

4 August, 2010

The General Manager
Manly Council
PO BOX 82 MANLY
NSW 2095



Dear Sir/Madam,

Re: Construction Certificate: CC2010-13577
Property: Lot 8, 21 Acacia Road, Seaforth.

The attached copy of the Construction Certificate & \$30.00 Council submission cheque is forwarded for your record in accordance with Regulation 142(2)/130(4) of the Environmental Planning & Assessment Regulation 2000.

Yours faithfully


Stephen Murray
Accredited Certifier

CERTIFIER

\$60

R. 709226
6-8-10

Telephone 1300 663 215
Facsimile (02) 9836 3000
PO Box 6160
Baulkham Hills BC NSW 2153



R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

COUNCIL COPY

Construction Certificate

Issued in accordance with section 109C(1)(b) of the Environmental Planning & Assessment Act 1979.

CONSTRUCTION CERTIFICATE NUMBER CC2010-13577

Subject Site Address	21 Acacia Road, SEAFORTH 2092
Lot No	8
DP	1112545
Council Area	MANLY COUNCIL
Applicant Name	Alfrey, Lee & Jill
Applicant Address	84B Forest Way, FRENCHS FOREST 2086
Owner Name	Alfrey, Lee & Jill
Owner Address	21 Acacia Road, SEAFORTH
Description of Building Work	Swimming Pool
BCA Class of Building Work	
Development Consent No.	51/2010
Development Consent Date	22/04/2010
Estimated Cost of Development	\$52,630.00

List of Documents Accompanying the Application:

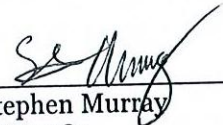
CC Application and PCA Form
Home Warranty Insurance - QBE
Long Service Levy Receipt & Calculation Sheet
Sydney Water Approval and Stamp
BASIX Certificate
Council Receipts
Waste Management Plan
Statement of Environmental Effects
Overall Site plan - Alkira Homes Dated: May 2010 Rev: C
Engineers Details - Wright Pools Page: 1 of 1 Dated: May 2010
Council Submission Cheque - \$30.00

List of Plan References and Specifications approved under this Certificate:

JN: 10345
Sheet Nos: 1 of 1 Dated: 8/2/10 Rev: D

The Certifying Authority (undersigned) is hereby satisfied that where the described works are completed in accordance with documentation accompanying the application for this certificate (with such modifications as shown on the documentation, if applicable) shall comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A (5) of the Act.

Signed
Certifying Authority
Accreditation Number
Accreditation Body
Date of this Certificate


Stephen Murray
BPB0282
Building Professionals Board
4/08/2010

INSPECTIONS INFORMATION

Site Address
CC No.

[Lot8] 21 Acacia Road, SEAFORTH 2092
CC2010-13577

The following mandatory critical stage inspections apply:

- Pre certification (where existing buildings are to remain)
- Final

*Please note that you will need to arrange for a suitably qualified **STRUCTURAL ENGINEER** to provide the PCA with an Engineers Structural Certificate of Adequacy for piers and slabs during construction.

TO BOOK AN INSPECTION:

Fax: 9836 3000 incl Site address and inspection type
or

Phone: 1300 663 215 => Option 1 => Option 1

****PLEASE BOOK INSPECTIONS BEFORE 3.00PM THE DAY PRIOR TO THE INSPECTION****

Contact Personnel

To check the status of your job contact Glenda McGregor
Extension numbers are available at www.greenfieldcertifiers.com.au

For technical enquiries contact

Stephen Murray



greenfield

Accredited Certifiers

COUNCIL COPY

PCA FORM

NOTICE OF INTENTION TO COMMENCE BUILDING WORK
NOTICE OF INTENTION TO APPOINT PRINCIPAL CERTIFYING AUTHORITY (PCA)

CHECKLIST

- ☐ Complete all fields in the "PARTICULARS" section – we cannot accept incomplete forms and they will be sent back to you for your completion.
- ☐ The Appointor/s to initial bottom right of all 5 pages.

SECTION 1 : PARTICULARS OF THE APPOINTOR/S

Appointor Name (Cannot be the Building Contractor unless they also own the property)	APPOINTOR NO. 1 Alfrey, Jill	APPOINTOR NO. 2 Alfrey, Lee
Appointor Address (nominate 1 address)	21 Acacia Road, SEAFORTH 2092	
Appointor Contact Details (nominate 1 contact)	Tel 0405 137 146 - Jill Fax Email jill_coulthardau@yahoo.com.au	
Site Address of the Proposed Building Works	21 Acacia Road, SEAFORTH 2092	
Description of the Proposed Building Works	Construction of 7.8m x 4m Swimming Pool	
Estimated Value of Building Works	\$ 52,630	
Proposed Date to Commence Building Work	If left blank the presumption will be 2 days after PCA appointment date.	
Development Consent or CDC Date	22/4/2010	
Development Consent or CDC Registration Number	51/2010	
Builder/Principal Contractor	Wright Pools Pty Ltd	
License/Permit Number	93482C	

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 Appointor and the Consent Authority (usually Council). The proposed PCA or Greenfield Accredited Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointor/s or any other party as a result of omissions or errors contained within this form or failure of the Appointor/s to comply with all items contained in the Checklist on this form.

Scope

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

Terms and Conditions

1. All information provided by the Appointor/s on this form shall be taken to be accurate and correct. The PCA shall not accept any responsibility for any intentional or unintentional error or omission made by the Appointor/s 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 Appointor/s shall be 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 shall result in the Appointor/s to indemnify the PCA against any losses or suffering as a result of non compliance with any legislative requirements.
4. The Appointor/s are 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, where required by Home Building Act 1989. The acceptance of the appointment will not occur until this requirement has been met.
5. It is recommended the Appointor/s ensure that the principal contractor (builder) shall make arrangements to book in critical stage inspections with our office via fax, post or email as required by giving prior day notice (before 3.00pm).
6. The PCA shall 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 may result in the refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honoured, the Appointor 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 Greenfield may suspend its services provided to the appointor/s 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 : DECLARATIONS BY THE APPOINTOR/S

I/We the aforementioned persons as described as the Appointor/s in the PARTICULARS section hereby declare the following that:

- I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning under EP&A Act 1979 for the proposed works as indicated on this form.
- I/We, to the best of my/our knowledge, have completed all details in the PARTICULARS section in a true and accurate manner and hereby indemnify the appointed PCA and Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
- 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 Appointor/s and the Consent Authority, effective from the date of the acceptance.
- 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 shall commence until after such date.
- I/We authorise the right of entry for any certifying authority arranged by Greenfield Accredited Certifiers to carry out inspections required by the PCA under this agreement.
- I/We authorise the transfer of PCA to another employee of Greenfield if the original PCA ceases employment with Greenfield Accredited Certifiers for any reason or becomes unable to fulfil their duties as the PCA or ceases to become an Accredited Certifier at no cost to Greenfield Accredited Certifiers. I/We accept costs associated with the transfer of the PCA, for any reason whatsoever.
- I/We understand the appointment of PCA shall not be accepted until documentation of required insurances or owner builder permit is submitted to Greenfield, in accordance with the Home Building Act 1989.
- I/We declare that I/we shall notify the PCA, at the earliest possible instance, of any changes to the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with the Home Building Act 1989 are in place.

APPOINTOR SIGNATURES

Signature of Appointor 1	X 
Full Name of Appointor 1	Alfrey, Jill
Dated	10/6/10

Signature of Appointor 2	X 
Full Name of Appointor 2	Alfrey, Lee
Dated	10/6/10

SECTION 4 : PCA ACCEPTANCE (office use only)

PCA Selection:

Select	Name of PCA	Accreditation Number
<input type="checkbox"/>	Richard Moy	BPB0281
<input type="checkbox"/>	George Watts	BPB0434
<input type="checkbox"/>	Peter Dewick	BPB0090
<input type="checkbox"/>	Luke Jeffree	BPB0196
<input type="checkbox"/>	Stephen Murray	BPB0282
<input type="checkbox"/>	Wesley Vos	BPB0744

PCA office details:

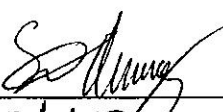
Address	PO Box 6160, Baulkham Hills BC NSW 2153
Phone	1300 663 215
Fax	02 9659 1633
Accreditation Body	Building Professionals Board 10 Valentine St, Parramatta NSW 2150

PCA STATEMENT

I, the person selected above, hereby accept the appointment of Principal Certifying Authority (PCA) within the Terms and Conditions as indicated in "Section 2 : PCA Service Agreement" effective no earlier than the "Acceptance Date" shown below.

I, the appointed Principal Certifying Authority, am of the opinion that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied.

PCA SIGNATURE

Signature of PCA	X 
Appointment Acceptance Date	4/8/10

SECTION 5 : NOTICE OF CRITICAL STAGE INSPECTIONS (to be completed by the PCA only based on BCA Building Class)

- ☐ Pre Certification
- ☐ Footings
- ☐ Piers
- ☐ Slab/s
- ☐ Stormwater
- ☐ Frame
- ☐ Wet Areas
- ☒ Completion

- ☒ Other
- ☒ Other
- ☐ Other

Swimming Pool Reinforcement prior to pouring
Swimming Pool Frame Installation prior to filling pool



APPENDIX 1 : INFORMATION FOR THE APPOINTOR

The following information is a guide only and is aimed at clarifying the role of the PCA and the requirements under the Legislation surrounding the appointment of a PCA.

1. Only the "person having benefit of a development consent involving building work" can appoint the PCA. This is generally the Land Owner. The Builder is prohibited from appointing the PCA unless the builder is also the owner of the land.
2. A PCA must be appointed, accepted and notified to Council no later than 2 days prior to the commencement of building works. Failure to do so may jeopardise the legitimacy of the building certification.
3. An Occupation Certificate can only be issued by the appointed PCA.
4. Information about Home Warranty Insurance and Building Licensing requirements are available on the Dept of Fair Trading website below.
<http://www.dft.nsw.gov.au/building.html>
5. All "critical stage inspections" as notified in this document are required to be carried out to enable the issue of an Occupation Certificate.
6. The appointment of PCA shall not be effective until the Appointor/s and Consent Authority has received the Acceptance of the Appointment of PCA by our office.
7. Greenfield recommends that the appointor/s should review the Development Consent conditions and ascertain whether the Building Contract covers all additional requirements under the development consent. It is common that some Council conditions are not covered under the Building Contract and may be the responsibility of the owner/s to fulfill such conditions prior to obtaining an Occupation Certificate. We recommend you familiarise yourself with such post-contract requirements and responsibilities.
8. Please note that additional inspection fees and charges may apply for additional inspections outside works covered under your Building Contract and for additional Occupation Certificates issued directly to the appointor. Refer to Appendix 2 for additional fees and charges.

APPENDIX 2 : ADDITIONAL FEES AND CHARGES

The following fees and charges may be payable by the Appointor/s where the PCA is requested or required to carry out additional work, inspections or Occupation Certificates to be issued directly to the appointor as a result of owner/s having to comply with Council Development Consent conditions AFTER the Building Contract has been fulfilled. For example: driveways, landscaping, privacy screening, air conditioning and landings are often items which are not covered under the Building Contract but may be required in order to obtain a Final Occupation Certificate. The following rates are indicative only and rates can be increased at any time without notice.

Item	Ex GST	GST	Total
Additional Inspections after building contract has been fulfilled (per inspection)	\$150.00	\$15.00	\$165.00
Additional Occupation Certificate + Council Registration	\$240.00	\$24.00	\$264.00
Archive retrieval fee (applies where additional work is requested more than 12 months after final inspection or last activity or issue of an Occupation Certificate)	\$100.00	\$10.00	\$110.00

Note: The PCA shall be entitled to suspend his/her services under the Building and Construction Industry Security of Payment Act 1999 where payment of fees is not received.



greenfield

Accredited Certifiers

CONSTRUCTION CERTIFICATE APPLICATION FORM

INSTRUCTIONS

- ☒ **COMPLETE THIS FORM** Complete all YELLOW fields on this form (typing preferred). Some fields have been pre-filled - please check and modify if necessary.
- ☒ **PRINT THIS FORM** Once completed - print this form. By Law we can only accept originals or scanned emailed forms. Faxed forms are prohibited.
- ☒ **OWNERS TO SIGN** All Owners of the Site must sign this form on page 4 (or provide an appropriate separate Consent form for the Applicants nominated to make the Application for CC).
- ☒ **PCA FORM** Follow the same procedure for the PCA Form also provided and pre-filled.
- ☒ **QUOTE CHECKLIST** Attend to all other Checklist items listed on Page 2 of the Quotation.
- ☐ **SEND** Send entire bundle to our office for assessment. We recommend the entire application be sent at the same time to reduce possibility of loss of documentation.

SECTION 1 : PARTICULARS

Applicant Name (Cannot be the Building Contractor unless they also own property)	APPLICANT NO. 1 Alfrey, Lee	APPLICANT NO. 2 Alfrey, Jill
Applicant Address (This is the address all correspondence will be delivered) "Care of" addresses accepted.	84B FOREST WAY FRENCHS FOREST, NSW, 2086	
Applicant Contact Details (nominate 1 contact)	Tel 0405 137 146 Fax Email jill_coulthard@yaho.com.au	
Owner/s Name (Write "As Above" if same as Applicant/s)	OWNER NO. 1 As Above	OWNER NO. 2
Owner/s Current Address	OWNER NO.1 ADDRESS As Above	OWNER NO. 2 ADDRESS
Owner/s Contact Details (nominate 1 contact)	Tel/Fax/Email: As Above	

SITE Address of the Proposed Building Works	21 Acacia Road, SEAFORTH 2092	
Local Government Area (Council)	MANLY Council	
Development Consent Date	22/4/2010	
Development Consent No.	51/2010	
Class of Building (under BCA) Or leave blank if uncertain		
Detailed description of proposed building works	Construction of 7.8m x 6m swimming pool of depth 1m to 1.8m	
Estimated Cost of Building Work	\$ 52,630	
Number of proposed storeys	—	
Gross floor area of proposed building	—	sqm
Gross site area of property	—	sqm

For proposed new residential building work only:

No. of existing dwellings on the property	
No. of existing dwellings to be demolished	
No. of dwellings to be included in the new building	
Will new building be attached to any existing building ?	
Will new building be attached to any other new building ?	
Does the land contain a dual occupancy ?	

Building materials:

External Walls	Concrete
Floors	Concrete
Roof	
Frame	

SECTION 2 : TERMS OF APPLICATION

Engagement

The engagement of Greenfield Accredited Certifiers to provide services will not commence until the applicant successfully completes and signs this application form, provides all items in the checklist on page 1. Greenfield Accredited Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure to comply with all relevant items contained in the Checklist on this form.

Scope


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

Terms and Conditions

1. All information provided by the Applicant on this form will be taken to be accurate and correct. Greenfield does not accept any responsibility for any intentional or unintentional error or omission made by the Applicant on this form.
2. The Applicant is to declare that no building works have commenced at the time of the application. A false representation in this regard will invalidate the application and Applicant will indemnify Greenfield against any damages or losses suffered by it or its employees in relation to the issue of a Construction Certificate. In such an event the Applicant agrees to cancel the Construction Certificate at the earliest possible time at no cost to Greenfield.

Fees

Failure to pay the quoted fee for services will generally result in a refusal to release the Construction Certificate. Should a Construction Certificate be released and payment not honoured the Applicant will be liable in addition to any associated debt recovery costs plus interest incurred from the time of the application. Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999.

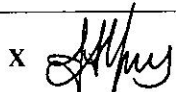
Initial: 


SECTION 3 : DECLARATIONS BY THE APPLICANT AND SIGNATURES

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in the PARTICULARS section hereby declare the following:

- I/We "have the benefit of the Development Consent" within the meaning given under EP&A Act 1979 for the proposed works as indicated on this form.
- I, to the best of my knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate.
- I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
- I understand that the Application for Construction Certificate is not complete until all required documentation has been received by Greenfield.
- I understand that the Application for and acquisition of Construction Certificate does not authorise Commencement of Building Work. (Refer to appointment of PCA on Greenfield PCA Form)

APPLICANTS SIGNATURE

Signature of Applicant No. 1	X 
Full Name of Applicant No. 1	Alfrey, Jill
Dated	10/6/10

Signature of Applicant No. 2	X 
Full Name of Applicant No. 2	Alfrey, Lee
Dated	10/6/10

SECTION 4 : OWNERS CONSENT TO APPLY FOR CONSTRUCTION CERTIFICATE

If there are additional site owners (not already named as Applicants) OR the site owners are not the Applicants (limited circumstances) it is necessary that ALL owners of the site consent to this Application. The person/s signing below declare they are an owner of the Site and consent to the Applicant/s named on this form to make an Application for Construction Certificate.

	OWNER NO. 1	OWNER NO. 2	OWNER NO. 3	OWNER NO. 4
Signature	X	X	X	X
Full Name				
Dated				

COUNCIL COPY

WASTE MANAGEMENT PLAN

PROPOSED DEVELOPMENT: Swimming pool
SUBJECT PREMISES: 21 Acacia Rd Seaforth NSW
OWNER: Jill Alfrey
COUNCIL: Manly

PROPOSED DEVELOPMENT

The proposal is for the construction of a swimming pool.

Waste Generated

The work will have waste generated from the pool excavation and construction.

All excavated material will be disposed of at an approved waste transfer station or a DA approved tipping site. The estimated volume of the material is 100-110m³.

Waste generated as a result of building works will be bagged and disposed of by the builder at Belrose tip.

Dust Control

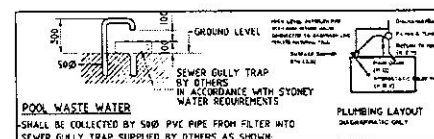
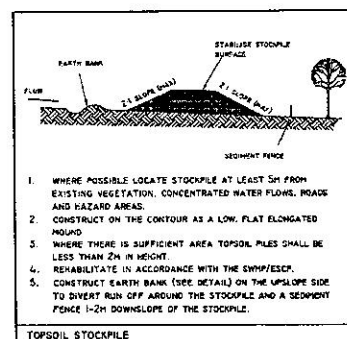
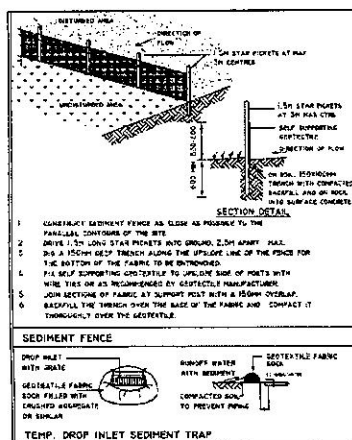
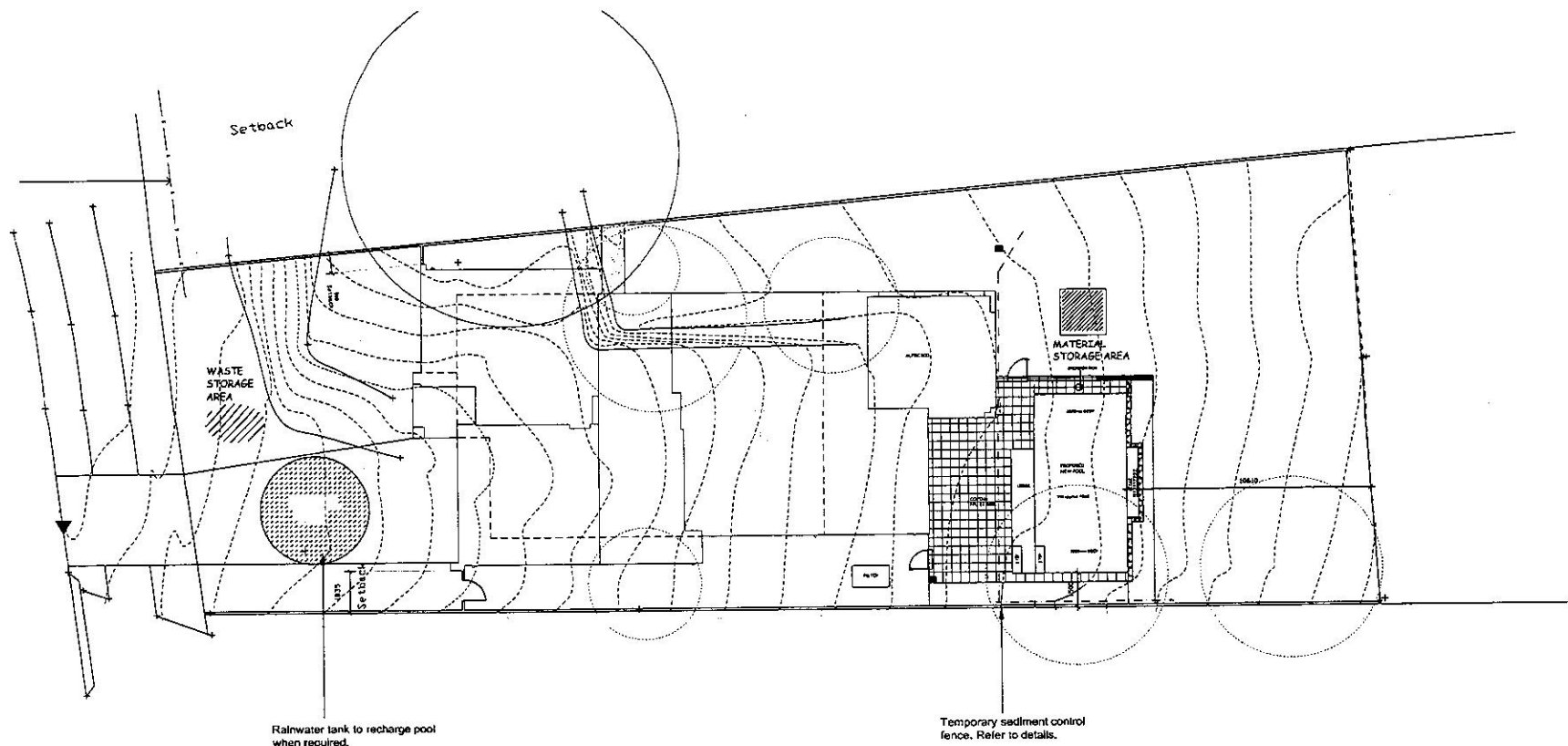
Measures to prevent the emission of dust or other impurities into the surrounding environment are not required.

Excavation

Excavation will be completed with a 7t machine. Spoil will be loaded directly into a 10t truck.

Signs for Building Sites

A sign will be erected in a prominent position on the premises on which the works are being carried out, stating that unauthorised entry to the premises is prohibited and showing the name of the builder or other person in control of the premises and a telephone number at which the builder or other person may be contacted during and outside work hours. The sign is to be removed when the construction of the pool has been completed.



SEDIMENTATION NOTES

- During earthworks the following procedures shall be followed:
1. Install silt barriers where shown on plan prior to commencement of works.
 2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
 3. Repair any damages to fence immediately.
 4. Clean up spillages outside silt fence immediately.
 5. Sediment control measures to be left in place until works completed.
 6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.
 7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

STORMWATER MANAGEMENT PLAN

Note:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Do not scale off this drawing. All measurements are in millimeters.

Rev	Date	For
A	08/02/10	For DA Issue



PO Box 4178
North Curl Curl NSW 2099
Tel:9905 7870 Fax:9905 7657
www.spacedesigns.com.au
abn 98 125 700 347

Client: Mr & Mrs Alfrey
Address: Lot 8 Acacia Road, Seaforth
Project: Proposed New Pool

Drawn: A.Elboz MAILBOX 625	Title: STORMWATER PLAN
Date: 08/02/10	Drawing No: L-04
Scale: 1:200@A3	Rev: A
Project No: 10345	

If your filter is not installed

PLAN AHEAD

Many local councils require your pool filter to be enclosed in a suitable housing before they will approve your pool. Check your plan to see if your council makes this requirement.

SAVE MONEY AND HEADACHES TAKE ACTION BEFORE YOUR FILTER IS INSTALLED

If you take the following steps before the filter is installed you can ensure that you will get the best results from THE FILTER BOX and reduce the amount of work and/or cost when installing the Box.

- Give your builder and/or your plumber a copy of this brochure.
- ALWAYS locate the rear and sides of the filter, motor, pump and all plumbing at least 150 mm from walls and fences. This allows sufficient space to fit the side and back panels.
- ALWAYS locate the filter in a position which will allow you sufficient room to open the front door and lid of the Box.
- ALWAYS install the Box prior to the electrician connecting the wiring. There is adequate space

*Ask your builder
to obtain our
specification
before he installs
your filter.*

If your filter is already installed

If your filter is already installed phone us with the dimensions and we will advise you if we are able to assist.

SAVE ELECTRICITY

Changes to electricity tariffs now enable many pool owners to utilize off-peak electricity for pool filtration.

Off-peak can save up to \$300 a year on a typical pool.

The major obstacle to this saving is the effect of filter noise bothering neighbours.

FILTER BOX enclosures assist in reducing noise and may enable you to take advantage of off-peak tariffs.

We advise all pool owners to check with their local council, electricity supplier and neighbour before converting filtration to off-peak usage.

and access inside the Box for work without hindrance and all pool electricians will then be neatly and safely enclosed.

FORMED CONCRETE SLAB

Most pool builders install filters on pre-cast concrete slabs. However, if your builder is supplying a formed slab he should pour the slab to match the following sizes.

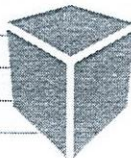
MODEL A: 1150 x 1150

MODEL A+XB: 1600 x 1150

MODEL A+XC: 2225 x 1150

Leave a gap of minimum 100mm from slab to walls or fences.

**THE
FILTER BOX
COMPANY**



Unit 70, 4 Hoyle Avenue
Castle Hill NSW 2154
Telephone (02) 9899 2080
Fax (02) 9899 2080

ASK YOUR BUILDER / POOL SHOP TO PROVIDE YOU WITH PRICES

The prices and colours shown were current at the date of mailing this brochure. Please check current details before ordering. We reserve the right to vary prices and colours or make minor design amendments without notice.

THE COLOURS

The colours shown are indicative only and should be checked against the appropriate colour charts.



Reg. Design No. 102595

POOLSIDE COVER-UP

**SAVE
UP TO
\$300
A YEAR
IN ELECTRICITY
(SEE BACK PAGE)**

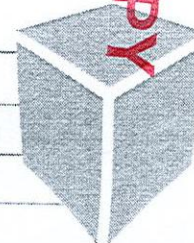


**Reduces noise levels
from pool pumps
and motors by up to 75%**

Distributed by:

**THE
FILTER BOX
COMPANY**

ESTABLISHED 1987



Here's the easy way to

THE FILTER BOX is designed to enclose not just the motor but the ENTIRE EQUIPMENT including the filter, motor, pump and electrical accessories.

Constructed from long-lasting BHP Galvabond steel each Filter Box is then given the additional protection of an attractive powder-coated finish.

THE FILTER BOX has been designed with the assistance of an ACOUSTIC ENGINEER and all insulated models are lined with a sound absorbing acoustic lining. Carefully calculated, baffled VENTILATION OPENINGS are incorporated into the design.

AND IT'S EXPANDABLE

Simply by purchasing additional modular panels, the basic Filter Box can be expanded in stepped sizes up to 2.1 metres wide. So if you add a spa or solar heating motor/pump to your pool THE FILTER BOX can be quickly enlarged to accommodate the extra equipment required.

CHECK THESE MAJOR BENEFITS

- ☐ BEAUTIFY your garden by concealing the filter, motor, pump and chlorinator.
- ☐ ENJOY your pool and garden by significantly reducing the noise level from pool pumps and motors.
- ☐ HELP PROTECT children from sometimes dangerous electrical and mechanical equipment.
- ☐ CREATE handy storage for the many accessories needed to maintain modern pools.
- ☐ CONCEAL AND PROTECT your expensive investment from the damaging effects of sunlight and rain.

THE FILTER BOX MODULAR EXPANSION SYSTEM

PLANNING TO ADD SOLAR HEATING?

With the modular expansion system you can start with Model A and actually expand the Box by purchasing additional extension panels (XB or XC) at a later date. These extension panels can provide sufficient space to accommodate a solar heating motor/pump.

SIZING GUIDE

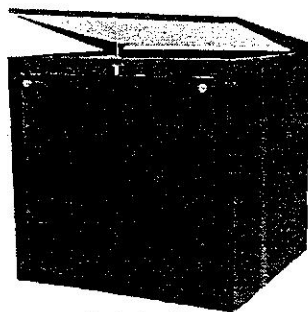
The following guide is designed to give you an idea of which size Filter Box would generally be required to suit your filter set-up.

As installations can vary considerably, an additional check can be made by using the dimensions supplied. MODEL A will usually fit one large sand/cartridge filter, motor, pump and chlorinator.

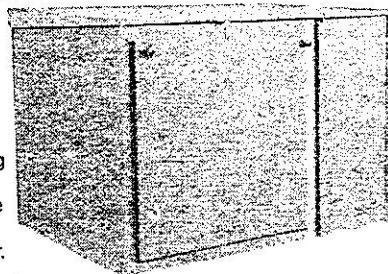
MODEL A+XB will usually fit the same as MODEL A plus a solar heating pump.

MODEL A+XC will usually fit a large filter and up to four pumps, including solar spa blower etc.

MODEL A+XC (Basic unit plus XC expansion.)
Internal Dimensions: 2125W x 1000D x 1100H
External Dimensions: 2175W x 1100D x 1150H
Please check paint colour charts for accurate colour guide.



MODEL A (The basic unit.)
Internal Dimensions: 1050W x 1000D x 1100H
External Dimensions: 1100W x 1100D x 1150H



MODEL A+XB (Basic unit plus XB expansion.)
Internal Dimensions: 1500W x 1000D x 1100H
External Dimensions: 1550W x 1100D x 1150H

cover up poolside clutter.

HIGH LEVEL OF ACCESS

Maximum access is provided both by the large front-mounted door and by the hinged lid.

In the event of a major equipment problem where even greater access is required, the entire Box can be disassembled. (You won't require a brickie with a sledgehammer.)

CALCULATED VENTILATION

Ventilation openings in THE FILTER BOX have been calculated by an engineer. Can your brickie or carpenter give you the same assurance?

NOISE REDUCTION

The ventilated, insulated Filter Box provides a HIGHER NOISE REDUCTION than the brick enclosures suggested by the EPA. In most cases, we can GUARANTEE COUNCIL APPROVAL in respect of noise reduction. Copies of our Acoustic Engineer's Report are available on request.

DO IT YOURSELF OR FULLY INSTALLED

THE FILTER BOX is available in KIT FORM for self installation or can be installed by your builder, pool shop or any handyman.

SAFETY

If your filter is located outside the pool area but close to the pool fence, THE FILTER BOX is high enough to prevent small children from using the Box to scale the pool fence.

IMMEDIATE AVAILABILITY

Most models of THE FILTER BOX are available ex stock and we are usually able to provide delivery within a matter of days.

BUDGET CONSCIOUS?

In addition to installed Filter Boxes we offer all standard models as DO-IT-YOURSELF KITS. We provide installation and assembly instructions and all the fittings.

MAINTENANCE-FREE

The high quality powder-coated finish on THE FILTER BOX requires minimal maintenance to retain the attractive good looks.

ESTABLISHED POOLS

If you own an established pool and our standard size boxes will not fit, contact us and we will attempt to assist you.

It is often more economic to reposition equipment and employ a standard size box rather than attempting to custom build a box.

The Filter Box Company can refer you to pool shops and pool service companies in your area who can provide this specialist service.

The Filter Box Company does not custom build filter enclosures.

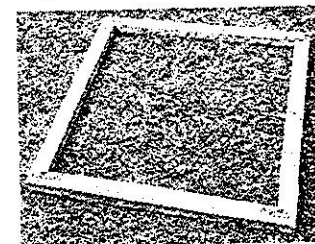
UNIQUE LIFT-OUT DOORS

All of our Boxes are supplied with lift-out doors. This means minimum space is required to open the door and plants or shrubs can be placed close to the front of the box.

SPECIALLY-CUT BOX FOOTINGS

Many pool builders install the filter on a pre-cast concrete slab. This slab is usually smaller than the actual equipment.

To provide a suitable footing, The Filter Box Company can supply a H4 rated, pre-cut, treated pine footing. This footing can be assembled in minutes (with galvanized gang nails provided) and offers a sturdy, dry and level surface on which the Box can be installed. The area within the footing can be filled with blue metal or crushed rock, if desired, to give a clean dry surface area.



THE FILTER BOX COMPANY

Unit 70, 4 Hoyle Avenue
Castle Hill NSW 2154
Telephone (02) 9899 2080
Fax (02) 9899 2060

COUNCIL COPY

35715 SMC (11)



Jill Alfrey
84B forest way
frenchs forest
NSW 2086

Re - Lot 8, 21 Acacia Rd - Pool Construction Certificate

Dear Glenda

Please find enclosed receipt for the payment to
Manly Council of \$1250 for the Trust fund Deposit.

Please Call me on 0605 137 146 if there are any
problems

Kind Regards

Jill Alfrey

ABN #43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 9976 1500 Fax 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

Date 29/06/2010 16:37
Receipt 00703923:0001 Terminal 3:1327
L Alfrey & J CoulthardSW 2099

Details	Amount
Builders Deposits -	
010.2010.00000051.001	1250.00
21 Acacia	
Total Value:	1250.00
Tendered	
Cheque	1250.00
Change	0.00

Thank you for Prompt Payment



Application Lodgement Summary

COUNCIL COPY
WATER

Reference Number 2917733

Date Requested: Thu July 8 2010

Agent Reece Brookvale, 25 Orchard Road Brookvale
Applicant Lg Alfrey J Alfrey, 21 Acacia Rd Seaforth 2092
Property/Asset 21 Acacia Rd, Seaforth 2092 (Lg Alfrey J Alfrey) PNum: 5418320
 150 mm PVC Sewer Main - (9237801)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application Fee	\$26.45	\$0.00	\$26.45

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's Plumbing Inspection and Assurance Services on Ph: 1300 889 099 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.

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au



Alterations and Additions

Certificate number: A77500

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Friday, 19, February 2010



Planning

Project address	
Project name	Swimming Pool
Street address	21 Acacia Road Seaforth 2092
Local Government Area	Manly Council
Plan type and number	Deposited Plan 1112545
Lot number	8
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is less than \$50,000, but includes a pool (and/or spa) with a combined capacity of 40,000 litres or more.



These plans relate to Development

Consent No. 51/10

The plans are NOT for construction.

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1476 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 302 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 49 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

COUNCIL COPY

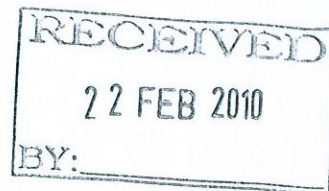
Levy Online Payment Receipt

LONG SERVICE
BUILDING & CONSTRUCTION

Thank you for using our Levy Online payment system. Your payment for this building application has been processed.

Applicant Name:	JILL ALFREY
Levy Application Reference:	5006117
Application Type:	CC
Application No.:	51/2010
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	21 ACACIA ROAD
	SEAFORTH
	NSW
	2092
Value Of Work:	\$52,630
Levy Due:	\$184
Levy Payment:	\$184
Online Payment Ref.:	592348282
Payment Date:	12/06/2010 11:41:40 AM

COUNCIL COPY
STATEMENT OF ENVIRONMENTAL EFFECTS
For New In-ground Pool at
Lot 8 DP 1112545, 21 Acacia Road, Seaforth



1.0 Site Description

The site is known as 21 Acacia Road, Seaforth or Lot 8, D.P.1112545. There is currently a DA for a proposed two storey brick veneer residence. The site area is 895.7m².

The site is not within a heritage conservation area.

2.0 The Proposal

The proposal is a new concrete in-ground swimming pool:

The new concrete swimming pool is proposed in the rear set back.

The setback is 1.5m from the south side boundary, 9.2m from the north side boundary and 10.61m from the rear boundary. The proposed level of the coping is RL 22.40.

The pump and filter equipment will be enclosed in a sound proof box at the southern side of the house 1.1m from the side boundary.

3.0 Objectives of the proposal

The object of the proposal is to enhance the liveability of the residential environment. The new pool area will provide recreation for the young family and will flow from inside out creating a new outdoor room.

4.0 Impact of the development

4.1 Privacy

No neighbour will be affected adversely. The pool is located at ground level of rear paved area - 100mm lower than ground floor residence. This will maintain privacy of neighbouring properties as not elevated out of ground. Screen planting is proposed on all the boundaries between the adjacent properties.

4.2 Streetscape

The proposal will have no effect on the streetscape being located at the rear.

4.3 Building bulk

The proposed has no effect on the building footprint.

4.4 Amenity

The filter equipment is to be enclosed in a soundproof structure under the pool. The noise level of any filtration equipment or pumps will not exceed 5dBA above the ambient background level measured at the nearest property.

4.5 Surrounds

Access to the pool will be restricted by a child resistant barrier complying with AS 1926-1986 and the Swimming Pools Act. It will be erected to a minimum height of 1.2m with a self latching and self closing gate which opens outwards.



These plans relate to Development

Consent No. 51/10
The plans are NOT for construction.

PART A		AGREEMENT	
BETWEEN:			
Customer's name:	JILL ALFREY		
address:	84B FOREST WAY FRENCHS FOREST NSW 2086		
telephone:	work:	home:	mobile:
		806500000	04105132176
	email:	facsimile:	
	jill@alfrey.com.au		
AND:			
Builder's name: (Must be Name on Licence)	WRIGHT POOLS PTY LTD		licence no.: 934820
if a corporation:			ABN: 16 073 211 215
address:	194-196 FOREST WAY BIRROSE, NSW 2085		
telephone:	02 9456 2988		fax: 0414 799 450
facsimile & email:	facsimile: 02 9986 3591		email: alan@wrightpools.com.au
registered business name:	WRIGHT POOLS PTY LTD		
Association membership details:	MBA <input checked="" type="checkbox"/> SPASA <input checked="" type="checkbox"/>		
to build a pool and or spa as detailed in this document.			
NOTE: The contract must include the name of the builder as per the details on the licence. Details of the currency of a licence may be confirmed with the Licensing Branch of the Office of Fair Trading Tel: 13 32 20 or http://www.fairtrading.nsw.gov.au			
PARTICULARS OF AGREEMENT			
Contract price (inclusive of GST)	amount in words: FIFTY TWO THOUSAND		
	HUNDRED AND FORTY DOLLARS		
	amount in figures \$ 52,400		
WARNING NOTE: The contract price may change under the following standard conditions found in Part B:			
2(b) incorrect property boundaries	7.2	expedition of work to overcome delay	
2(e) cost of specific subsoil or substrata tests	8.2(b)	changes required to comply with Council requirements	
3(c) & 8.1(d) design changes required to meet site conditions	8.5 & 12.5	provisional sums and prime costs	
4(d) changes in Council fees	9 & 15(1)(d)	variations or changes to the Pool or site pouring costs	
5 & 8.1 extra excavation	12.3	changes in quantities of work paid for at agreed rate	
These clauses in appropriate circumstances can change or affect the work to be carried out. Consequently the contract price may change.			

SIGNED: CUSTOMER

BUILDER

COUNCIL COPY

Certificate of Insurance
Policy Number: 18-0002140-BWI-116
Date Issued: 25/05/2010

LEVEL 3, 85
HARRINGTON ST
SYDNEY
NSW 2000
Phone: PHONE:8275 9999
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



JILL ALFREY
84B FOREST WAY
FRENCHS FOREST NSW 2086

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	SWIMMING POOLS
At	LOT 8,21 ACACIA ROAD SEAFORTH NSW 2092
Carried Out By	BUILDER WRIGHT POOLS PTY LTD ABN: 40 073 254 725
Declared Contract Price	\$52,630.00
Contract Date	20/05/2010
Builders Registration No.	U 93482C
Building Owner / Beneficiary	JILL ALFREY

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.