



ABN: 63 119 997 590

PO Box 80, Thornleigh NSW 2120

ph: 9980 2155 fax: 9980 2166 E-mail: admin@fbcc.com.au

**AMENDED CONSTRUCTION CERTIFICATE No: 2010/748**

**Signature:**

**Approval Date:** 04/06/10

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

**Date Application Received:** 05/05/10

**COUNCIL :** Manly

**DEVELOPMENT CONSENT NO:** 10\10

**APPROVAL DATE:** 20/04/10

**Name of Certifying Authority:**

**Fitzgerald Building Certifiers Pty. Ltd.**

**Accreditation No:**

**ABC 2**

**Accreditation Body:**

**BUILDING PROFESSIONALS BOARD**

**Applicant:** B & L Watt C/- Crystal Pools  
**Address:** PO Box 271, Pennant Hills 2120  
**Contact Number:** 9875 4555

**Owner:** Bruce & Lisa Watt  
**Address:** 20 Hogan St, Balgowlah  
**Contact Number:** 9907 8144, 0407 417 159

**Subject Land:** Lot 41 DP 36454 No. 20 Hogan St, Balgowlah

**Description of Development –** Construction, Inground concrete swimming pool

**Building Code of Australia Classification:** 10b **Value of Work: \$** 54,000.00

**Builder Details**

**Name:** Crystal Pools  
**Licence Number:** 34505  
**Address:** PO Box 271, Pennant Hills 2120  
**Contact Number:** 9875 4555

**Approved Plans And Documents:**

Plans Prepared By	Drawing Nos.	Dated
Crystal Pools Concept	12132/1 - 7 LPDA Sheets 1 - 6	17/11/09 March 2010

CERTIFIER

\$30

R 700279

7-6-10

**Notice of Commencement of Building Work**  
**PCA Engagement**

Under Environmental Planning and Assessment Act 1979  
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1) and (2)

**Address :** 20 Hogan St, Balgowlah

**Description of Development:** Construction, Inground concrete swimming pool

**Type of Work:** Building

**DA / CDC No. :** 10\10

**Date of Determination :** 20/04/10

**Certificate No.:** 2010/748

**Date of Issue :** 04/06/10

**Date of Commencement :** 06/06/10

**Building Class:** 10b

<b>MANDATORY CRITICAL STAGE INSPECTIONS</b>
<i>At the Commencement of Building Works - All Buildings</i>
<i>After Excavation and Prior to the placement of any Footing or Pier - Class 1 &amp; 10</i>
<i>Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 &amp; 10</i>
<i>Prior to the Covering of any Framework - Class 1 &amp; 10</i>
<i>Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only</i>
<i>Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 &amp; 10</i>
<i>Prior to Covering of any Stormwater Connections - All Buildings</i>
<i>After the Building Work has been completed Prior to Occupation - All Buildings</i>

**To Book an Inspection Please Call 9980 2155**

**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:**

04/06/2010

# Manly Council



Reference: 010610 DA10/10 MJG: Admin: HS:125182  
Enquiries: Landuse & Sustainability

**Council Offices**  
1 Belgrave Street  
Manly NSW 2095

Mr Paul Fitzgerald  
Fitzgerald Building Certifiers  
PO Box 80  
THORNLEIGH NSW 2120

**Correspondence to**  
General Manager  
PO Box 82  
Manly NSW 1655

DX 9205 Manly

**Telephone** 02 9976 1500  
**Facsimile** 02 9976 1400

**www.manly.nsw.gov.au**  
records@manly.nsw.gov.au

ABN 43 662 868 065

Dear Sir

**Re: DA10/10 – your CC2010/748**  
**Property: 20 Hogan Street Balgowlah Heights**

I refer to the above Construction Certificate for a swimming pool and landscaping. Council has reviewed the plans submitted with the Construction Certificate and found that, although drawing LPDA10-276/1 had been amended to show the 1.5m minimum setbacks to the waterline from the northern side boundary required by Condition ANS01, the rest of the set, being drawings LPDA10-245/2 (Landscape), LPDA10-245/2 (Erosion Control), LPDA10-276/4, LPDA10-245/5 and LPDA10-245/1, still showed 1200mm boundary to water. None of these drawings showed the extra 300mm width for the landscape screening area along the northern side boundary which was also a requirement of the same condition.

The backwash connection details required by Condition 2SP3 were not shown. It was also noted that the Crystal Pools site plan No.12132/1 showed 1800mm from the rear boundary to the waterline which is inconsistent with the approved 2200mm setback.

Please advise how you propose to address these issues to ensure compliance with Council's consent.

Should you have any further enquiries in this regard, please contact Michael Giddey on 9976 1754 at Council between 8.30am – 10am Monday to Friday.

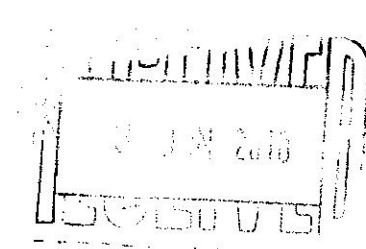
Yours faithfully

Tony Pavlovic  
**Manager Compliance & Enforcement**  
**Landuse & Sustainability Division**

Date: 2/6/10

cc. Bruce & Lisa Watt  
20 Hogan Street  
Balgowlah Heights NSW 2093

Crystal Pools Pty Ltd  
1 Central Avenue  
Thornleigh NSW 2120



## CLEANER HEALTHIER HAPPIER