

# Construction Certificate Determination

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

**Certificate No. 2005/664**

<b>Council</b>	<b>Pittwater</b>
<b>Determination</b> date of determination	<b>Approved</b> <b>6 June 2005</b>
<b>Subject land</b> Address Lot No, DP No.	<b>30 Herbert Avenue, Newport</b> <b>Lot 1 DP 214956</b>
<b>Applicant</b> Name Address Contact No. (phone)	<b>Mr M Lyon</b> <b>30 Herbert Avenue, Newport NSW 2106</b> <b>0438 594 540</b>
<b>Owner</b> Name Address Contact No. (phone)	<b>Mr Michael Lyon</b> <b>30 Herbert Avenue, Newport NSW 2106</b> <b>0438 594 540</b>
<b>Description of Development</b> Type of Work	<b>Swimming Pool</b>
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	<b>Peter Ryan Pools</b> <b>114724C</b>
<b>Value of Work</b> Building	<b>\$46,775.00</b>
<b>Attachments</b>	<b>1. Pittwater Council receipt no. 168165, dated 27 May 2005, for payment of Long Service Levy</b>

**COUNCIL  
COPY**

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**Plans & Specification****approved**List plans no(s) & specifications  
Reference

1. **Site Plan & Structural Details, reference no. RYA0423, prepared and endorsed by Geoff Ninnes Fong & Partners Pty Ltd, dated October 2004, endorsed by Jefferey & Kataukas Pty Ltd Geotechnical Engineers, dated 24 October 2004, including pool safety fence details**
2. **Completed Form 2 of Pittwater Council Geotechnical Risk Policy, dated 14 October 2004**
3. **Copy of Sydney Water approval, dated 27 May 2005**

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## Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

**Signed****Date of endorsement  
Certificate No.**

-6 JUN 2005

2005/664

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**Certifying Authority**Name of Accredited Certifier  
Accreditation No.  
Accreditation Authority  
Contact No.  
AddressTom Bowden  
93  
Dept of Infrastructure, Planning & Natural Resources  
(NSW Accreditation Scheme)  
(02) 9999 0003  
13/90 Mona Vale Road, Mona Vale NSW 2103

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**Development Consent**Development Application No.  
Date of DeterminationNO845/04  
29 April 2005

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**BCA Classification**10b

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INTERNATIONAL BUSINESS MACHINES CORPORATION

OFFICIAL RECEIPT

Receipt No. 188165

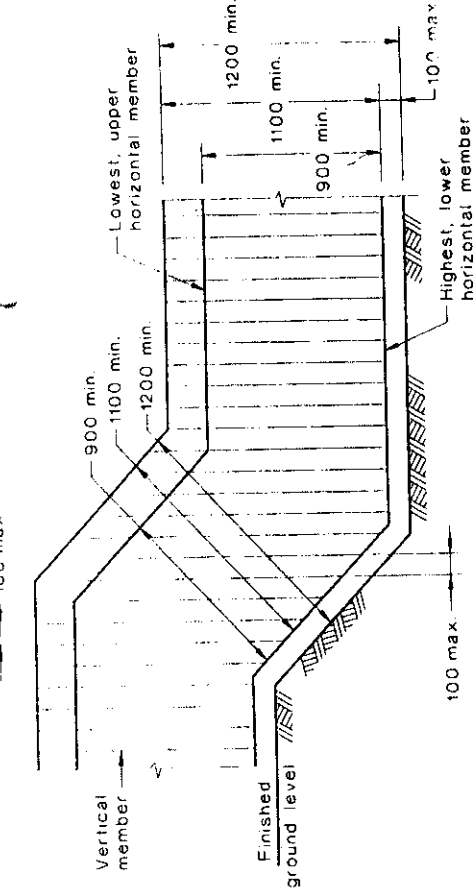
TO: PETER RYAN POULS

C. S. HERBERT ACP  
NEWPORT

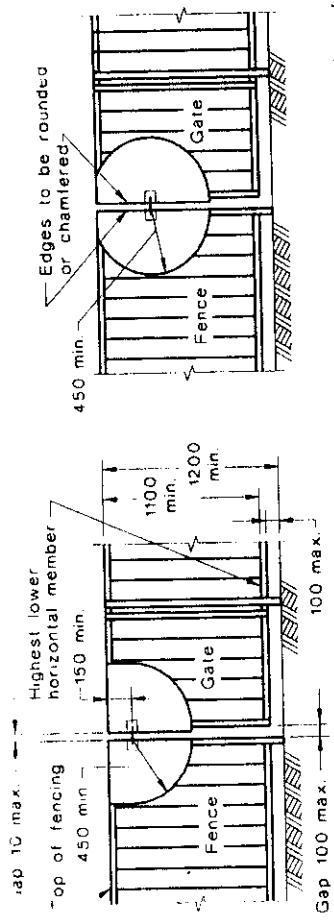
Applied Reference	Amount
GI Re- DISB No 1	\$95.50
LAL R NOV 4/74: TO HERBERT	
Total:	\$95.50
Amounts Tendered	
Cash	\$0.00
Cheque	\$95.50
Card	\$0.00
Money Order	\$0.00
Agency Rec	\$0.00
Total	\$95.50
Rounding	\$0.00
Change	\$0.00
Net:	\$95.50

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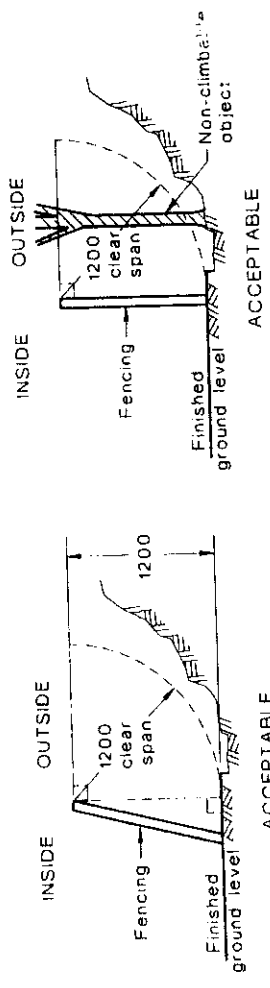
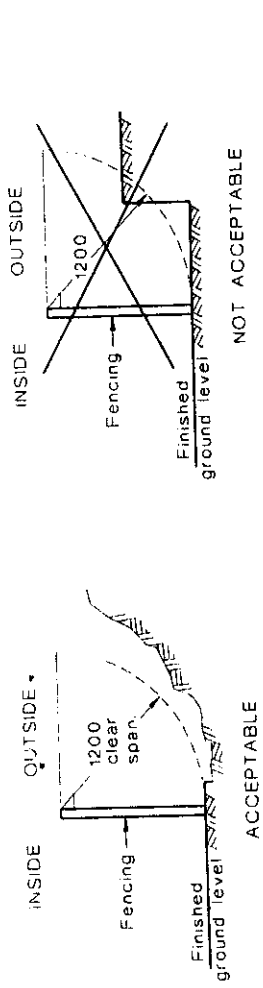
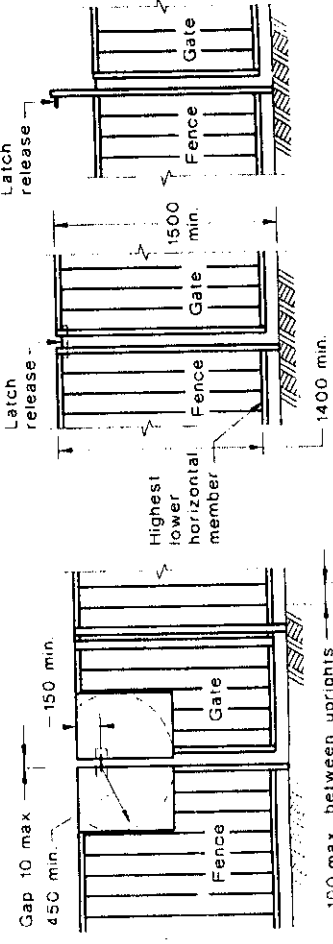
Cashier: BRown



**PERPENDICULAR FENCING DIMENSIONS ON SLOPING GROUND**

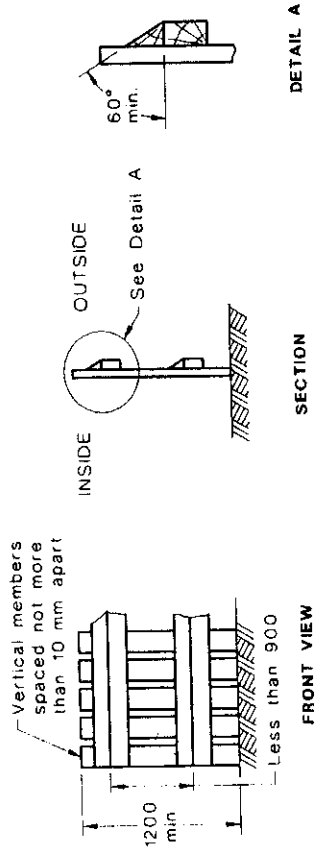


**LATCH POSITIONING AND SHIELDING REQUIREMENTS**



DIMENSIONS IN MILLIMETRES

**EFFECTIVE FENCE HEIGHT**



**FENCE WITH HORIZONTAL MEMBERS NOT ACTING AS A HOLD FOR CLIMBING**

**SWIMMING POOL SAFETY FENCE DETAILS**

30 Herbert Avenue, Newport

**GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER  
FORM NO. 2 - To be submitted with detailed design for construction certificate**

Development Application for \_\_\_\_\_  
 Name of Applicant \_\_\_\_\_  
 Address of site 30 Herbert Ave. Newport

Declaration made by Structural or Civil Engineer in relation to the incorporation of the Geotechnical issues into the project design

I, BRAD FONG on behalf of GEORGE NINNES FONG & PTNRS  
 (insert name) (trading or company name)

on this the 14/10/04  
 (date)

certify that I am a Structural or Civil Engineer as defined by the Geotechnical Risk Management Policy for Pittwater. I am authorised by the above organization/company to issue this document and to certify that the organization/company has a current professional indemnity policy of at least \$2million. I also certify that I have prepared the below listed structural documents in accordance with the recommendations given in the Geotechnical Report for the above development

**Geotechnical Report Details:**

Report Title: Report to Michael Lyon on Geotechnical Assessment at 30  
 Report Date: 13/9/2004  
 Author: L.J. Speechley

**Structural Documents list:**

RYA 0423

I am also aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ensuring that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified.


BRAD FONG  
 (name)

*[Signature]*  
 (signature)

**Declaration made by Geotechnical Engineer or Engineering Geologist in relation to Structural Drawings**

We ~~are~~ prepared and/or technically verified the abovementioned Geotechnical Report as per Form 1 dated 13/09/04 and now certify that ~~we~~ have viewed the above listed structural documents prepared for the same development. ~~We are~~ satisfied that the recommendations given in the Geotechnical Report have been appropriate taken into account by the structural engineer in the preparation of these structural documents. We are ~~also~~ aware that Pittwater Council relies on the processes covered by the Geotechnical Risk Management Policy, including this certification as the basis for ~~ensuring~~ that the geotechnical risk management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure taken as at least 100 years unless otherwise stated and justified. in the Report and that reasonable and practical measures have been identified to remove foreseeable risk, as indicated in the report.

Signature *[Signature]*  
 Name \_\_\_\_\_  
 Chartered Professional Status \_\_\_\_\_  
 Membership No. \_\_\_\_\_



**Paul Stubbs**  
 MIEAust CPEng  
 Chartered Professional Engineer  
 Membership No. 130775

**COUNCIL COPY**





**SYDNEY WATER**  
OF SWIMMING POOLS

supply to the pool must be drawn from a rvice and any tap or hose used to fill the be at least 150mm above the highest ater level of the pool.

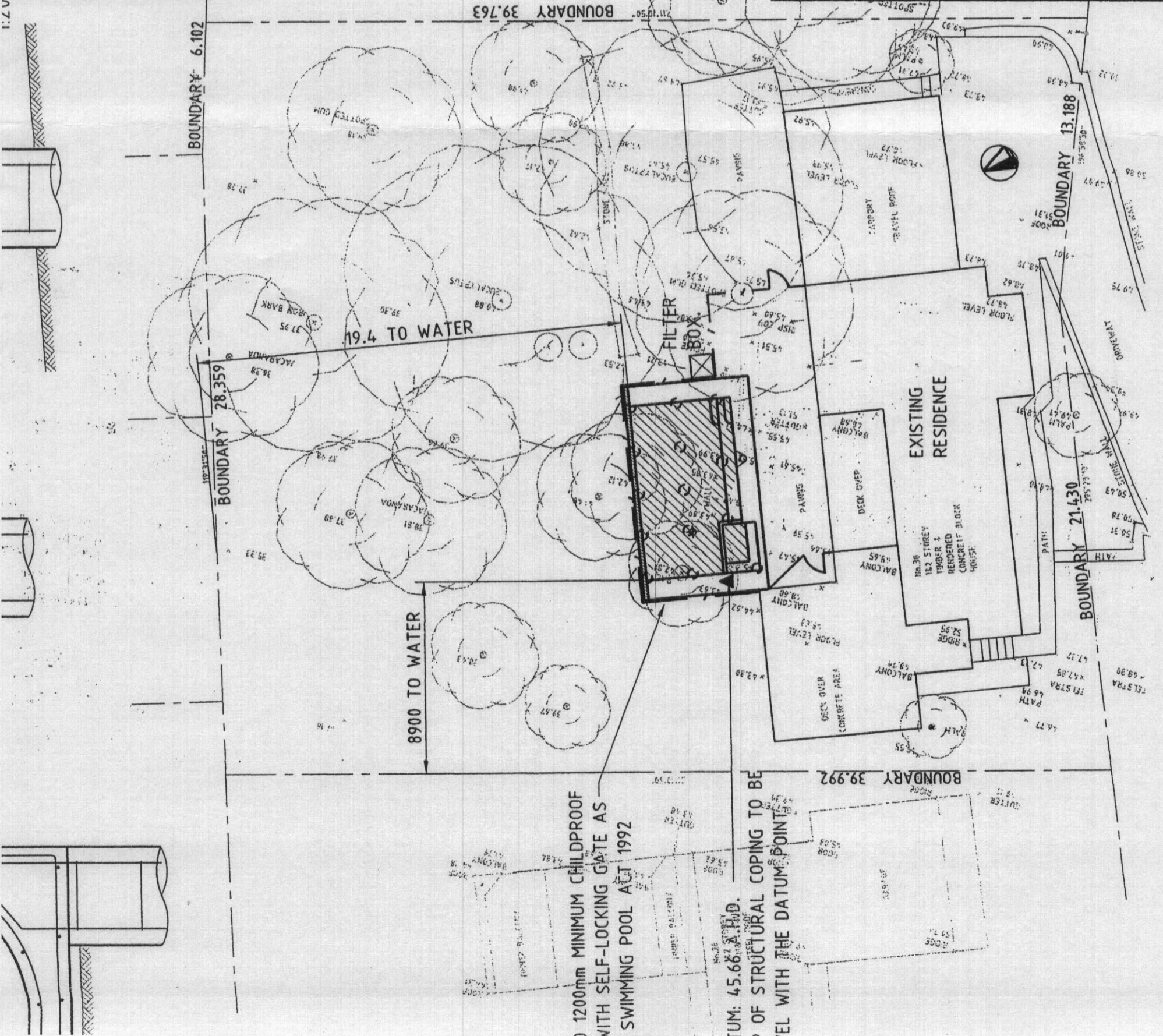
**NG OF SWIMMING POOLS**

tying into Sydney Water's Sewer must: discharge into a gully through a pipe. discharge only in dry weather, with prior approval from Sydney Water's Customer entre.

**IS PROHIBITED TO DISCHARGE POOL WATER INTO ANY OF SYDNEY WATER'S ACUUM SYSTEM SEWERS.**

*Reece, Mona Vale*  
ick Check Agent on behalf of SYDNEY WATER

*REECE 27.5.05*



**PLAN OR DOCUMENT CERTIFICATION**

I am a qualified STRUCTURAL ENGINEER.  
I hold the following qualification or licence No BE, MIE AUST

Further I am appropriately qualified to certify this component of the project.

I hereby state that these plans or details comply with the conditions of development consent, the provisions of the Building Code of Australia and/or relevant Australian / Industry standards.

Name: *BRAD FORT* Date: *14/10/04* Signature: *[Signature]*  
e.g. Licensed Builder, Electrical Contractor, Engineer, Landscape Architect, Geotechnical Engineer, etc.  
Note: The above certification applies to the structural element of the DA consent only.

**SYDNEY WATER APPROVED**

Position of structure in relation to Sydney Water sewer/water connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainer. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.

4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.

5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

6. Property No. *3A2288*

*Reece, Mona Vale*  
Quick Check Agent on behalf of SYDNEY WATER

Per: *REECE 27.5.05*

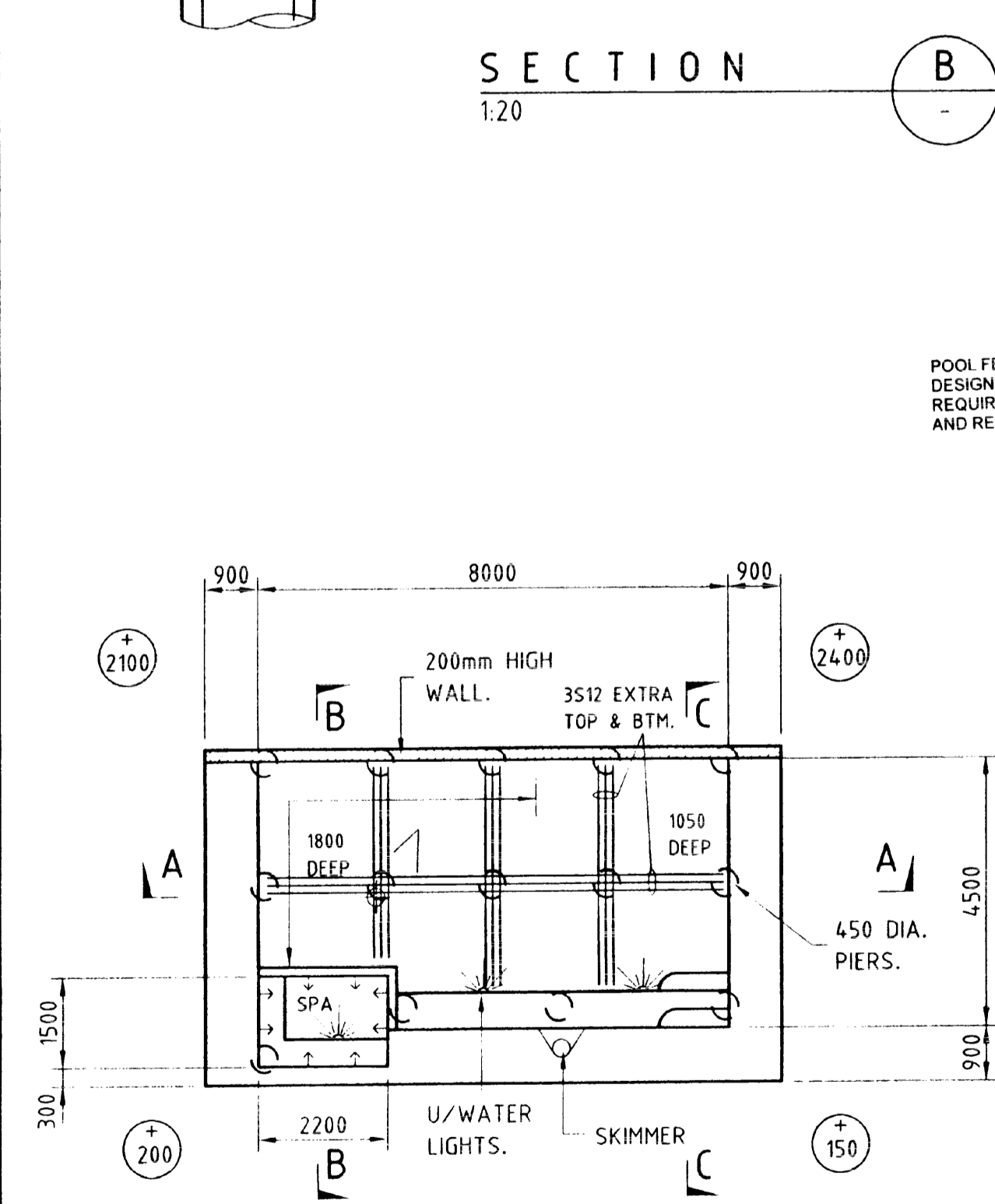
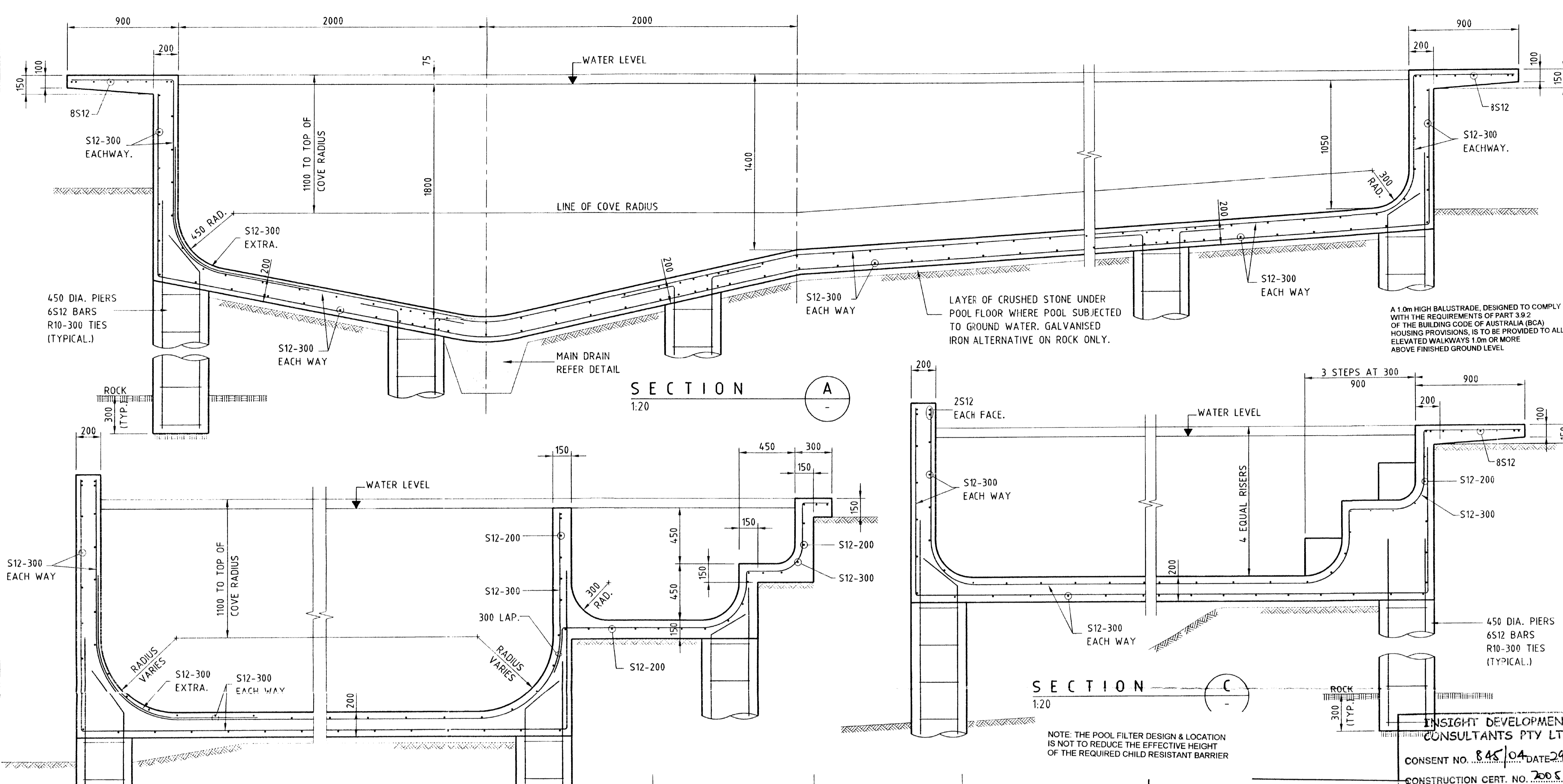
(THIS POOL IS NOT DESIGNED FOR DIVING)

NOTE: ANY PAVING LAID ADJACENT TO POOL COPING MUST CONSTRUCTION OR EXPANSION JOINTS IF PAVING LAID IN MORTAR, EXPANSION JOINT MUS BETWEEN PAVING AND POOL COPING. LEAVE 3mm GAPS BETWEEN PAVERS LAID ON SAND.

WIRE CHAIRS (PLASTIC TIPPED) TO BE USED IN GROUND WALLS AND COPINGS. PLASTIC CHAIRS USED. WHERE PLASTIC CHAIRS ARE USED ELSEV PARTICULAR CARE TO BE TAKEN TO ENSURE CC COMPACTED AROUND AND UNDER CHAIR.

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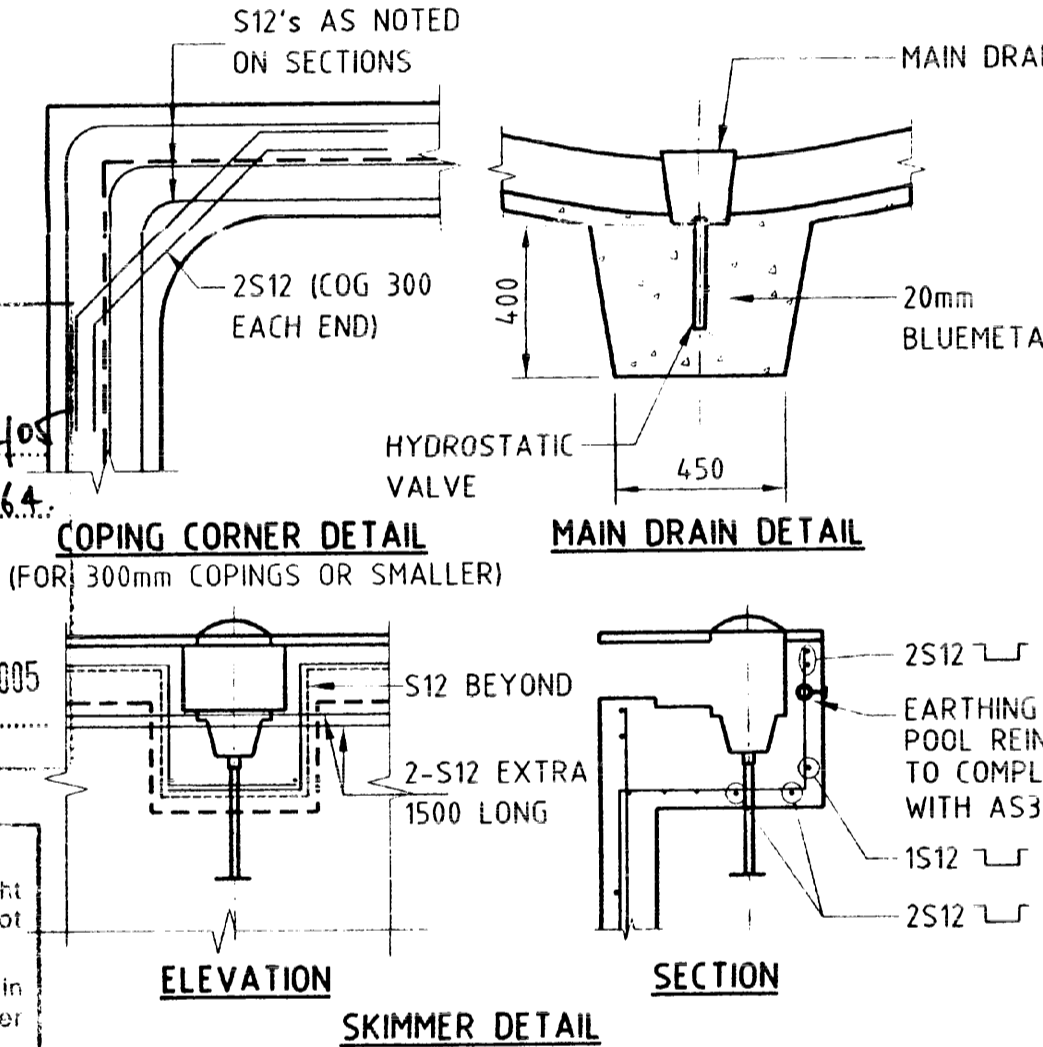
- POOL BUILDER GENERAL NOTES**
- This design applies only for ground levels as shown.
  - All workmanship and materials shall comply with relevant current SAA codes, By-laws and ordinances of the local Building Authority.
  - The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. These drawings are to be read in conjunction with the Contract but do not form part of the Contract. Do not scale from this drawing. Any discrepancies shall be notified to the Engineer.
  - The Foundation material must be stable, in natural ground, and uniform and shall have a minimum bearing capacity of 600 kPa, for piers 600 kPa. Any variation in foundations from that assumed shall be immediately referred to the Engineer.
  - Excavations shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.
  - Walkways have been designed for a distributed load of 3kPa. Balustrade load is 30 kg/m UDL. No additional loads shall be permitted without prior approval from the Engineer. N.B. Engineer should be notified if masonry walls, planter boxes or heavy loads are to be placed on walkways.
  - Provide temporary drain holes in both shallow and deep ends of pool shell. Hydro valve to be cleared of debris on completion of concreting.
  - Underside of pool shell to be separated from underlying material by 75mm layer of crushed stone draining to hydrostatic valve.
  - Place membrane between pool shell and blumetal.
  - Corrugated iron alternative on rock only. Fill main drain sump with blue metal.
  - Notify Engineer if pool more than 900 above N.G.L.

- CONCRETE NOTES**
- The mix shall be proportioned to produce a minimum 28 day compressive strength of 32MPa when tested in accordance with AS1012 and suitable for pneumatic application. All workmanship and materials shall be in accordance with AS2783:1994. Exclude calcium chloride. Max aggregate size 10mm. Max slump 80mm. Cement type A.
  - Reinforcement cover - Soil Face Air Face Water Face

Walkway	65	40	60
Floor	65	50	60
Walls	65	50	60
Beams	50	50	-
Piers	65	65	-

  - Vibrate concrete in piers longer than 2m and all beams.
  - Plumbing piping to be behind reinforcement and to have minimum 65 clear cover from soil or air.
  - Reinforcement to comply with SAA Standards and be supported on non-rusting chairs of approximately 1m centres.
  - Reinforcement to be adequately wire tied with wire ends flattened into plane of bars. Separate lap bars by 75mm.
  - All splices to bars and fabric, to be 450.
  - S = Grade 230 structural grade deformed
  - Y = Grade 410 tempcore deformed
  - R = Grade 230 plane grade round.
  - F = Grade 450 hard drawn wire fabric.
  - Plastic chairs that restrict entry of concrete into and around them shall not be used.

- POOL OWNER NOTES**
- If owner is dissatisfied with initial pool set out, location or depths, builder should be notified before steel reinforcement is fixed.
  - The position of skimmers, lights, return lines etc. on this drawing is indicative only and final position to be determined on site.
  - The pool concrete should be cured by hosing four times per day for seven days (10 days in summer) to keep exposed concrete continually wet after concrete placement.
  - Safety fencing should be in accordance with Local Councils requirements and conform to Australian Standards.
  - The pool is not designed for diving. Provide safety signage to SAA code and Council requirements and AS2416, AS2899-2.
  - Notify engineer if pool to be emptied after finishing.



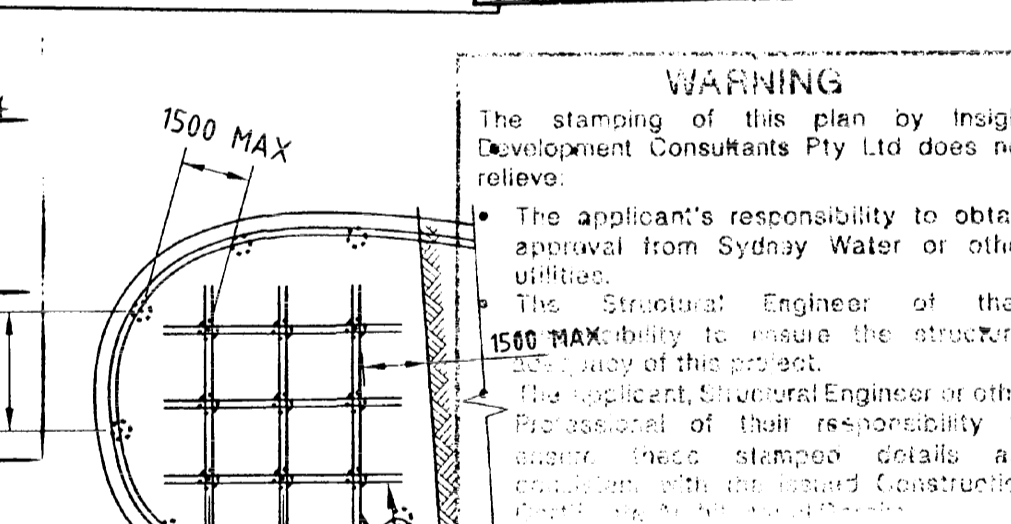
THE GEOTECHNICAL ENGINEER IS TO INSPECT ALL FOOTINGS FOR THE NEW POOL PRIOR TO PLACEMENT OF REINFORCING & POURING OF CONCRETE.

**INSIGHT DEVELOPMENT CONSULTANTS PTY LTD**  
 CONSENT NO. 845104 DATE 29/10/04  
 CONSTRUCTION CERT. NO. 2005164  
 -6 JUN 2005  
 T. Bowden Accreditation No. 93

We have viewed this drawing and endorse the recommendations given in our Report No. 112652 of date 13/09/04 have been advised in principle, except for modifications noted or underlined in red which should be adopted.

Signed: [Signature] Date: 24/10/04

For Jeffery and Katakas Pty Ltd  
 39 Buffalo Road, Gladsville, 2111  
 Telephone : 809 7322



**WARNING**

The stamping of this plan by Insight Development Consultants Pty Ltd does not relieve:

- The applicant's responsibility to obtain approval from Sydney Water or other utilities.
- The Structural Engineer of their responsibility to ensure the structural safety of this project.
- The applicant, Structural Engineer or other Professional of their responsibility to ensure that stamped details are consistent with the relevant Construction Regulations and the Building Code of Australia.

NOTE: WHERE POOL PARTIALLY ON ROCK SUSPEND THE REMAINDER OF THE POOL ON 4500 MASS CONCRETE PIERS TO ROCKS. PIERS UNDER WALLS @ 2300 MAX. CTRS. PIERS UNDER FLOOR @ 1500 MAX. CTRS. PIERS LONGER THAN 1000 TO BE REINFORCED WITH 6512 & R10-300 TIES.

**ALTERNATIVE SUPPORT DETAIL**  
 (THIS POOL IS NOT DESIGNED FOR DIVING)

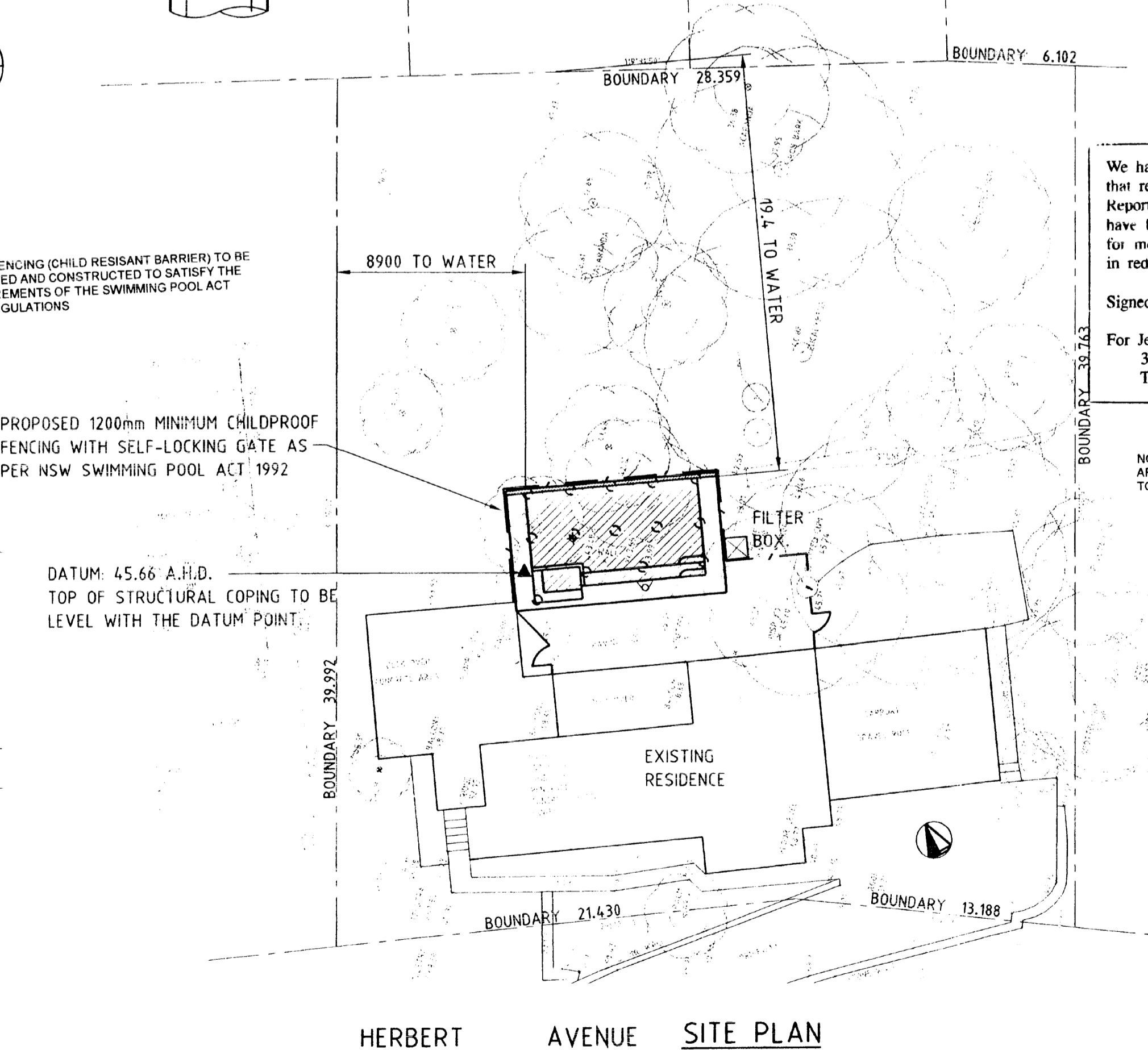
NOTE: ANY PAVING LAID ADJACENT TO POOL COPING MUST HAVE 15mm WIDE CONSTRUCTION OR EXPANSION JOINTS. IF PAVING LAID IN MORTAR, EXPANSION JOINT MUST BE INSERTED BETWEEN PAVING AND POOL COPING. LEAVE 3mm GAPS BETWEEN PAVERS LAID ON SAND.

WIRE CHAIRS (PLASTIC TIPPED) TO BE USED IN ALL OUT OF GROUND WALLS AND COPINGS. PLASTIC CHAIRS SHALL NOT BE USED. WHERE PLASTIC CHAIRS ARE USED ELSEWHERE IN POOL, PARTICULAR CARE TO BE TAKEN TO ENSURE CONCRETE IS COMPACTED AROUND AND UNDER CHAIR.

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**POOL PLAN**

○ DENOTES APPROX. HEIGHT OF POOL ABOVE EXISTING GROUND LEVEL.



**P.M RYAN**  
 BUILDER FOR PETER RYAN POOLS  
 LICENSED BUILDER No 114724C  
 57 HILLCREST AVE MONA VALE 2103  
 Phone 9999 1444

Rev No	Eng	Revision Description	Amended By	Approval Date

**GEOFF NINNES, FONG & PARTNERS PTY. LTD. - Trading as SWIMMING POOL CONSULTANTS**

ACN No. 001 849 289  
 Consulting Engineers  
 Civil Structural Stormwater

Level 1,  
 68-70 Crown Street,  
 Woolloomooloo, N.S.W. 2011  
 Phone 9331 5100 Fax 9331 2963  
 Email: sydney@gnfp.com.au

Project: **PROPOSED NEW SWIMMING POOL FOR MR & MRS M. LYONS 30 HERBERT AVENUE, NEWPORT.**

Title: **STRUCTURAL DETAILS**

Drawn: K.S. Checked: B.F. Approved: [Signature] Date: OCTOBER 2004

Scale: 1:200 1:100 1:20

RYA0423