



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27699 .
25th July, 2011.
Page 1.

STABILITY REPORT FOR PROPOSED POOL AT 5 VISTA AVENUE, BALGOWLAH HEIGHTS

This Report is based on a surface inspection of the subject property. It did not include any excavation or opening up of the site or of any existing development on the site. The inspection was directed at observing any cracks or other signs of movement in the land or any structures on it which would indicate land instability. It is not intended to be a complete assessment of the structure with regard to structural adequacy.

Experience over a period of some thirty years in the Pittwater and Warringah areas and inspection of some 10,000 slopes in that period form the back ground to this Report. This assessment of the risk of instability regarding landslides is according to the latest guidelines issued by the Australian Geomechanics Society.

1. PROPOSED DEVELOPMENT.

- 1.1 Construct a pool on the downhill side
- 1.2 Install a rainwater tank on the southern side of the house
- 1.3 Replace the brick retaining wall on the downhill side
- 1.4 Details of the proposed development are shown on 3 drawings prepared by Space Landscape Designs, numbered L-01 to L-03 and dated 16th July, 2011.

2. SITE DESCRIPTION.

- 2.1 The site was inspected on the 25th July, 2011.
- 2.2 The property is on the low side of the road and has an easterly aspect (Photo 1). It is located at the base of the slope that rises from Adrian Place to Dobroyd Scenic Drive. From the road the slope of the site drops at some 10 degrees and increases in grade on the downhill side of the house. The grade of the slope is consistent above the site leading to the crest of the hill some 330 meters to the east.



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27699 .

25th July, 2011.

Page 3.

5. SUBSURFACE INVESTIGATION.

The surface features described in this Report are considered to be adequate for the proposed development.

5.1 Four DCP tests and were carried out in the location shown on the site plan. The results of these tests are as follows:

DEPTH (m)	NUMBER OF BLOWS - conducted with Pointed Tip			
	DCP1	DCP2	DCP3	DCP4
0.0 to 0.3	2	2	3	5
0.3 to 0.6	6	8	4	5
0.6 to 0.9	14	10	3	3
0.9 to 1.2	#	29	4	2 (drop)
1.2 to 1.5	#	33	4	6
1.5 to 1.8	#	40	4	20
1.8 to 2.1	#	#	8	40
2.1 to 2.4	#	#	21	#
2.4 to 2.7	#	#	24	#
2.7 to 3.0	#	#	29	#
3.0 to 3.3	#	#	31	#
3.3 to 3.6	#	#	38	#
	Refusal on rock @ 0.8m	End of Test @ 1.75m	Refusal on rock @ 3.5m	End of Test @ 2.0m

Notes:

DCP 1: Refusal on rock @ 0.8m, White impact dust on dry tip

DCP 2: End of Test @ 1.75m, Red/white clay on wet tip

DCP 3: Refusal on rock @ 3.5m, White impact dust on wet tip

DCP 4: End of Test @ 2.0m, Gray sand fragments on wet tip

5.2 One hand auger hole was put down in the location shown on the site plan. The log of the hole is as follows:

AUGER 1

0.0 - 0.35 Dark brown soft organic topsoil with white rock fragments

0.35 - 0.6 Dark brown damp organic topsoil

0.6 - 0.75 Light brown soft damp sandy clays

0.75 - 1.0 Brown saturated sandy clays, W.T encountered at 0.85m

1.0 - 1.2 Stiff brown clays with red clay fragments

1.2 - 1.4 Stiff white sandy clays

End of test in stiff clay @ 1.4m

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



9.2 Retaining walls are to be back filled with non-cohesive free draining material to provide a drainage layer immediately behind the wall. The free draining material is to be separated from the ground materials by geotextile fabric. A strip drain is to be run along the base of the back wall to remove any water from behind the wall.

10. **FOUNDATION MATERIALS AND FOOTINGS.**

10.1 It is recommended that all footings for the proposed development be taken to weathered rock. The design ultimate bearing capacity is 1.2MPa for spread footings or shallow piers.

10.2 Any footings uphill and adjacent to retaining walls are to be taken to a minimum of 300mm below the bottom of the retaining wall.

11. **REMEDIAL WORKS.**

No remedial works are required.

12. **STORM WATER AND EFFLUENT.**

12.1 The existing house is connected to the main sewer.

12.2 Any storm water runoff from the proposed additions is to be collected and piped to the storm water drains through any domestic water tank or detention tank that may be required by the regulating authorities. Normal under-pool drainage will be sufficient for the development.

13. **INSPECTIONS.**

It is recommended that all footing excavations be inspected and approved before concrete is placed.

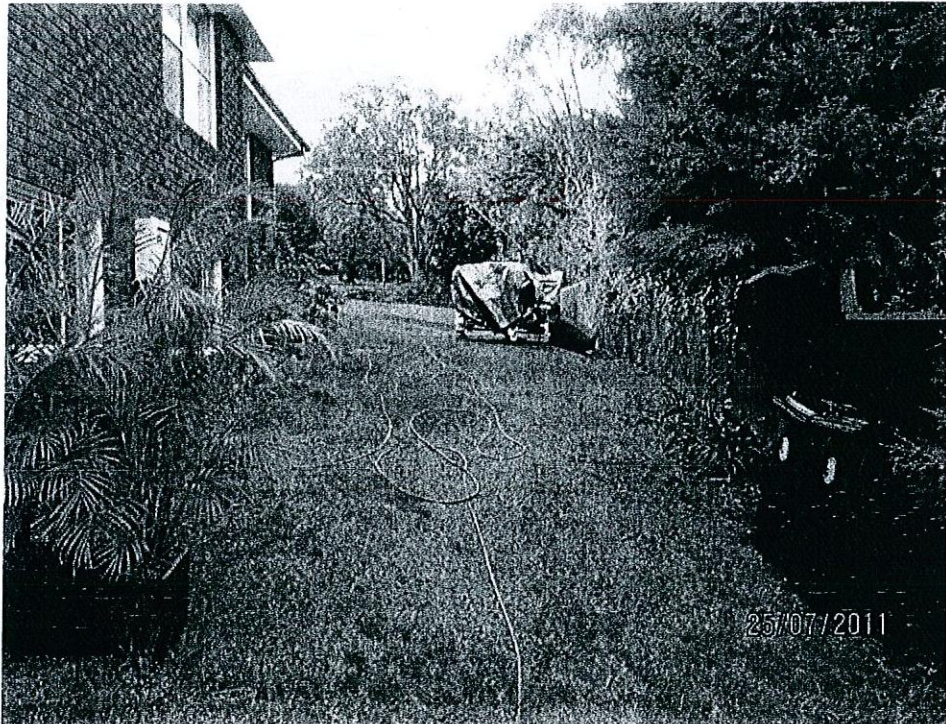
No special geotechnical inspections are required.

JACK HODGSON CONSULTANTS PTY. LIMITED.

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



(Photo 3)



(Photo 4)

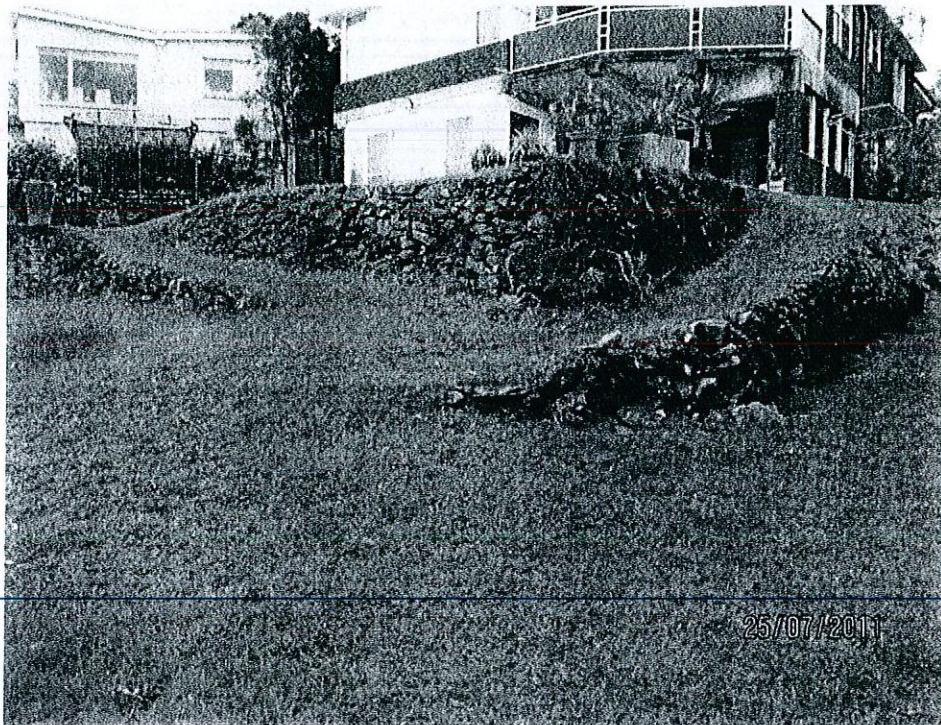
Legend

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.



(Photo 7)



(Photo 8)

NOTICE OF COMMENCEMENT OF BUILDING WORK AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

1. Subject land details

Unit/Street no. Street name
 Suburb NSW Postcode
 Lot no. DP no.

2. Other Consent(s)

Council DA Consent No. Modified No. (If applicable)
 Or Council CDC Date of approval Date of Modification (If applicable)

3. Description of Approved Development

4. Construction Certificate or Complying Development Certificate details

Certificate No. Date of Issue

5. Principal Certifying details

Accredited Certifier: Tom Bowden Accreditation No: BPB0042 Accredited Certifier: Stephen Pinn Accreditation No: BPB0326

6. Home Building Act 1989 requirements

Has the Principal Certifying Authority been provided with a copy of the Home Warranty Insurance Certificate under Part 6 of the Home Building Act 1989?

Yes No N/A - Owner Builder

7. Date building work is to commence

Date

8. Builder's details PREMIER POOLS PTY. LTD.

Builder's Name ABN 49 002 664 048 Licence No.
 303 PACIFIC HIGHWAY Or Permit No.
 LINDEFIELD 2070
 Address Telephone No.

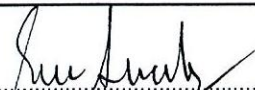
9. Applicant's declaration & signature

I/We are the persons having the benefit of the Development Consent or Complying Development Certificate for the proposed building works. I/we confirm that I/we am/are not the principal building contractor(s) for this project.

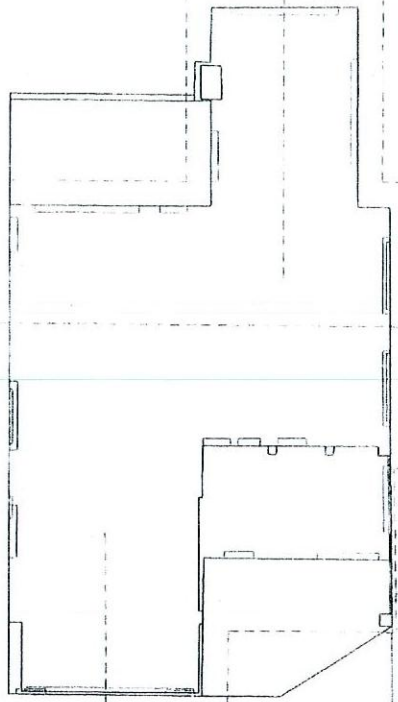
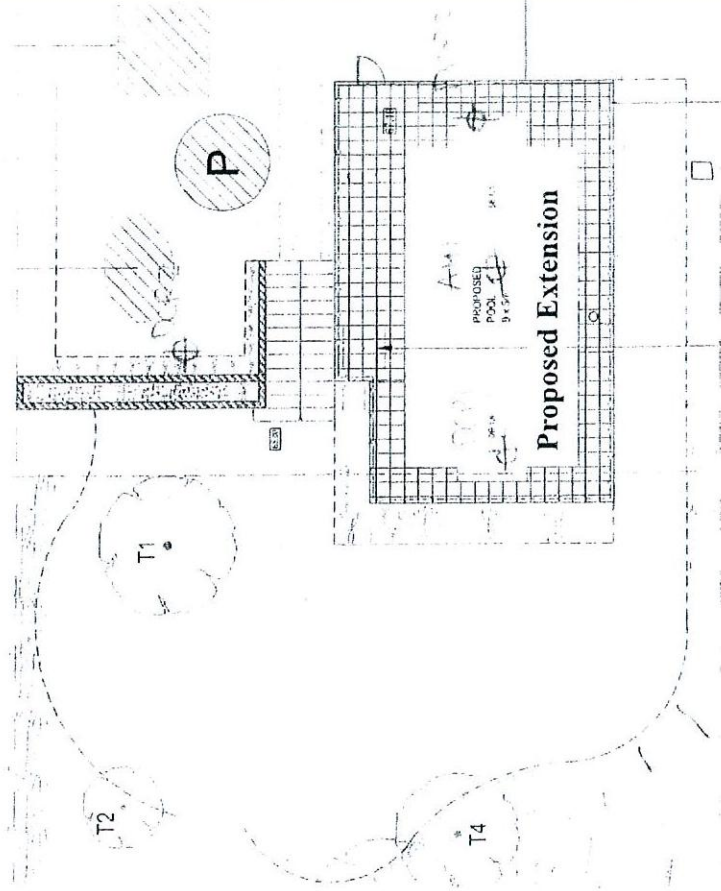
Have all conditions been satisfied prior to the commencement of work?

Yes No (Conditions may include payment of security deposits, Section 94 Contributions, endorsement of building work plans by Water Supply Authority, LSL Contributions)

Name Date

Signature(s) 

4 000 000000



EXISTING TURF AND LOW SHRUBS TO REMAIN

Site Plan
5 Vista Avenue, Balgowlah Heights
MM 27699
Scale 7:1000



Home Warranty Insurance Fund

calliden
group

NSWPOOL/109181-PermitAuthority

29/08/2011

Premier Pools Pty Ltd
9/303 Pacific Highway
LINDFIELD NSW 2070

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: Swimming Pool
At: 5 Vista Avenue
BALGOWLAH HEIGHTS NSW 2093

Carried out by: Premier Pools Pty Ltd
Licence Number: 34971
ABN: 49002664048
For: David & Sue Sinclair
In the amount of: \$84,465.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 29th day of August, 2011.

NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION & USE OF PREMISES

OUTLINE OF PROPOSAL

Site Address:

5 Vista Avenue
Balgowlan Heights

Applicant's name & address:

PREMIER POOLS PTY. LTD.

ABN 49 002 864 048

803 PACIFIC HIGHWAY

LINDFIELD 2070

PH: 9415 8888 FAX: 9415 8899

Phone:

Fax:

Buildings & other structures currently on the site:

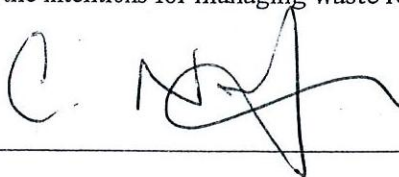
DWELLING

Brief description of proposal:

CONCRETE SWIMMING POOL

The details provided on this form are the intentions for managing waste relating to this project.

Signature of Applicant:



Date:

7 - 9 - 11

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XX/XX/XXXX XX:XX XXXXXXXX:XX XX
XXXXXXXXXX XXXXXXXXXXXX
TAX INVOICE/RECEIPT
ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph 02 9976 1500 Fax 02 9976 1400
Email: records@manly.nsw.gov.au
Website: www.manly.nsw.gov.au

COMMONWEALTH BANK
EFTPOS
MANLY COUNCIL
MANLY NSW
TERMINAL: 12736200
REFERENCE: 005675

MERCHANT COPY

Date 19/09/2011 08:39
Receipt 00812787:0001 Terminal 1:1327
David Sinclair

CARD NO: 6776<1>
PAN SEQ NO: 01
EXPIRY DATE:
AID: A0000000041010
TUR: 0000048000
TSI: E800
ATC: 00005
TC: 62B304BFE5876BA3

Details	Amount
Long Service Levy 008000.9200.8079 5 Vista	280.00
Builders Deposits - 010.2011.00000164.001 5 Vista	2500.00

CREDIT
PURCHASE \$2800.85
TOTAL AUD \$2800.85

Merchant Fees on Cre 20.85
(GST 1.89)
Invoice/Receipt Total: 2800.85

19 SEP 2011 08:37
CBA Credit
AUTH NO.: 035324

Total Non-Taxable: 2780.00
Total Taxable: 18.96
Total GST Payable: 1.89

APPROVED 00

Total Value 2800.85
Tendered
Credit 2800.85
Change 0.00

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		ON-SITE Proposed re-use or on-site recycling methods	RE-USE & RECYCLING OFF-SITE Contractor & recycling outlet	DISPOSAL
TYPE OF MATERIAL	EST. (m ³) VOLUME			
Excavation Material	Approx 63m ³			Contractor & landfill site
Green Waste				TBA at time of excavation
Bricks				Dumpers handy bin on site
Concrete				Dumpers handy bin on site

23 September 2011

General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam,

**Development Application No. 164/11
5 Vista Avenue, Balgowlah Heights**



For Council's information, please find enclosed Construction Certificate No. 2011/4486 issued for demolition of existing retaining wall, construction of new raised garden bed, swimming pool & landscaping at the above address, accompanied by:

- Copy of Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Home Warranty Insurance Certificate
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

^{626/9}
NB: Please forward receipt for the above fee to Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.

Yours faithfully

**Tom Bowden
Insight Building Certifiers Pty Ltd**

CERTIFIER

\$36

R. 813776

26-9-11 ↓

SECTION THREE -- USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
<p>Waste water from pool to be directed to board sewer via backwash system and gully</p>			



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MM 27699.

29th July 2011

Page 1.

The General Manager
Manly Council
P O Box 82
MANLY NSW 2095

Dear Sir,

5 VISTA AVENUE, BALGOWLAH

We have examined the amended plan prepared by Space Landscape Designs dated 27/07/11 Revision C and numbered 11594.

Jack Hodgson Consultants prepared the geotechnical report for the subject address dated 25th July, 2011 "Risk Analysis & Management for Proposed Pool at 5 Vista Avenue Balgowlah Heights.

The proposed changes as shown below have an Acceptable Risk Level in accordance with the AGS 2007 and do not change the recommendations in the report.

1. Move the pool some 2.5m to the west.

JACK HODGSON CONSULTANTS PTY. LIMITED.

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

Construction Certificate Determination

issued under the Environmental
Planning and Assessment Act 1979
Section 109C (1) (b), 81A (2) and 81A (4)

Certificate No. 2011/4486

Council	Manly
Determination	Approved
Date of issue	23 September 2011
Subject land	
Address	5 Vista Avenue, Balgowlah Heights
Lot No, DP No.	Lot 101 DP 555865
Applicant	
Name	Mrs Susan Sinclair
Address	5 Vista Avenue, Balgowlah Heights NSW 2093
Contact No.	9948 0072 / 0412 382 880
Owner	
Name	Mrs Susan Sinclair
Address	5 Vista Avenue, Balgowlah Heights NSW 2093
Contact No.	9948 0072 / 0412 382 880
Description of Development	
Type of Work	Demolition of Existing Retaining Wall, Construction of New Raised Garden Bed, Swimming Pool & Landscaping
Builder or Owner/Builder	
Name	Premier Pools Pty Ltd
Contractor Licence No/Permit	34971
Value of Work	
Building	\$84,465.00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Levy Corporation receipt no. 628080573 dated 22 September 2011
- Manly Council receipt no. 00812787 for payment of Long Service Levy & Trust Fund Deposit
- BASIX Certificate no. A116089 dated 23 June 2011

Plans & Specifications certified

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp.

- Site Plan, Pool Plan & Section Details, Sediment & Erosion Control Measures & Sydney Water Gully Connection Details reference no. 11594, Drawing no's. L-01(C), L-02(D) & L-03(D) - amended Landscape Plan, prepared by Space Landscape Designs Pty Ltd dated 16 June 2011
- Structural Details reference no. 11-0824, Drawing no. P01 (A), prepared & endorsed by Peninsula Consulting Engineers dated 6 September 2011
- Stormwater Management Plan reference no. 11-0824, Drawing no. D01 (A), prepared & endorsed by Peninsula Consulting Engineers dated 7 September 2011
- Waste Management Plan prepared by Premier Pools Pty Ltd dated 7 September 2011
- Geotechnical Engineers Report reference no. MM 27699 prepared by Jack Hodgson Consultants Pty Ltd dated 25 July 2011
- Sydney Water approval dated 19 September 2011

Certificate

I hereby certify that the above Plans, documents or Certificates, satisfy:

- The relevant provisions of the Building Code of Australia
- The relevant conditions of this Development Consent

and that work completed in accordance with the documentation accompanying the application for this Certificate (and any modifications as verified by me and shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979.

Signed



Date of endorsement
Certificate No.

23 SEP 2011
2011/4486

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority
Contact No.
Address

Tom Bowden
BPB0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

164/11
18 August 2011

BCA Classification

10b

RECEIVED
09 SEP 2011

COPY

Construction Certificate
Modified Construction Certificate

BY:

APPLICATION FOR A CONSTRUCTION CERTIFICATE

Environmental Planning and Assessment Act 1979 & Environmental Planning and Assessment Regulation 2000

Description of Building Work

SWIMMING POOL

Estimated cost of work

84,465

BCA Classification(s)

10B

Development Consent Reference no.

164/11

Date of Issue

18.8.11

Modified Consent Reference no. (if applicable)

Date of Issue (if applicable)

Property Address

Unit/Street no.

5

Street name

VISTA AVENUE

Suburb

BALGOWLAH HEIGHTS

Post code

2093

Lot no.

101

DP no.

555865

Accompanying Documents

- i. Appropriate Architectural Plans and Specifications
- ii. All information required by Part 3 of Schedule 1 Forms of the Regulation (see over)

I, the owner of the abovementioned property, hereby make application to Tom Bowden/Stephen Pinn of Insight Building Certifiers Pty Ltd ('Insight') for a Construction Certificate for the building work described above and, in doing so, I also declare that the documents provided and asserted by me as a copy of a development consent and incorporated plans are a true copy of same as issued by the relevant consent authority or the Land and Environment Court.

Owner's Name:

SUSAN SINCLAIR

Owner's Address:

5 VISTA AVE
BALGOWLAH HEIGHTS NSW 2093

Daytime Telephone:

99480072

Mobile:

0412 382 880

Owner's Signature:

Susan Sinclair

Date:

31/8/11

[Office Use Only]: Date received by Accredited Certifier:

All documents received as part of this Construction Certificate application have been stamped to that effect

COUNCIL COPY

Levy Online Payment Receipt



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

Applicant Name:	PREMIER POOLS
Levy Application Reference:	5019457
Application Type:	DA
Application No. :	164/11
Local Government Area/Government Authority:	MANLY COUNCIL
Site Address:	5 VISTA AVENUE
	BALGOWLAH HTS
	NSW
	2093
Value Of Work:	\$25,000
Levy Due:	\$87
Levy Payment:	\$87
Online Payment Ref.:	628080573
Payment Date:	22/09/2011 9:59:59 AM

BASIX Certificate

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

Alterations and Additions

Certificate number: A116089

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: Thursday, 23, June 2011



These plans relate to Development

Consent No. 164/11
The plans are NOT for construction.

Description of project

Project address	
Project name	5 Vista Ave, Balgowlah Heights
Street address	5 Vista Avenue Balgowlah Heights 2093
Local Government Area	Manly Council
Plan type and number	Deposited Plan 555865
Lot number	101
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

RECEIVED
27 JUN 2011
BY: