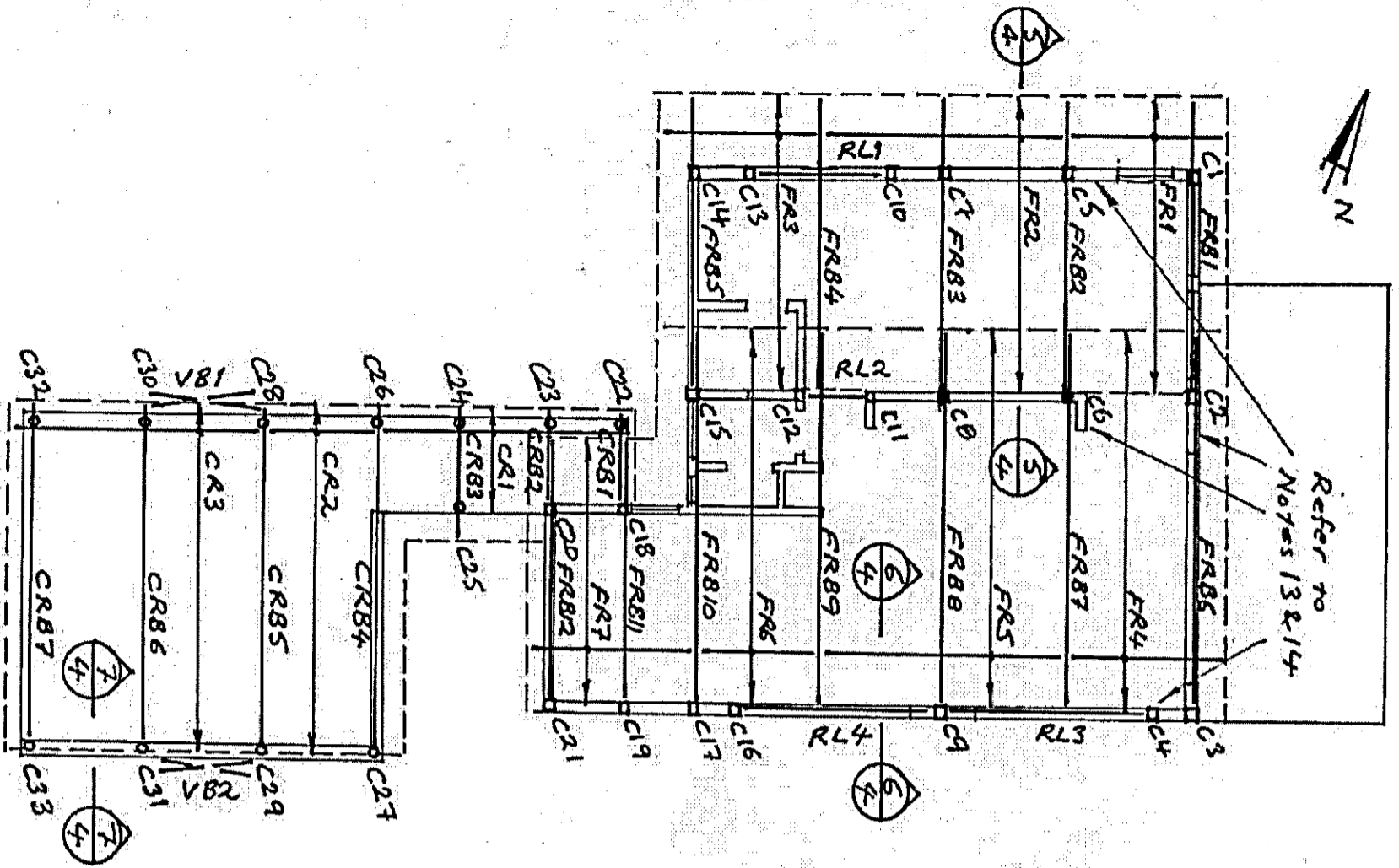


SECTION 1 1:10

Council Copy

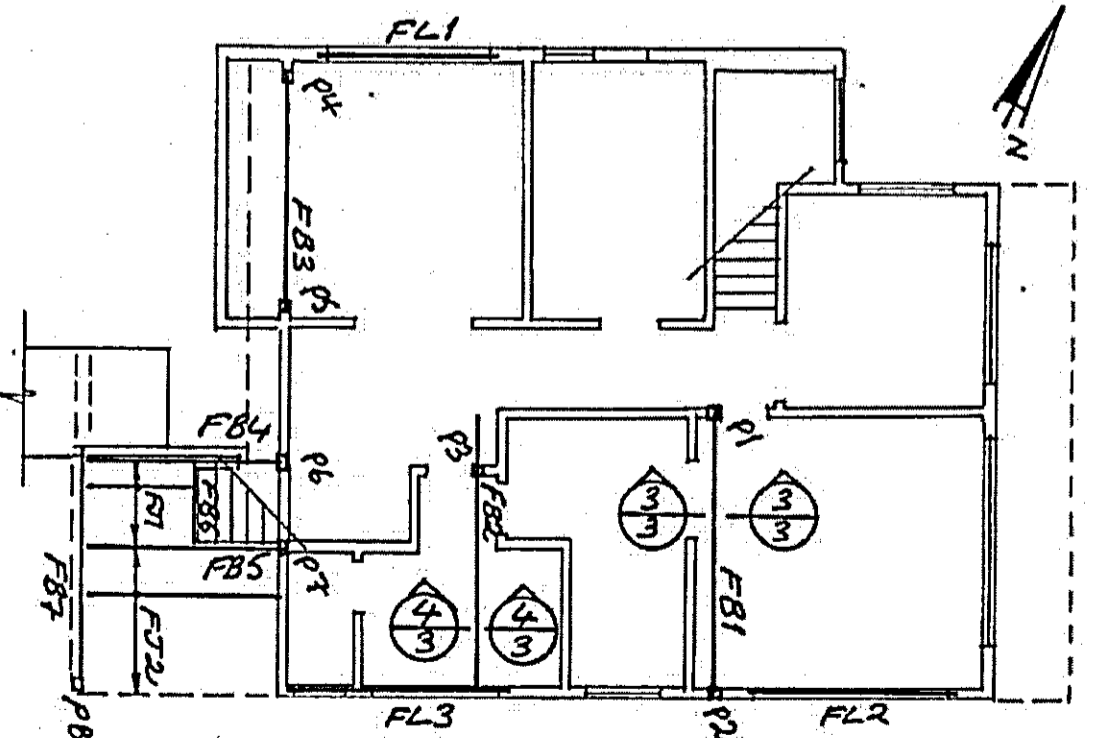
This is the plan/spec. referred to in
Fitzgerald Certifiers Certificate
Cert No. 2007/338 Part 2
11/07/07
Paul Fitzgerald
Accreditation No BPPB 0119

	B DELPRADO <i>ADP</i>
	B.Sc., B.E., M.Eng.Sc., MIEAust, NPER 3 Maytone Avenue, Kihlara Tel. 02 9418 1373 0428 181 373 Fax. 02 9418 1135
PROPOSED ALTERATIONS & ADDITIONS 20 CABARITA ROAD, CLAREVILLE	
SECTIONS	
Date 7/7/07	Sheet S03 of 4
Job No. 07/52	Amd.




ROOF FRAMING PLAN 1:100

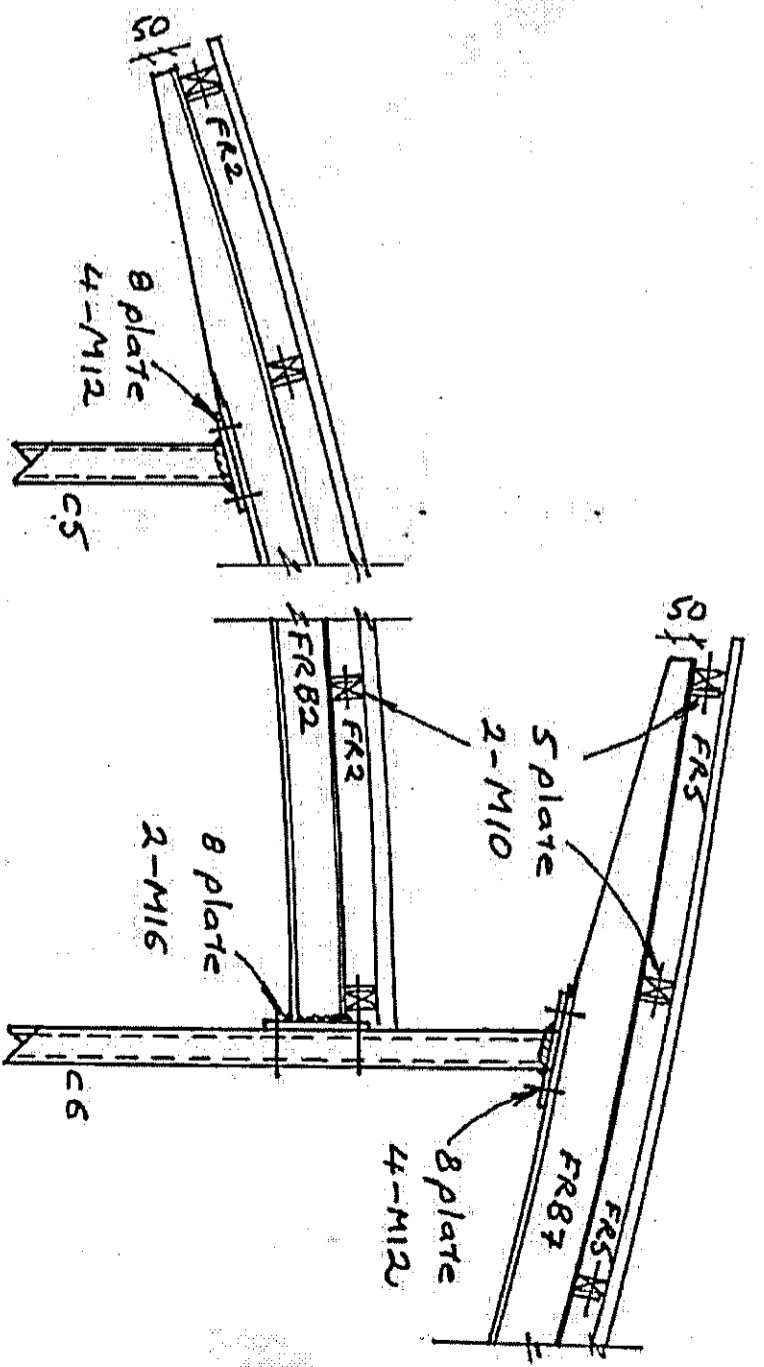
MEMBER SCHEDULE	
Member Mark	Member Size
FB1 & FB2	180 UB 18.1
FB3	150 UB 15.0
FB4 & FB5	200x45 Hyspan
FB6	190x45 MGP10
FB7	200x63 Hyspan
FL1 & FL2	190x45 MGP10
FL4	200x45 Hyspan
FJ1 & FJ2	190x45 MGP10 & 450mm c/c
P1 to P7	2790x45 F17 kiln dried hardwood
P8	89x89x5.0 SHS
FRB1 to FRB5	150 UB 14.0 curved
FRB6 to FRB12	200 UB 18.2 curved
CRB1 to CRB7	200 UB 22.3 curved
RL1 to RL4	150 UB 14.0
FR1 to FR6, CR1, CR2 & CR3	90x45 F17 @ 450mm c/c kiln dried hardwood of Durability Grade 2
C1 to C21	89x89x3.5 SHS
C22 to C33	101.6x5.0 CHS
VB1 & VB2	Crossed 16mm diameter rods with a central ring



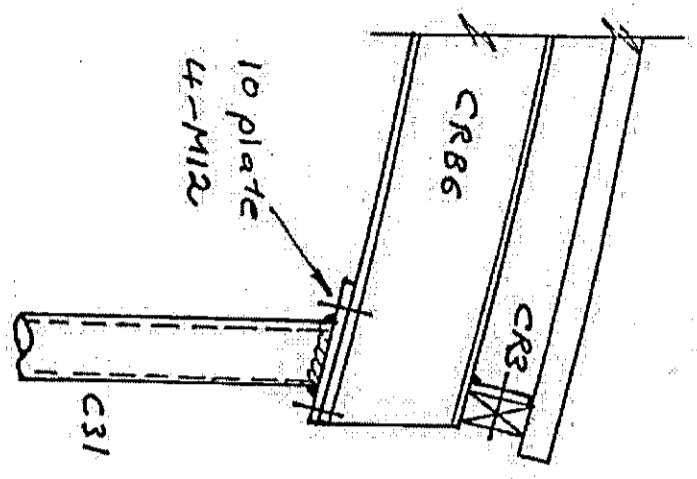
FIRST FLOOR FRAMING PLAN 1:100

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

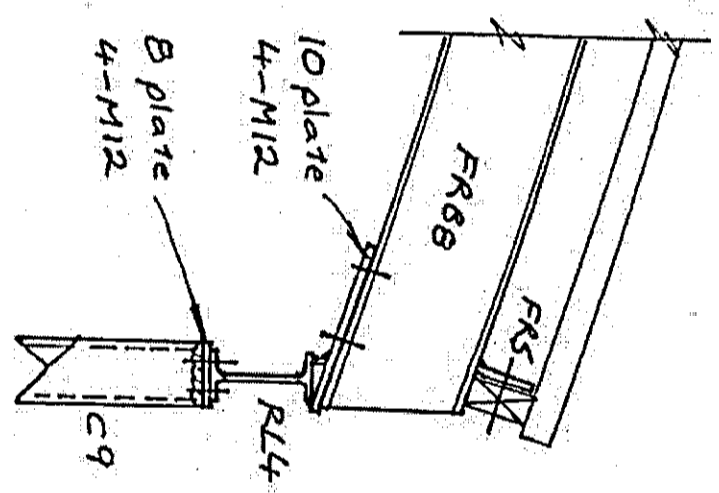
	B DELPRADO <i>B. Delprado</i>
	B.Sc., B.E., M.Eng.Sc., M.I.E.Aust., N.P.E.R. 3 Maytone Avenue, Killara Tel. 02 9418 1373 0428 181 373 Fax. 02 9418 1135
PROPOSED ALTERATIONS & ADDITIONS 20 CABARITA ROAD, CLAREVILLE FIRST FLOOR AND ROOF FRAMING PLANS & SCHEDULE	
Date 7/7/07	Sheet S02 of 4 Job No. 0752 Amd.



SECTION 5 1:10



SECTION 7 1:10



SECTION 6 1:10

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B DELPRADO

B.Sc., B.E., M.Eng.Sc., MIEAust, NPER
 3 Maytone Avenue, Killara
 Tel. 02 9418 1373 0428 181 373
 Fax. 02 9418 1135

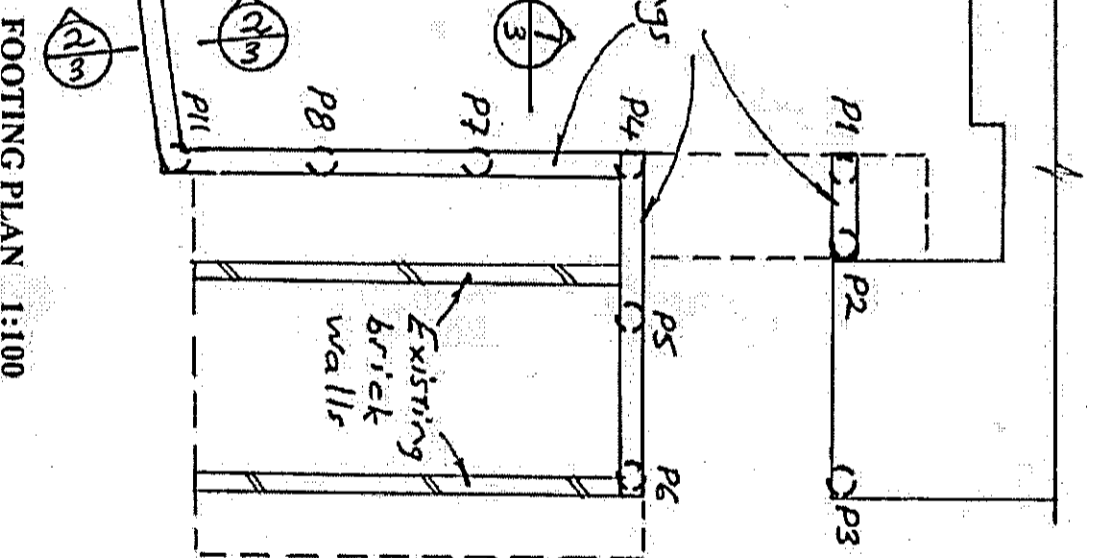
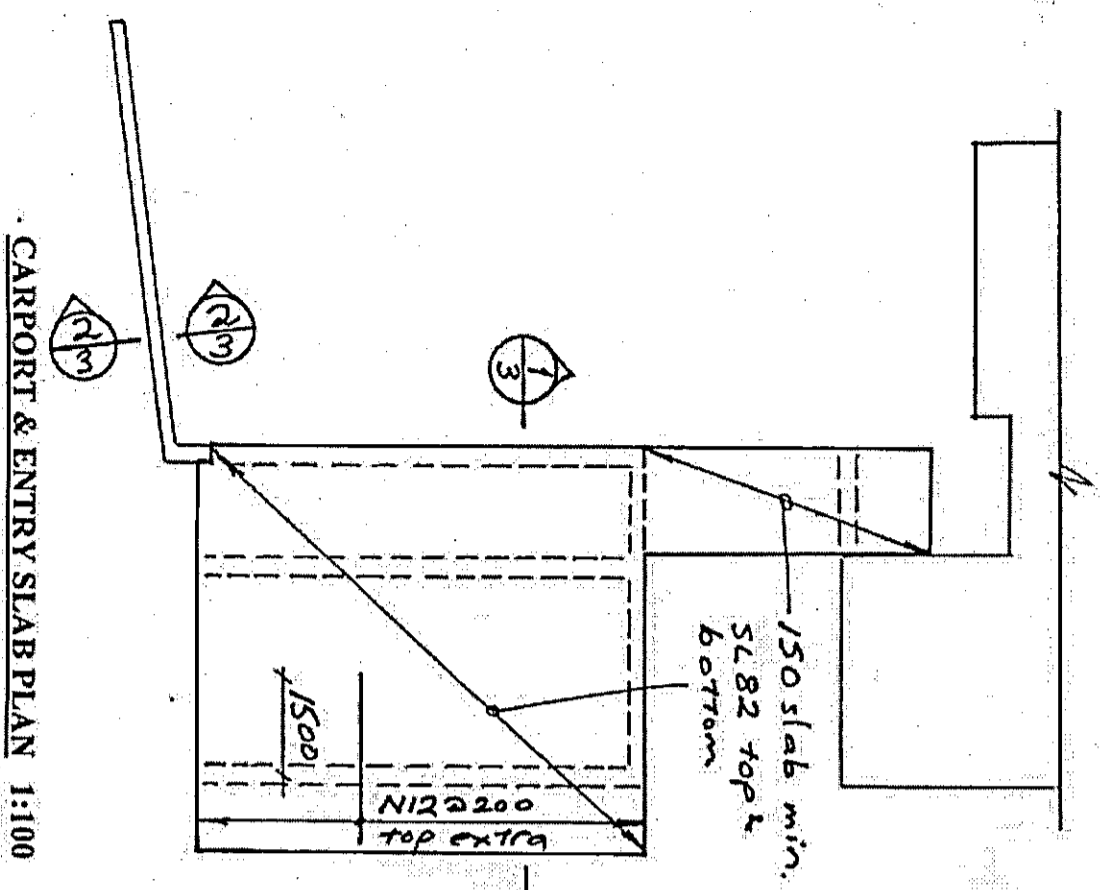
PROPOSED ALTERATIONS & ADDITIONS
 20 CABARITA ROAD, CLAREVILLE

SECTIONS

Date 7/7/07 Sheet S04 of 4 Job No. 07152 Amd.

NOTES

1. Undertake all work in accordance with all relevant Australian Standards, Ordinances, Codes and the like.
2. Read these drawings in conjunction with the Architectural drawings.
3. Refer all discrepancies to the Engineer for resolution.
4. Do not scale from the drawings.
5. Do not destabilise any part of the existing structure.
6. At the start of the project remove sufficient cladding to enable all design assumptions to be checked and arrange for an inspection by the Engineer.
7. Found the 400x400 mass concrete pier footings P1 to P11 onto weathered rock with an allowable bearing capacity of 600kPa.
8. Concrete Grade - N25 footings and piers
- N40 carport slab
9. Slump - 80mm general.
10. Maximum aggregate size - 20mm general.
11. Cover to reinforcement - 35mm general for slabs
- 50mm for footings
12. Moist cure all concrete for a minimum of seven days by covering with plastic sheeting taped at joints and weighted down fully around the edges.
13. All timber work is to comply with AS 1684.4 *Residential timber-framed construction*. In particular, the bracing and holding down details are to be followed fully. Note that this site is subject to high winds.
14. All N-S walls in the Living room, Dining Room and Kitchen are to be lined internally and externally with 4.5mm bracing ply nailed at 50mm centres horizontally and 100mm centres vertically.
15. All E-W walls in the Living room, Dining Room and Kitchen are to be lined internally with 4.5mm bracing ply nailed at 50mm centres horizontally and 100mm centres vertically.
16. Coat all internal steelwork with a minimum of 40 microns of zinc phosphate primer.
17. Hot dip galvanise all external steelwork including fixings. This includes all steelwork in external walls.
18. Use 6mm plates UNO.
19. Use 5mm continuous general purpose fillet welds or the thickness of the thinner element UNO. Site welding is only permitted with prior approval.
20. All bolts are to be high strength 8.8/S UNO.
21. All bolts are to be galvanised where they are to be enclosed within the structure and stainless steel of Grade 316 for external use.



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

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B DELPRADO *A. Del Prado*
 B.Sc., B.E., M.Eng.Sc., MIEAust., NPER
 3 Maytone Avenue, Killara
 Tel. 02 9418 1373 0428 181 373
 Fax. 02 9418 1135

PROPOSED ALTERATIONS & ADDITIONS			
20 CABARITA ROAD, CLAREVILLE			
SLAB & FOOTING PLAN & NOTES			
Date 7/7/07	Sheet S01 of 4	Job No. 07/52	Amd.