



Final Occupation Certificate

CERTIFICATE NUMBER: 8000254

yours locally

Local Macarthur
Building 1, 21 Elizabeth Street, Camden 2570
PO Box 3190 Narellan 2567
DX 25822 Camden
p 1300 368 534
f 02 4655 2411

Issued under the Environmental Planning and Assessment Act 1979

web www.localgroup.com.au

SUBJECT LAND:

LOT: 39
DP: 241518
11 GILWINGA DRIVE
BAYVIEW
NSW 2104

DESCRIPTION OF WORK:

SWIMMING POOL

LIMITATIONS AND/OR EXCLUSIONS:

BUILDING CLASSIFICATION:

10b



In accordance with the procedure outlined in Clause 151 of the Environmental Planning and Assessment Regulation 2000, the application for this Final Occupation Certificate has been determined as **approved**.

In making this determination, I hereby certify that:

- Development Consent No: NO128/07 dated 19/06/2007 issued by Pittwater Council is in force with respect to the building.
- Construction Certificate No: 8000254 dated 14/05/2010 has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a fire safety certificate has been issued for the building.
- Where required, a report from the Fire Commissioner has been considered.

DOCUMENTS ACCOMPANYING THE APPLICATION:

Pool Fence Test Report, dated: 04/10/14
Post Construction Geotechnical Certificate, dated: 28/09/15
Swimming Pool Backwash and Overflow Water Certificate, dated:
05/10/15
Council Section 22 Exemption - Swimming Pools Act 1992, dated:
21/08/15
Engineering Certificate - Pool Fencing, dated: 16/12/15
Engineering Certificate for Footings, dated: 08/04/10
Engineering Certificate for Reinforcement, dated: 30/06/10
Record of Critical Stage Inspections

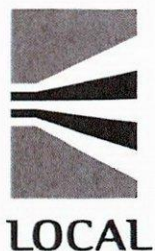
Craig Hardy
BPB0167

18/12/15

Date of Certificate

Doc ID: 4C4BDED

\$36- PRVC Rec: 389955 22/12/15



RECORD OF MANDATORY INSPECTIONS

P.O. Box 7321
BAULKHAM HILLS NSW 2153
P: 1300 368 534
F: 02 9836 5722
E: info@localgroup.com.au

Development
Consent Number: NO128/07

Construction
Certificate Number: 5001315

Our Reference: 8000254

Subject Land: Lot: 39 D.P.: 241518
11 Gilwinga Drive
BAYVIEW NSW 2104

In accordance with the requirements of Clause 151(2)(d) of the Environmental Planning and Assessment Regulations 2000, this document is to serve as a record of the "critical stage inspections" carried out in relation to the development. Schedule "A" includes all inspections referred to in Clause 151(2)(d)(i - iii) of the Regulations.

This documentation is to accompany any Occupation Certificate issued in relation to this development but is not to be misconstrued as a Compliance Certificate. Should additional information be required in relation to this matter, please contact the undersigned during normal business hours.

SCHEDULE "A"

Date of Inspection	Type of Inspection	Result	Accredited Certifier
25/05/2010	Pool Steel Inspection	Satisfactory (Minor issues)	Sam Pratt BPB0732
28/02/2012	Pool Fence Inspection	Defective	Sam Pratt BPB0732
25/09/2015	Pool Final Inspection	Defective	Craig Hardy BPB0167
18/12/2015	Reinspection (Pool Fence & Final Inspection)	Satisfactory	Craig Hardy BPB0167



Craig Hardy
Accredited Certifier
Building Professionals Board
BPB0167

18/12/15

Date

Site Details:
 11 Gilwinga Drive, Bayview
 Lot 39 DP 241518

SPCC0059/15

Applicant:
 Mr Ray Phillips & Mrs Carole Phillips
 11 Gilwinga Drive
BAYVIEW NSW 2104

Section 22 Exemption Swimming Pools Act 1992

Development details:

- Description of development: Above ground swimming pool located along the northern elevation of the dwelling.
- The subject of the exemption: The exemption applies to the out of ground portion of the swimming pool along the western edge of the balance tank.
- Inspection date: 3.30pm, 3 August 2015
- Date exemption given: 21 August 2015

The exemption has been granted subject to conditions pursuant to Section 22 (2) of the Swimming Pools Act 1992 (the Act). The exemption has been issued based on the provisions of (22)1(a) of the Act which allows for an exemption to be issued in circumstances where it is unreasonable or impracticable to fully comply with Part 2 of the Act. In this regard, the exemption has been issued due to the physical nature of the premises and because of the design and construction of the swimming pool.

The following conditions have been imposed to ensure that effective provision is made for restricting access to the swimming pool concerned or the water contained in it:

1. The exemption applies to the out of ground portion of the swimming pool along the western edge of the balance tank. No other part of the swimming pool barrier, which is required to comply with Australian Standard 1926.1~2012, can be permanently removed or modified as part of this exemption.

2. No plants that could facilitate climbing are permitted to be planted within 1200mm of the base of the out of ground portion of swimming pool.
3. A non-climbable zone being 900mm deep (measured off the face of the existing pool and balance tank walls) is to be maintained at all times on the outside of the swimming pool barrier. The non-climbable zone must be free of any handholds or footholds, objects or plants that will facilitate climbing.
4. The glazed pool barrier fencing along the eastern and western elevation of the pool is to be a minimum of 1.2 metres in height and be fastened to the external wall face of the pool to eliminate any foothold along the ends of the pool at the coping level. The side glazed pool barriers are to extend from the concrete terrace of the dwelling to a point where the splash commences down to the balance tank.
5. All rock and concrete protrusions beyond the external face of the northern, eastern and western sides of the swimming pool and the balance tank walls are to be eliminated and any gaps filled so as to eliminate any footholds within 1.2 metres of the top of the balance tank.
6. A fillet piece with an angle of a minimum of 60 degrees is to be provided to the top of the 50mm PVC pipe attached to the eastern end elevation of the pool to eliminate a foothold.
7. The balance tank being fitted with a metal mesh grill with openings no greater than 100mm, such metal grill is to be permanently fixed in place to ensure that the effective maximum water depth is not greater than 300mm.
8. The exemption will be considered invalid if any part of the swimming pool barrier which is subject to the exemption is removed or replaced or if any of the above conditions are breached.

Pursuant to Section 22 (3)(b) of the Swimming Pools Act 1992, a person will not be found guilty of an offence whilst the conditions to which the exemption is subject are being complied with.

Right of Appeal

An appeal against the decision of a local authority may be made to the Land and Environment Court against a decision to impose a condition on an exemption under Section 22 of the Act. Such an appeal must be made within 28 days after the date on which the decision was made or is taken to have been made.

Yours sincerely

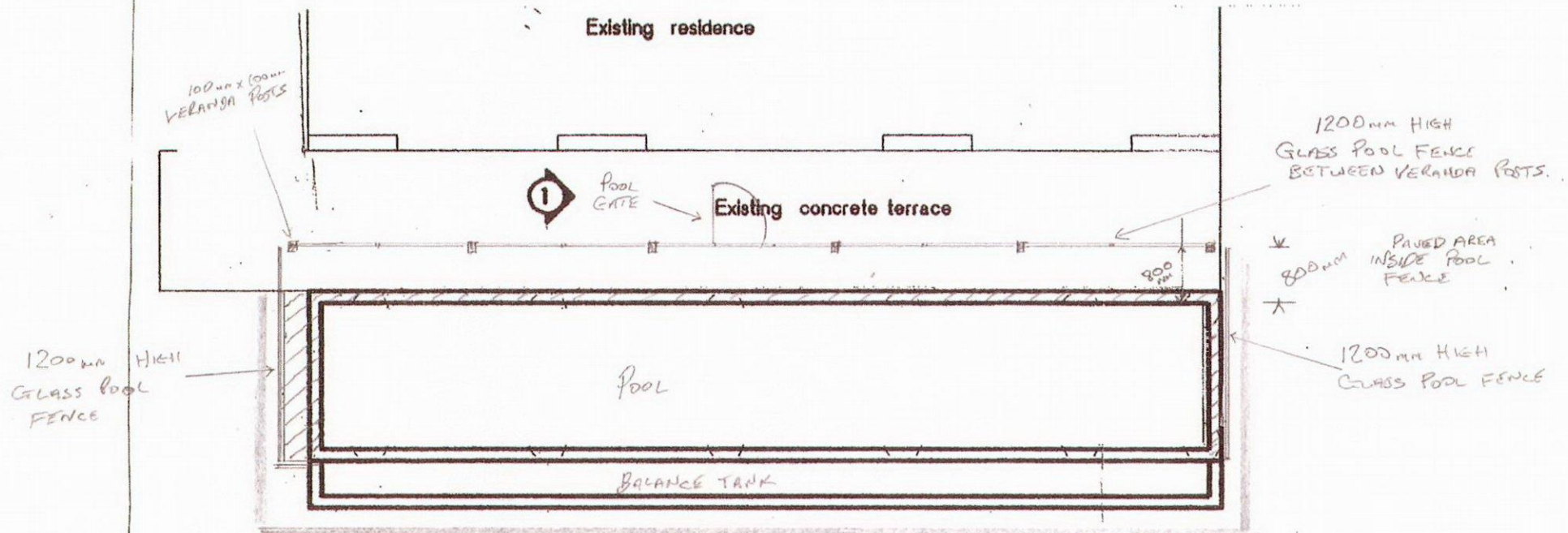


Darren Greenow
**PRINCIPAL DEVELOPMENT
COMPLIANCE OFFICER**



Andrew Caponas
BUILDING SURVEYOR

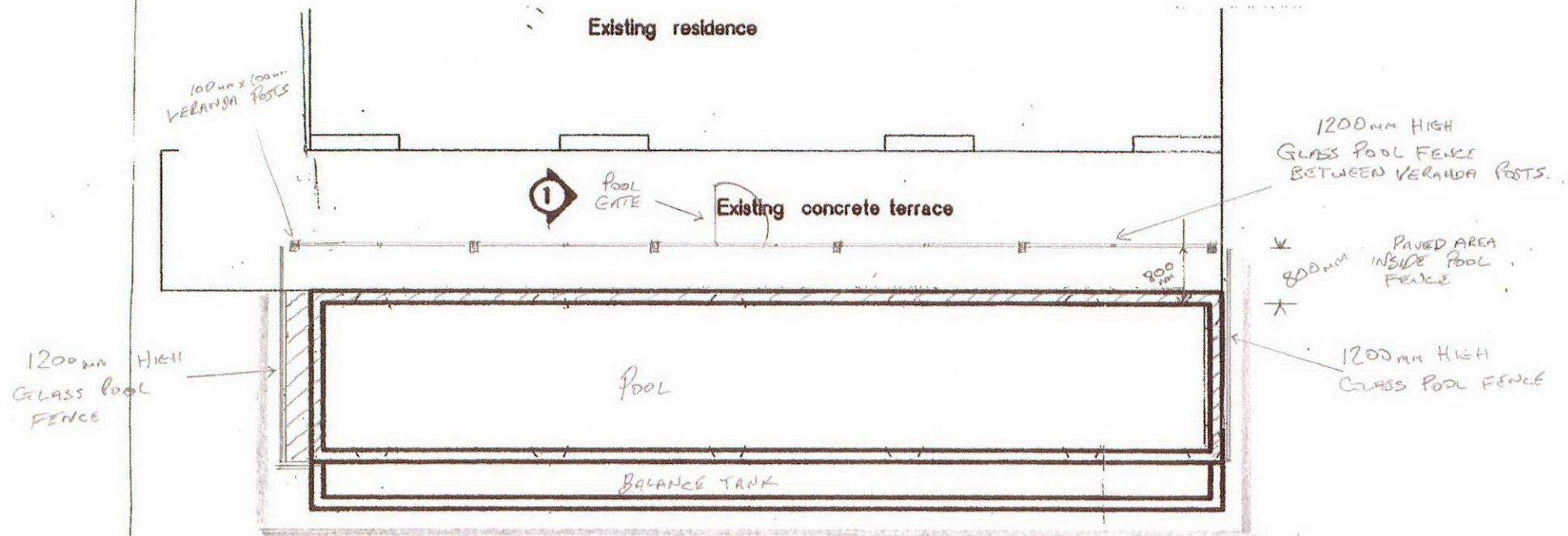
LATEST POOL FENCE PLAN - PLEASE DISREGARD ALL PREVIOUS PLANS
21-8-2015.



1
POOL PLAN
Scale 1:100

PITTSWATER COUNCIL EXEMPTION
APPLIES TO BALANCE TANK
AND END ELEVATIONS OF POOL
AS SHOWN IN RED.

LATEST POOL FENCE PLAN : PLEASE DISREGARD ALL PREVIOUS PLANS
21-8-2015.




POOL PLAN
Scale 1:100

PITTSWATER COUNCIL EXEMPTION
APPLIES TO BALANCE TANK
AND END ELEVATIONS OF POOL
AS SHOWN IN RED.

16 December 2015

Our ref: SD1512-006
Your ref: SPCC0059/15

General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660
Australia

ENGINEERING COMPLIANCE CERTIFICATE

SWIMMING POOL FENCE

Address: **11 Gilwinga Drive, Bayview, NSW, 2104**

Type of Building Work: **Residential**

Subject of this short report: **Glass pool balustrade**

1. Introduction

This certificate is based on the requirements of Pittwater Council as the final certification for the structural integrity, adequacy and construction of the swimming pool glass balustrade at the above address.

The structural components associated with the structure's construction at the above address have been designed, inspected and checked by VDM Consulting Engineers Pty using the following Australian Standards and references;

- AS/NZS 1170.0:2002: *Structural design actions – General principles*,
- AS/NZS 1170.1:2002: *Structural design actions – Permanent, imposed and other actions*,
- AS/NZS 1170.2:2002: *Structural design actions – Wind actions*
- AS1170.4: 2007: *Structural design actions – Earthquake actions in Australia*,
- AS1288:2006: *Glass in buildings*,
- AS 1926.1:2012: *Swimming pool safety - Safety barriers for swimming pools*
- AS 3600:2009: *Concrete Structures Codes*,
- AS 4100:1998: *Steel structures*,
- Building Code of Australia (BCA),
- Pittwater Council
- Principles of structural mechanics.

2. Loadings

Loads used for the analysis included:

- Dead load (DL) – 0.57kPa (58.1 kg/m²),
- Live load (LL) – 1.5 kPa (152.9 kg/m²),

Combination factors:

- Short term $\psi_s = 0.7$

- Long term $\psi_l = 0.4$
- Earthquake $\psi_E = 0.3$

Hazard factor - $Z = 0.08$

Strength factors

Serviceability factors

- | | |
|---|-----|
| • Dead load – 1.2, | 1.0 |
| • Live load – 1.5, | 1.0 |
| • Earthquake load – 1.0 | 1.0 |
| • Wind load – $W_u = 1.0$, $W_s = 1.0$ | |
| • Wind parameters | |
| • Wind Loads – $V_u = 41.0\text{m/s}$, $V_s = 34.03\text{m/s}$ | |
| • $M_s = 1.0$, $M_t = 1.0$, $M_{z.cat} = 0.83$ | |

3. Site inspection

Critical stages inspections were carried out as follows:

- 01/12/2015 – Glass balustrade – final inspection.

Other inspections were carried out but no dates were recorded.

4. Conclusion

VDM hereby certifies that, the structural components associated with the construction of the swimming pool glass balustrade and associated structural members at the above location, complies with the above mentioned standards and regulations.

This report, assessment, analyses and certification has been based on areas inspected in the building in consideration, any attempt to place these comments elsewhere shall require further analysis to ensure the integrity, adequacy and stability of the structure is maintain.

This certificate shall not construe as relieving any other party of their responsibilities, liabilities or contractual obligations.

CERTIFICATION

Responsibility for this report is acknowledged as follows:

Name of person signing – Mario F. Benitez *BE(UTS-Struct)*
CPEng. MIEAust. (418917), MIPENZ (111943)

Position – Senior Structural Engineer

Name of responsible firm for and on behalf of person
is signing for – VDM Consulting Engineers Pty. Ltd.



Digitally signed by Mario F Benitez
DN: cn=Mario F Benitez, o=VDM Consulting Engineers P/L, ou=structures/geotechnical, email=vdm1@optusnet.com.au, c=AU
Date: 2015.12.16 15:29:51 +11'00'

Signature

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 3 – Post Construction Geotechnical Certificate to be submitted with Occupation
Certificate or Subdivision Certificate

Development Application for	Name of Applicant
Address of site <u>11 GILWINGA DRIVE BAYVIEW</u>	

Declaration made by geotechnical engineer on completion of the Development

I, PETER THOMPSON on behalf of Jack Hodgson Consultants Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 28/09/2015

certify that I am a Geotechnical Engineer, Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009. I am authorised by the above organisation/company to issue this document and to certify the organisation/company a current professional indemnity policy of at least \$2million. ; I prepared and/or verified the Geotechnical Report as per Form 1 dated referred to below.

Geotechnical Report Details:

Report Title: RISK ANALYSIS AND MANAGEMENT FOR PROPOSED POOL AT 11 GILWINGA DRIVE BAYVIEW
Report Date: 5/03/2007
Author : BEN WHITE/JACK HODGSON
Author's Company/Organisation: JACK HODGSON CONSULTANTS PTY LTD

- ☒ I reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.
- ☒ I have inspected and/or am satisfied that the foundation materials, upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected, comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.
- ☒ I have inspected the site during construction and to the best of my knowledge, I am satisfied that the development referred to in the development consent D.A. dated 19/06/2007

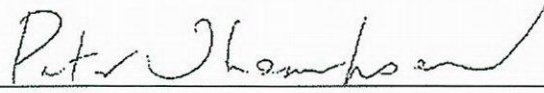
D.A. No N0128/07 Date consent given 19/06/2007

☒ has been constructed in accordance with the intent of the Geotechnical Report, and the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical).

☒ I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk.

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

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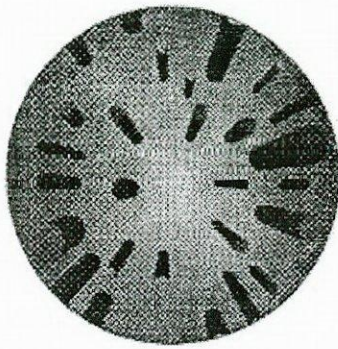
Signature 

Name PETER THOMPSON

Chartered Professional Status MIE Aust CPEng

Membership No. 146800

Company Jack Hodgson Consultants Pty Ltd



BLUE MOUNTAINS
Geological and
Environmental
Services Pty. Ltd.

ACN 069 994 056

20 Fifth Avenue, Katoomba 2780

Phone (02) 4782 5981

Fax (02) 4782 5074

5th October 2015

Ref. No. 070206B

Mr. R. Phillips
11 Gilwinga Drive
BAYVIEW NSW 2104

**RE: LOT 39 DP 241518, No. 11 GILWINGA DRIVE, BAYVIEW – SWIMMING
POOL BACKWASH AND OVERFLOW WATER**

Dear Ray,

Further to the report for swimming pool backwash and overflow water from February 2007 (Ref. No. 070206) and the amendment to that report from June 2007 (Ref. No. 070206A), I am pleased to provide this submission for the subject property at 11 Gilwinga Drive, Bayview. These documents were submitted to Pittwater Council and the final proposal was outlined in the amendment to the original report.

The 'Bionizer' system on your pool is understood to ionize and oxidize the water and there is no addition of chlorine or salt. Therefore, overflow from the swimming pool is clean water.

Based on our recent liaison, the existing system for pool backwash and overflow water complies with that outlined in the amendment to the report from June 2007, whilst actually exceeding the minimum requirements.

Yours faithfully,

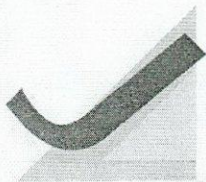
Grant Austin

GRANT AUSTIN

Engineering Geologist

Member Australian Institute of Geoscientists

Affiliate Institution of Engineers Australia



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

800264

VS 24291
8th April, 2010.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

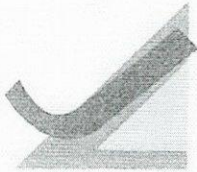
11 Gilwinga Drive, Bayview
Development Application No : N0128/07

On the 6th April, 2010 we inspected the piers for the proposed pool at the subject address.

At the time of our inspection, the footings for the pool were taken to sandstone of a suitable bearing capacity to support the likely loads.

JACK HODGSON CONSULTANTS PTY. LIMITED.

Ben White M.Sc. Geol.,
AusIMM., CP GEOL.
No. 222757
Engineering Geologist.



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

VS 24291A
30th June, 2010.
Page 1.

The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

11 GILWINGA DRIVE, BAYVIEW
Development Application No : N0128/07

On the 25th May, 2010 we inspected the reinforcement for the proposed pool at the subject address. At the time of our inspection the reinforcement was in accordance with our drawing number 24291-S1A, AS3600 and our on site instructions.

JACK HODGSON CONSULTANTS PTY. LIMITED.

**J. D. Hodgson M.Eng.Sc.,
F.I.E.Aust., CP ENG.
Civil & Structural Engineer.
Nper3, Struct. Civil. No. 149788.
Director.**

DIRECTOR: J.D. HODGSON, M.Eng.Sc., F.I.E. Aust., Nper3 Struc. Civil 149788

67 Darley Street, Mona Vale NSW 2103

PO Box 389 Mona Vale NSW 1660

Telephone: 9979 6733 Facsimile: 9979 6926



MTS Metallurgical Testing Services
ABN 54 122 133 331
3/52 Cocos Drive Bibra Lake Western Australia 6163
Tel 08 9418 6380 Fax 08 9434 1328



Test Report

To Metforce Pty Ltd
86 Furniss Road Landsdale WA 6919
Order No. PAUL1

Report No. MTS-19303 METF
Issue Date 4/10/2014
Test Date 1/10/2014

Introduction

MTS Metallurgical Testing Services was engaged to perform load tests on a toughened glass pool fence panel to the requirements of AS 1926.1 - 2012.

Test Item(s) One (1) only Frameless glass pool fence panel on Square Core Drilled spigots.

Details

ID	Item/Heat No.	Dimensions/Type/Details
19303/01		2000mm Long x 12mm Thick x 1200mm High frameless toughened safety glass panel. 2205 Duplex stainless steel spigots - fixed with Bostik Tech Flow HES Grout.

Examinations & Tests

The details and procedure for the installation of the spigot fixings were observed and verified prior to load testing.

Summary

The results of the tests reported herein COMPLIED with the requirements of AS 1926.1 - 2012.

Colin Lorrimar
Metallurgical Testing Manager



Accreditation No: 15624
Accredited for compliance
with ISO/IEC 17025

Results

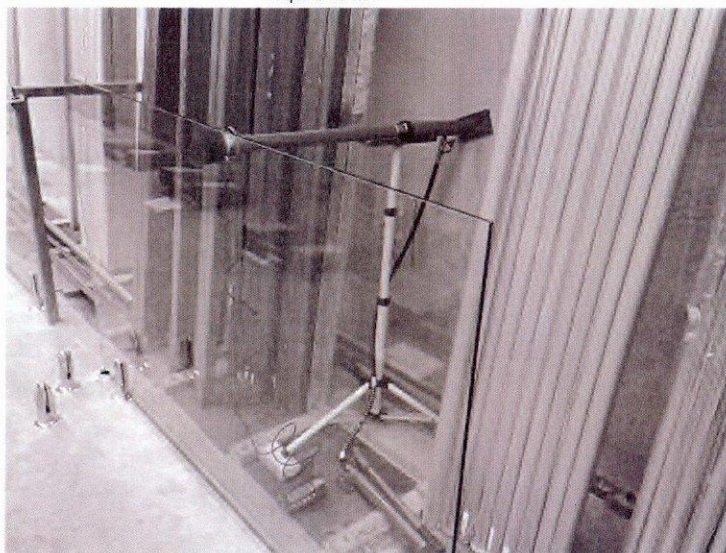
Static Load Test

Test Specification AS 1926.1 - 2012, Appendix C

Test Procedure

MTS-TP3.7 Load Tests of Protective Enclosures,
Barriers and Fences

Specimen ID	Test Load (N)	Observations	Assessment
19303/01	330	No signs of fracture, loosening or distortion beyond the specified requirements.	COMPLIES



Square Core Drilled spigots under the test.

Requirements No breakage or signs of fracture or loosening of any part. Maximum Permanent Distortion: 10mm.