



## Consult Code Solutions

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18 February 2015

The General Manager  
Pittwater Council  
PO Box 882  
Mona Vale NSW 2103

Dear Sir/ Madam,

**Re: 37 Heath Street, Mona Vale  
Development Consent NO446/14  
Construction Certificate Determination No: 2015-0007/cc**

Reference is made to the Development Consent issued by Council, for the above mentioned development.

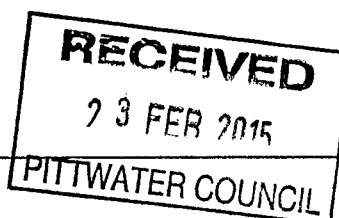
In this regard, please find attached our Construction Certificate Determination & Notice of Commencement/Appointment of PCA Form together with a Cheque for payment of the Council Lodgement Fee.

Should you require any further information or explanation of the above, please do not hesitate to contact me.

Yours faithfully,

Sean Connolly  
Consult Code Solutions  
[sconnolly@consultcode.com.au](mailto:sconnolly@consultcode.com.au)

B36 REC: 374577 23/2/15





# Consult Code Solutions

18 February 2015

Mr David Hellmich  
37 Heath Street,  
Mona Vale NSW 2013

Dear David,

**Re: 37 Heath Street, Mona Vale  
Construction Certificate No: 2015-0007/cc (Development Consent NO446/14)**

Please find enclosed our Construction Certificate Approval Determination for signage at the above premises, a copy of which has also been forwarded to Council for their records.

Prior to the commencement of works, the following is required to be carried out:

- a) Comply with the relevant conditions of approval ; and
- b) Provide copies of Public Liability, Workers Compensation and Professional Indemnity Insurance Policies of the builder.

Please also note that any changes to the proposal from that approved by the Development Consent and/or Construction Certificate, may require an application for modification of the consent under Section 96 of the Environmental Planning & Assessment Act, 1979 & Clause 148 of the Environmental Planning & Assessment Regulation, 2000.

The building is required under Section 109E (3) (d) of the Environmental Planning and Assessment Act 1979 to be inspected at the following critical stages by the Principle Certifying Authority:

- Prior to the commencement of building work;
- Prior to the pouring of the concrete,
- Prior to filling the pool with water
- After the building work is completed and prior to any occupation certificate being issued

It is your responsibility to notify the Principal Contractor (builder) of the applicable Mandatory Critical Stage Inspections and that forty-eight (48) hours notice of these inspections be provided.

Should you require any further information or explanation, please do not hesitate to contact me

Yours faithfully,

Sean Connolly  
Consult Code Solutions  
[sconnolly@consultcode.com.au](mailto:sconnolly@consultcode.com.au)



# CONSTRUCTION CERTIFICATE DETERMINATION

This certificate is issued by a certifying authority and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the Environmental Planning and Assessment Act 1979.

## 1. Details Of The Applicant

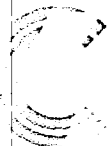
|  |                             |                              |                             |                            |
|--|-----------------------------|------------------------------|-----------------------------|----------------------------|
| Mr <input checked="" type="checkbox"/> | Ms <input type="checkbox"/> | Mrs <input type="checkbox"/> | Dr <input type="checkbox"/> | Other <input type="text"/> |
| First name                             |                             | Family name / Company Name   |                             |                            |
| David                                  |                             | Hellmich                     |                             |                            |
| Flat/street no.                        |                             | Street name                  |                             |                            |
| 37                                     |                             | Heath Street                 |                             |                            |
| Suburb or town                         |                             | State                        | Postcode                    |                            |
| Mona Vale                              |                             | NSW                          | 2103                        |                            |
| Daytime telephone                      |                             | Fax                          | Mobile                      |                            |
| ( )                                    |                             |                              | 0412 199 111                |                            |
| Email                                  |                             |                              |                             |                            |
| david@reefinteriors.com.au             |                             |                              |                             |                            |

## 2. Identification Of The Land

|                 |         |              |  |
|-----------------|---------|--------------|--|
| Flat/street no. |         | Street name  |  |
| 37              |         | Heath Street |  |
| Suburb or town  |         | Postcode     |  |
| Mona Vale       |         |              |  |
| Lot no.         | Section |              |  |
| 31              |         |              |  |
| DP/MPS no.      |         | Volume/folio |  |
| DP7236          |         |              |  |

## 3. Details Of The Development Consent

|                             |                             |
|-----------------------------|-----------------------------|
| Development application no. | Date the consent was issued |
| No446/14                    | 07-01-2015                  |



# Consult Code Solutions

## 4. Description Of The Subject Work

New spa pool, deck and fencing

Building(s) Classification under the Building Code of Australia (BCA)

10b

## 5. Decision Of The Certifying Authority

This certificate is issued:

- ☒ without any conditions
- ☐ subject to conditions of the kind referred to in clauses 187 or 188 of the Environmental Planning and Assessment Regulation 2000

Conditions have been placed on the certificate for the following reasons:

- ☒ the issue of this certificate has been endorsed on the plans and specifications that were lodged with the application. See **Attachment C**

Date of this decision

18 February  
2015

## 6. Information Attached To This Decision

- ☒ The advisory notes of the certificate as listed in **Attachment A**
- ☒ Relevant information relied upon **Attachment B**
- ☐ A fire safety schedule **Attachment D**

## 7. Certification

I, Sean Connolly

certify that

work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on the documentation) as listed in Attachment C (together with any matters relied upon in Attachment B), will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental Planning and Assessment Act 1979*.

Construction certificate no.

2015-0007-cc

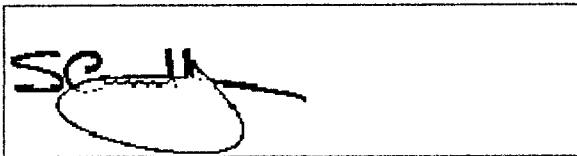
Date of this certificate

18 February 2015

# Consult Code Solutions

## 8. Signature

Signature



Name

Sean Connolly of Consult Code Solutions

Flat/Street no.

L17, No 40

Street name

Mount Street

Suburb or town

North Sydney

State

NSW

Postcode

2060

Telephone

(02) 8415 9847

Fax

(02) 8415 9701

If the certifying authority is an accredited certifier:

Accreditation body of the certifier

Building Professionals Board

Accreditation no. of the certifier

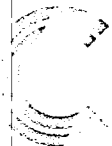
BPB 0070

## 9. Applicant's Right Of Appeal

If the certifying authority is a council, a Minister or a public authority and the certifying authority has issued a construction certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from the date of the decision.

## Attachment A Advisory notes of the certificate

1. An **Occupation Certificate** under the Environmental Planning and Assessment Regulation 2000 must be obtained from the Principal Certifying Authority (PCA) prior to the commencement of occupation or use of the whole or any part of a new building, an altered portion, or an extension to an existing building.
2. A **Fire Safety Certificate** under the Environmental Planning and Assessment Regulation 2000 must be furnished to the Principal Certifying Authority (PCA) for all of the items listed in the Fire Safety Schedule contained within **Attachment D** forming part of this approval prior to any consent for occupancy / partial occupancy being granted



# Consult Code Solutions

## Attachment B Relevant Information Relied Upon

| No | Description   |
|----|---|
| 1  | Specifications from Reef Interiors dated 21-01- 2015                          |
| 2  | Sydney Water 'Quick Check' stamped plans dated 22-1-2015                      |
| 3  | Acid Sulphate Soil Assessment by Waddington Consulting dated 6-02-2015        |
| 4  | Structural Engineers Design Plan by SGP Consulting Engineers dated 25-09-2014 |
| 5  | Home Owners Warranty Insurance Certificate date 10-02-2015                    |
| 6  | Record of Pre-Commencement Inspection dated 21-01-2015                        |

## Attachment C Approved Plans prepared by Sheralee Hogan Architect Project No 2014-25

| Drawing Number | Dated     | Title               |
|----------------|-----------|---------------------|
| DA01           | 3/12/2014 | Site Plan           |
| DA02           | 3/12/2014 | Ground Floor        |
| DA03           | 3/12/2014 | Section & Elevation |



# Application for Construction Certificate

## Information for the Applicant

A construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

### APPLICANT

Note – This must be the person having the benefit of the Development Consent. Cannot be the builder unless the builder is the owner of the property.

Company

ABN (if Applicable)

Applicant Name

DAVID Hellmich

Applicant Address

37 HEATH ST MONA VALE

Phone

Mobile

0412 199 111

Email

david@refinteriors.com.au

Signature

x. D Hellmich

Date

21/1/2015

### SUBJECT LAND

Location and title details of the land where the building work or subdivision work is to be carried out.

Unit/No

37

Street Name

Heath Street

(Lot 31 DP 7236)

Suburb / Town

Mona Vale

State

NSW

Postcode

2103

Lot No.

(Lot 31)

DP / SF No.

DP 7236

### PROPOSED DEVELOPMENT

Briefly describe the development. Include information such as the type of building (office, shopping centre, etc.), the number of floors, the number of different uses, the major building material (brick, brick veneer, concrete framed etc.)

Description

New Spa Pool, deck &amp; Pool fencing

Existing BCA Classification

Dwelling - Class 1a

Proposed BCA Classification

Pool/Deck &amp; Fence - Class 10b

Estimated Cost of Works (incl GST)

\$24,000

The estimated cost of works is the contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of the building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

### DATE OF RECEIPT - OFFICE USE ONLY

Date Application Received:

21/1/2015



Consult Code

**DEVELOPMENT CONSENT**

Development Consent No.

Date of Determination

446/14

7 JAN 2015

Consent Authority

DA Applicant Name:

Pittwater Council

Sheralie Hogen

Has a Section 82a review of determination been submitted to Council?

☐ Yes☒ No

Does the development relate to building work or subdivision?

☒ Building Work☐ Subdivision

Does the application relate to a residential flat development which was required, under Clause 154A of the EP&amp;A Regulation, to be accompanied by a design verification from a qualified designer?

☐ Yes☒ No

If yes, please provide a statement from a qualified designer verifying compliance with SEPP 65

**CONSENT OF OWNER(S)**

By signing the application authority is given to Consult Code Solutions to enter the subject property at a reasonable time for the purpose of carrying out an inspection in connection with the assessment of the application. The applicant undertakes to take all necessary steps for access to be available to the property for the inspection to be carried out.

As the owner(s) of the above property I/We give consent to this application

Name(s)

David &amp; Jodie Hellmich

Company / Full Name

ABN (if applicable)

Postal Address

37 Heath Street Mona Vale

Phone

Mobile

0412 199 111

Email

x. [Signature]

owner

21/1/2015

Signature

Position

Date

x. [Signature]

owner

21/1/2015

Signature

Position

Date

**Person acting for the owner** - Where a person is acting for the owner(s) a letter on the owner's letterhead stating that the person is authorised by the applicant to lodge the application is required.

**Companies** - ABN must be provided & one company director and company secretary, or two company directors, or if sole director, only one signature is required.

**Strata Title** - Consent and seal of owner's corporation if the proposed work involves or effects common property.



## DOCUMENTS TO ACCOMPANY THE APPLICATION

The following information is required to be provided with your application that is relevant to the type of work proposed. Please indicate the information that you have attached by placing a cross in the appropriate boxes

### 1. If the application is for building work:-

- ☐ A copy of any compliance certificate relied upon;
- ☒ Detailed plans of the building (4 copies)

The plans must be drawn to a suitable scale and consist of a general plan and a block plan. The general plan of the building is to:

- Show a plan of each floor section,
- Show each elevation of the building.
- Show the level of the lowest floor, the level of any yard or unbuilt on area on that floor and the level of the ground
- Indicate the fire safety and fire resistance measures (if any), and their height, design and construction.

Where it is proposed to alter, add or rebuild an existing building or part, please mark the general plan by colour or otherwise to show the proposed changes.

- ☒ Detailed specifications of the building (4 copies)

The specifications are to describe the construction (including the standards that will be met), the materials which will be used to construct the buildings and the methods of drainage, sewerage, and water supply.

*N/A* Plans of the existing building, drawn to scale, where the application involves building work to alter, enlarge or extend the building.

*N/A* Details of the fire safety measures which must include:-

- A list of the existing fire safety measures including their standard of performance, extent and capability;
- A list of the fire safety measures (including their standard of performance) which are proposed to be installed in the building.

*N/A* Details of any Alternative Solutions proposed to comply with the Building Code of Australia (if applicable).

- ☒ 4 copies of Design Compliance Certification/Specifications for the following components (as applicable) - Structural, Mechanical, Hydraulic, Electrical, Fire, Landscaping, etc.

*Teleprovided* ☒ Any additional documentation or verification that may be requested by the Certifying Authority that is considered necessary for the appropriate assessment of the application.

### 2. If the application relates to a "CHANGE OF USE" of a building or its BCA classification:-

- ☐ Details of how compliance with the Category 1 Fire Safety Provisions of the Building Code of Australia will be achieved.

#### LONG SERVICE LEVY

*N/A*

*Less than \$25,000*

In accordance with the Building and Construction Industry Long Service Payments Act all building and construction work in NSW costing \$25,000 and above (inclusive of GST) is liable to the payment of a levy. The levy which is currently 0.35% of the costs of the work is payable prior to the issue of a CC or a CDC.

Payment may be made online [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au) or at some local council offices.

**A copy of the receipt of payment of the Long Service Levy is required prior to the release of the CC Determination.**

#### DELIVERY OF THE APPLICATION

Applications for construction certificates must be delivered to the principal office of Consult Code Solution by hand, or by post, or transmitted electronically. Applications **MAY NOT** be sent by fax.



## SCHEDULE TO APPLICATION

This information is required for the Australian Bureau of Statistics.

### All New Buildings

- ☐ Number of Storeys (including underground floors)
- ☐ Gross Floor Area of New Building (m<sup>2</sup>)
- ☐ Gross Site Area (m<sup>2</sup>)

N/A

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### Residential Buildings Only

- ☐ Number of Dwelling to be Constructed
- ☐ Number of Pre-existing Dwellings on site
- ☐ Number of Dwellings to be Demolished
- ☐ Will the new building(s) be attached to other building(s)?
- ☐ Will the new building(s) be attached to existing building(s)?
- ☐ Does the site contain a dual occupation?

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- ☐ Yes ☐ No
- ☐ Yes ☐ No
- ☐ Yes ☐ No

### Materials

Place a tick ( · ) in the box which best describes the materials the new work will be constructed of:

#### Walls

- |   |             |
|---|-------------|
| <input type="checkbox"/> Brick Veneer         | <b>Code</b> |
|   | 12          |
| <input type="checkbox"/> Full Brick           | 11          |
| <input type="checkbox"/> Single Brick         | 11          |
| <input type="checkbox"/> Concrete Block       | 11          |
| <input type="checkbox"/> Concrete / Masonry   | 20          |
| <input type="checkbox"/> Concrete             | 20          |
| <input type="checkbox"/> Steel                | 60          |
| <input type="checkbox"/> Fibrous Cement       | 30          |
| <input type="checkbox"/> Hardiplank           | 30          |
| <input type="checkbox"/> Cladding – Aluminium | 70          |
| <input type="checkbox"/> Curtain Glass        | 50          |
| <input type="checkbox"/> Other                | 80          |
| <input type="checkbox"/> Unknown              | 90          |

#### Roof

- |   |             |
|---|-------------|
| <input type="checkbox"/> Aluminium                  | <b>Code</b> |
|   | 70          |
| <input type="checkbox"/> Concrete                   | 20          |
| <input type="checkbox"/> Concrete Tile              | 10          |
| <input type="checkbox"/> Fibrous Cement             | 30          |
| <input type="checkbox"/> Fibreglass                 | 80          |
| <input type="checkbox"/> Masonry/Terracotta Shingle | 10          |
| <input type="checkbox"/> Slate                      | 20          |
| <input type="checkbox"/> Steel                      | 60          |
| <input type="checkbox"/> Terracotta Tiles           | 10          |
| <input type="checkbox"/> Other                      | 80          |
| <input type="checkbox"/> Unknown                    | 90          |

#### Floor

- |                                   |             |
|-----------------------------------|-------------|
| <input type="checkbox"/> Concrete | <b>Code</b> |
|                                   | 20          |
| <input type="checkbox"/> Timber   | 40          |
| <input type="checkbox"/> Other    | 80          |
| <input type="checkbox"/> Unknown  | 90          |

#### Frame

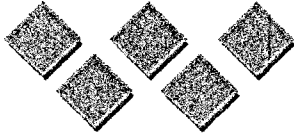
- |                                  |             |
|----------------------------------|-------------|
| <input type="checkbox"/> Timber  | <b>Code</b> |
|                                  | 40          |
| <input type="checkbox"/> Steel   | 60          |
| <input type="checkbox"/> Other   | 80          |
| <input type="checkbox"/> Unknown | 90          |

## SPECIFICATION

For swimming pool and deck at 37 Heath Street, Mona Vale

1. Footings to the deck to comply with Part 3.2.5 of The Building Code of Australia 2014 Volume Two including AS3600
2. Timber deck including timber framing will comply with Parts 3.4.1 and 3. 4.3 of The Building Code of Australia 2014 Volume Two including AS1684.2.
3. *The following requirements from the DA must be included in this Specification*
  2. All building material below 5.0m AHD shall be made of flood compatible materials.
  3. Pool fencing must be flood compatible, to allow the free flow of flood waters through the fence.
  4. The proposed new deck is to be constructed with openings in the perimeter sides to allow for the floodwater to traverse through the deck.
  5. The storage of all chemical, toxic and hazardous material shall be at or above 5.0m AHD.
  6. All electrical equipment, wiring, fuel lines or any other service pipes and connections associated with the proposed pool must be waterproofed to 5.0m AHD.
  7. Electrical wiring/data cabling needs to be made suitable for continuous submergence to a depth of 5.0m AHD and conduits graded so they are free draining in a flood event.

21-1-2015



## Waddington Consulting Pty Ltd

ACN 130 522 851  
Structural and Civil Engineering  
Suite 6, Level 5  
22 Central Ave, Manly  
P.O. Box 1044  
Manly NSW 1655

6 February 2015

Mr D Hellmich  
Reef Interiors Pty Ltd  
214 Pittwater Road  
Manly NSW 2095

P (02) 9976 0070  
F (02) 9976 0095

By email : David@reefinteriors.com.au

Dear David,

**Subject: 37 Heath Street, Mona Vale – Acid Sulphate Soil Assessment**

This assessment has been undertaken in support of the application for a Construction Certificate for proposed construction of a semi-inground spa at 37 Heath Street, Mona Vale. The site has been identified as Class 4 on Pittwater Council's Acid Sulphate Soils Hazard Map.

The site has a north-south orientation, with a small fall southwards to the street frontage. The proposed works are detailed on the Council approved architectural plans by Sheralee Hogan (Development Consent N0466/14, dated 7 January 2015). The works involve the installation of a new semi-inground swim spa and associated pump and filter housing.

The pool and associated infrastructure would be located at the northern end of the property where the existing ground levels vary from RL 4.27 to 4.43m AHD. The proposed spa coping is at RL 4.63m AHD, level with the surrounding deck structure. The spa would have a maximum excavation depth of 1.2 metres. The base of the proposed excavation would therefore be at RL 3.43m AHD, less than one metre below the natural ground level.

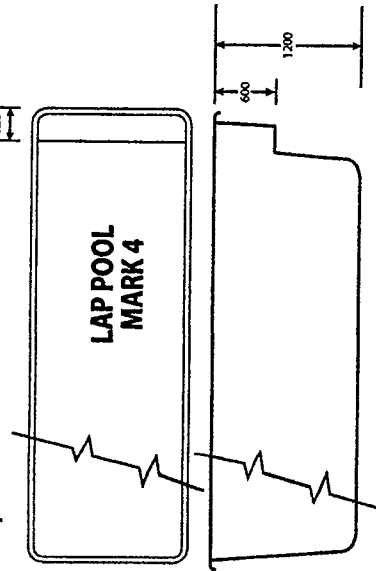
It is not anticipated that any of the construction activities and ground disturbance would therefore be likely to extend beyond 2 metres below the natural ground surface or lower the water table beyond 2 metres below the natural ground surface. I do not consider the preparation of an Acid Sulphate Management Plan to be required in this case.

**It is imperative that the excavation crew be advised that excavation must not exceed 2 metres below the natural surface.** Please do not hesitate to contact me if you wish to discuss any aspects of this assessment.

Yours sincerely,

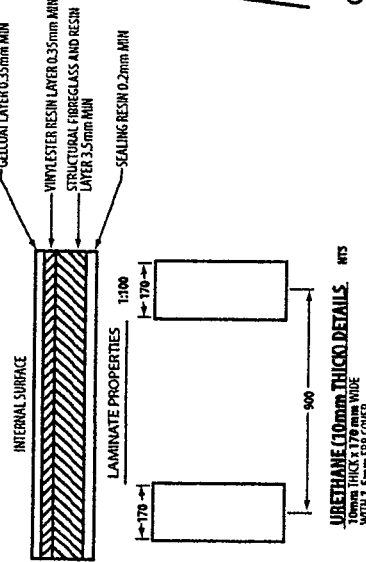
Kate Waddington  
BE(Hons) MEngSci (Water Resources)  
MIEAust CPEng NPER(Civil)

All these pools are made from split moulds. The pool shells are made in one piece. A small line will be seen on the finished product.



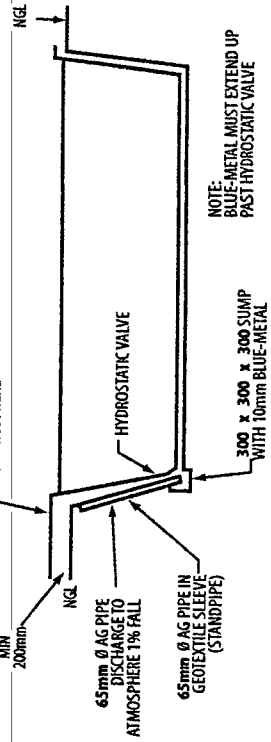
| POOL SIZE | A     | B    | DEPTH |
|-----------|-------|------|-------|
| 18.45M    | 18450 | 3000 | 1200  |
| 16.25M    | 16250 | 3000 | 1200  |
| 14.80M    | 14800 | 3000 | 1200  |
| 12.6M     | 12600 | 3000 | 1200  |
| 9.9M      | 9900  | 3000 | 1200  |
| 7.7M      | 7700  | 3000 | 1200  |
| 5.4M      | 5400  | 3000 | 1200  |
| 4.8M      | 4800  | 3000 | 1200  |
| 3.2M      | 3200  | 3000 | 1200  |
| 2.6M      | 2600  | 3000 | 1200  |

#### POOL SHELL ELEVATION

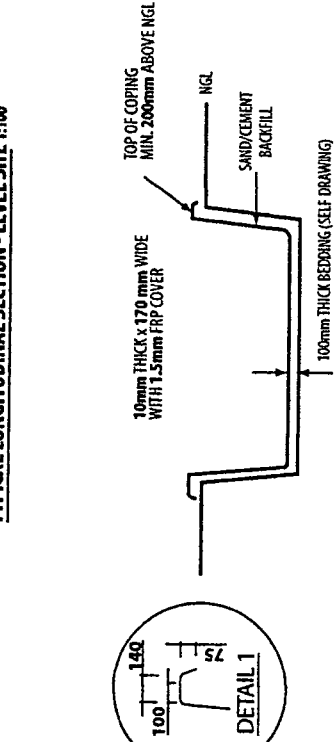


URETHANE (10mm THICK x 170mm WIDE WITH 1.5mm FRP COVER)

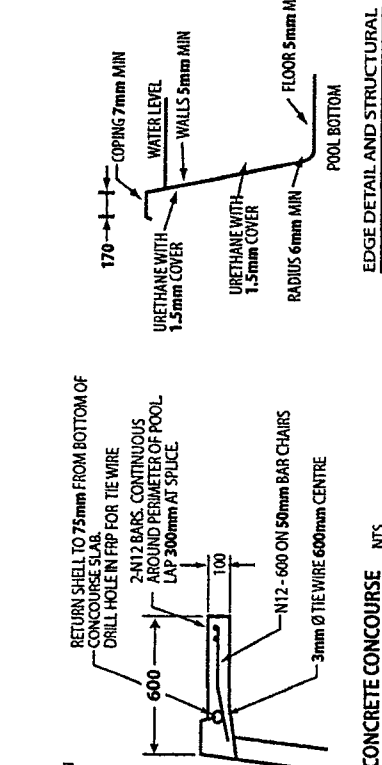
REMOVABLE GRATING AND PERMANENTLY VENTED TO ATMOSPHERE



#### TYPICAL LONGITUDINAL SECTION - LEVEL SITE 1:100



#### TYPICAL CROSS SECTION



CONCRETE CONCOURSE NTS

#### NOTES

##### 1. GENERAL

DESIGN AND INSTALLATION TO BE IN STRICT ACCORDANCE WITH CURRENT AS 1838 AND AS 1839 REQUIREMENTS AND ALL RELEVANT STATUTORY BY LAWS AND REGULATIONS

##### 2. INSTALLATION

FOUNDATION - ALL FOUNDATION MATERIAL SHALL BE NATURAL UNDISTURBED SOIL OR ROCK OF THE SAME TYPE THROUGHOUT. NO FILL IS PERMITTED UNLESS ITS COMPACTION HAS BEEN TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER. THE REQUIRED MINIMUM SAFE BEARING CAPACITY OF THE FOUNDATION MATERIAL SHALL BE 100 KPA. THIS POOL IS SUITABLE FOR INSTALLATION IN HIGHLY REACTIVE SOILS PROVIDED THAT:

- (i) THE SAND/CEMENT BACKFILL MUST BE AT LEAST 150MM THICK AND SHALL CONSIST OF 1 CEMENT TO 8 SAND BY VOLUME.
- (ii) IF USED, THE CONCRETE CONCOURSE SHALL CONTAIN SL72 MESH PLUS 4-12MM BARS CONTINUOUS AROUND THE WHOLE POOL.
- (iii) THE SURROUNDING AREA SHALL BE WELL DRAINED TO PREVENT STORM WATER RUNOFF FLOWING NEAR THE POOL. WHEREVER POSSIBLE THE AREA AROUND THE POOL SHALL BE PAVED UP TO AT LEAST 2 M FROM THE EDGES OF THE POOL UNSTABLE SITES REQUIRE CERTIFICATION BY A STRUCTURAL ENGINEER.

BEDDING MATERIAL - SHALL BE NON-COHESIVE, POROUS MATERIAL READILY SCREEDABLE WITH 12MM MAXIMUM AGGREGATE SIZE. COARSE RIVER SAND IS SUITABLE.

BACKFILL MATERIAL - SHALL BE SAND/CEMENT MIXTURE OF MINIMUM RATIO 1:16 BY VOLUME FOR PREMIXED AND 1:10 BY VOLUME BY DRY MIXED MACHINE ON SITE. THE BACKFILL AFTER INSTALLATION SHALL BE STABLE TO PREVENT ANY WASH AWAY OF THE BACKFILL OCCURRING. POOL WALLS MAY NEED TO BE CROSS BRACED DURING INSTALLATION AND INITIAL SETTLING OF THE BACKFILL AND CONCRETE CONCOURSE.

##### 3. EMPTYING

THIS POOL MUST NOT BE EMPTIED WITHOUT THE EXPRESS APPROVAL OF MIAMI POOLS OR AGENT. ON SOME SAND SITES, SUBJECT TO SPECIFIC ENGINEERS APPROVAL, HYDROSTATIC RELIEF VALVES MAY BE OMITTED IF DESIRED.

RANGE: MIAMI MODEL: LAP POOL MARK 4

CLIENT NAME:

ADDRESS:

MIAMI POOLS MANUFACTURING PTY LTD  
CORNER ANNE AND POWER STREETS  
ST MARYS NSW 2760  
TELEPHONE: (02) 9623 0922  
FACSIMILE: (02) 9833 3422  
www.miamipools.com.au

SGP CONSULTING ENGINEERS PTY. LTD.  
ABN 75 013 147 279 Registered Building Practitioners LC - 39557  
436 Hargreaves Street, Bendigo, Victoria 3550  
Phone: 03 5444 1631 Fax: 03 5414 1856  
Email: admin@sgpce.com.au

SIGNATURE:

John Grewar



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

Policy Number : NSWSHCHWIW/194199

## Statement of Cover

Frank & Susan Beyer trading as F & S Beyer  
23 Peterson Parade  
THORNTON NSW 2322

Savill Hicks Corp. Pty Ltd  
Level 2, 2 Glen Street  
Milsons Point NSW 2061

**Note: This document contains an extract of details kept on the HBCF Certificates Register.**  
**To confirm the authenticity of this document as proof of a valid contract of insurance, please visit the Certificates Register at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au). The Certificates Register will also notify you if any claims have been made on this insurance cover and any other relevant information.**

## CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 of the *Home Building Act 1989* (the Act) has been issued by the NSW Self Insurance Corporation who is responsible for management of the Home Building Compensation Fund.

|                |  |
|----------------|--|
| In respect of  | Swimming Pool                              |
| At             | 37 Heath St<br>MONA VALE NSW 2103          |
| Homeowner      | David Hellmich                             |
| Carried out by | Frank & Susan Beyer trading as F & S Beyer |
| Licence Number | 30431C                                     |
| Builder ABN    | 78 797 351 059                             |
| Contract Sum   | \$24,000.00                                |
| Contract Date  | 24/01/2015                                 |

Subject to the Act, the Home Building Regulation 2014 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.

This Certificate is to be read in conjunction with the policy wording current as at the time of issue and available at the Home Building Compensation Fund website at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au)

Issued on the 10th day of February, 2015.

Calliden Insurance Limited (ABN 47 004 125 268) (AFSL 234438) on behalf of NSW Self Insurance Corporation (ABN 97 369 689 650)



insurance brokers  
NOT FULLY INSURED

T: +61 2 9336 2000  
F: +61 2 9336 2099  
customerservice@shcorp.com.au  
www.savillhickscorp.com.au

SHC Insurance Brokers  
Level 2, 2 Glen Street, Milsans Point, NSW 2061  
PO Box 523, Milsans Point, NSW 1565  
NSW 1565, Australia

THANK YOU FOR YOUR BUSINESS

Frank & Susan Beyer  
F & S Beyer  
23 Peterson Parade  
THORNTON NSW 2322

## TAX RECEIPT

This document will be a tax invoice for GST  
when you make payment.

Invoice Date: 18/02/2015  
Invoice No: 8391043211  
Our Reference: BEYER

**Class of Policy:** Home Warranty Insurance Calliden  
**Insurer:** Calliden Insurance  
Level 9, 11-33 Exhibition Street Melbourne, VIC 3000  
**The Insured:** David Hellmich  
**Trading Name:** F & S Beyer

**Policy No:** NSWSHCHWW/194199  
**Period of Cover:** From: 15/03/2015  
To: 30/04/2015  
at 4pm AEST

### YOUR DUTY OF DISCLOSURE

Before you enter into a Contract of General Insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know or could reasonable expect to know, is relevant to the Insurer's decision whether to accept the risk of insurance and if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance. Your duty however does not require disclosure of matter.

- that diminishes the risk to be undertaken by the Insurer
- that is common knowledge
- that your Insurer knows or, in the ordinary course of business ought to know
- as to which the compliance with your duty is waived by the insurer

### NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

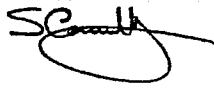
Clients who are not satisfied with our services should contact our customer relations / complaints officer. Savill Hicks Corp NSW Pty Ltd also subscribe to the Insurance Brokers Disputes Limited (IBD), a free customer service and the General Insurance Brokers Code of Practice. Further information is available from this office, or contact the IBD on 1300 780 808.

Please see Policy Schedule  
provided for a description of the  
risk(s) insured

|          |          |           |         |            |            |          |
|----------|----------|-----------|---------|------------|------------|----------|
| Premium  | U/W Levy | Fire Levy | GST     | Stamp Duty | Broker Fee | Discount |
| \$216.00 | \$0.00   | \$0.00    | \$36.60 | \$21.38    | \$150.00   | \$0.00   |

|                        |                 |
|------------------------|-----------------|
| Premium Due:           | \$423.98        |
| Credit Card Surcharge: | \$8.36          |
| <b>Total Paid:</b>     | <b>\$430.34</b> |



|   |  |  |                          |
|---|--|--|--------------------------|
| <b>1. Details of application for construction certificate (CC)</b>  |  |  |                          |
| Name of applicant<br><b>DAVID HELLMICH</b>  |  | Name of certifying authority<br><b>Sean Connolly</b>   |                          |
| Date of application for CC<br><b>2015-0007</b>  | Date application for CC received by certifying authority<br><b>21-1-2015</b> | Registered No. of the development application/development consent<br><b>NO 446/14</b>            |                          |
| <b>2. Address of property</b>   |  |  |                          |
| Unit/street no.<br><b>37</b>  |  | Unit/street no.<br><b>HEATH ST</b>   |                          |
| Suburb or town<br><b>MONA VALE</b>  |  | State<br><b>NSW</b>  | Postcode<br><b>2103</b>  |
| <b>3. Details of inspection (tick as appropriate)</b>   |  |  |                          |
| <input type="checkbox"/> Inspection by council  |  | Name of council  |                          |
| Name of accredited certifier inspecting for council   |  | Accreditation No.  |                          |
| <input checked="" type="checkbox"/> Inspection by accredited certifier  |  | Name of accredited certifier<br><b>Sean Connolly</b>   |                          |
| Name of accredited certifier<br><b>Sean Connolly</b>  |  | Accreditation No.<br><b>BPB0070</b>  |                          |
| Date inspection carried out<br><b>21-1-2015</b>   |  | Type of inspection<br><b>Pre-CC building inspection under CI.143B EP&amp;A Regulation</b>        |                          |
| <b>4. Current fire safety measure</b>   |  |  |                          |
| Provide details of the current fire safety measures in the existing building the subject of the inspection  |  |  |                          |
| <b>N/A</b>  |  |  |                          |
| <b>Discussed Pool Barrier fencing requirements with Applicant.</b>  |  |  |                          |
| Do the plans and specifications that accompany the application adequately and accurately depict the condition of the existing building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  |  |                          |
| If no, list deficiencies or inaccuracies  |  |  |                          |
| <b>5. Commencement of work (tick as appropriate)</b>  |  |  |                          |
| Has any building or subdivision work authorised by the development consent commenced on the site?   |  |  |                          |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |                          |
| If YES, provide details   |  |  |                          |
| <b>7. Signature</b>   |  |  |                          |
| Name of accredited certifier conducting inspection<br><b>Sean Connolly</b>  |  | Signature<br> | Date<br><b>21-0-2015</b> |





## Application Lodgement Summary

Sydney  
**WATER**

Reference Number 9012681

Date Requested: Thu January 22 2015

**Agent** Reece Mona Vale, 10 Taronga Pl Mona Vale  
**Applicant** DA HELLMICH JL HELLMICH, 37 HEATH ST MONA VALE 2103  
**Property/Asset** 37 Heath St, Mona Vale 2103 (Da Hellmich JI Hellmich) PNum: 3422661  
Property Connection Point - (2996522 ) (WasteWater)  
225 mm VC Sewer Main - (2807719) (WasteWater)  
**Product** Building Plan Approval Application

| Charge                             | Product Cost | GST    | Total   |
|------------------------------------|--------------|--------|---------|
| Building Plan Approval Application | \$17.50      | \$0.00 | \$17.50 |

**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 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.

# SYDNEY WATER APPROVED

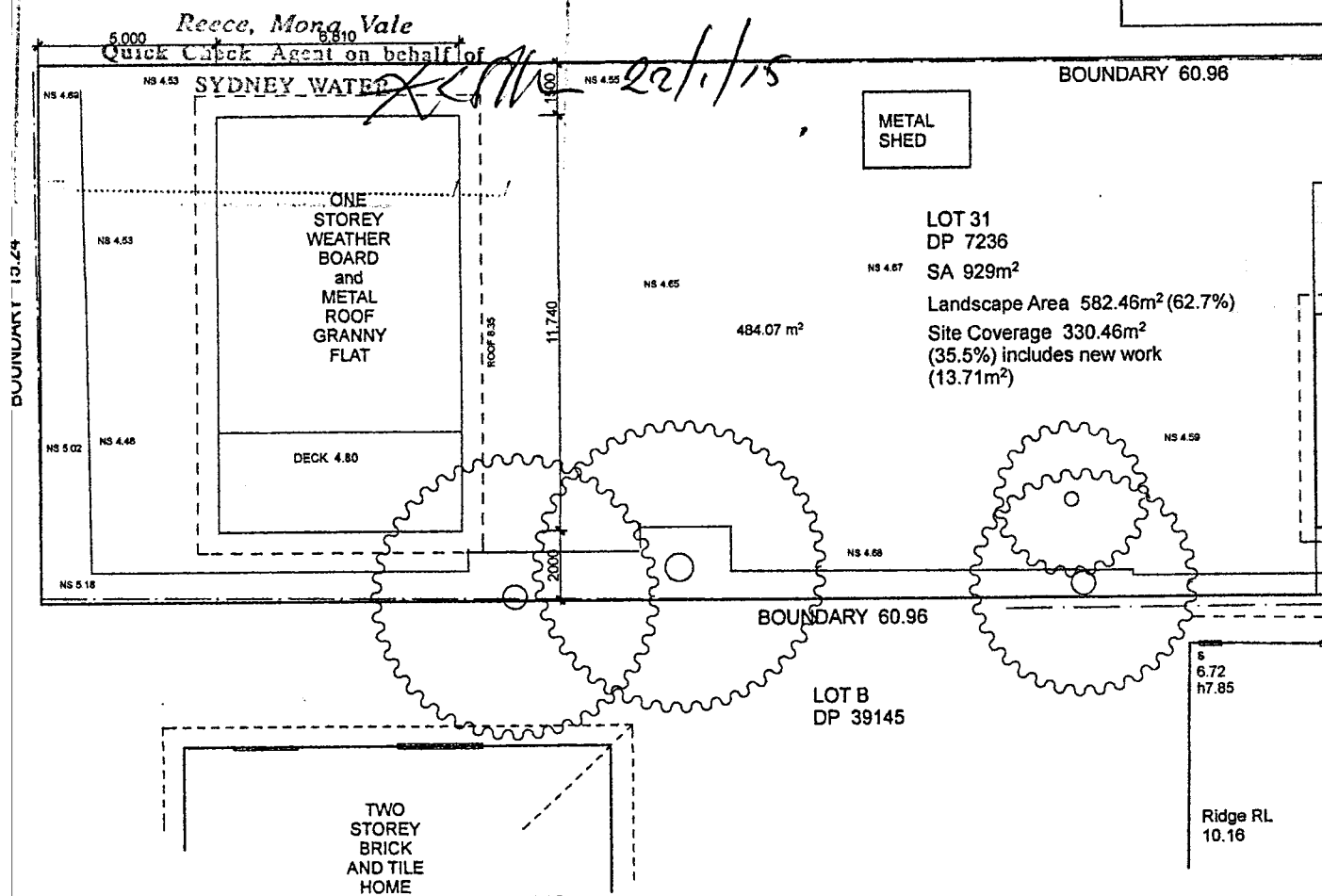
1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licensed plumber/drainier.
3. It is the owner's responsibility to ensure that all proposed fittings will drain to Sydney Water's sewer.
4. Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1984, AS 1900 and the NSW Code of Practice.
5. Gullies, Inspection Straits and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

5. Property No. **3422661**

LOT 32  
DP 7236

Ridge RL 7.46

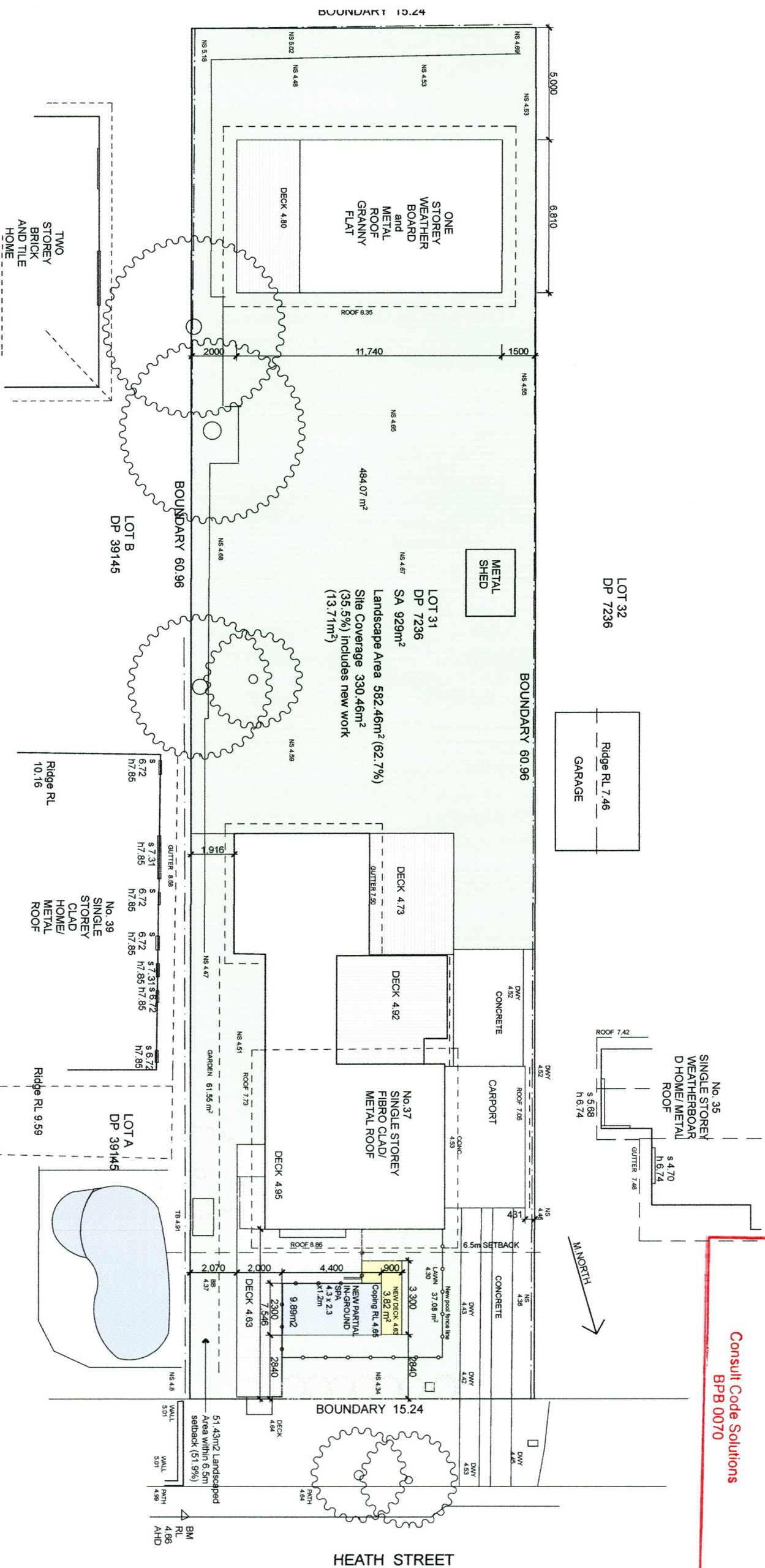
GARAGE



3

Site Plan  
1:200

100 length in millimeters at full size 150



**Construction Certificate**  
**APPROVED**  
**18 FEB 2015**  
Consult Code Solutions  
BPB 0070

3  
Site Plan  
1:200

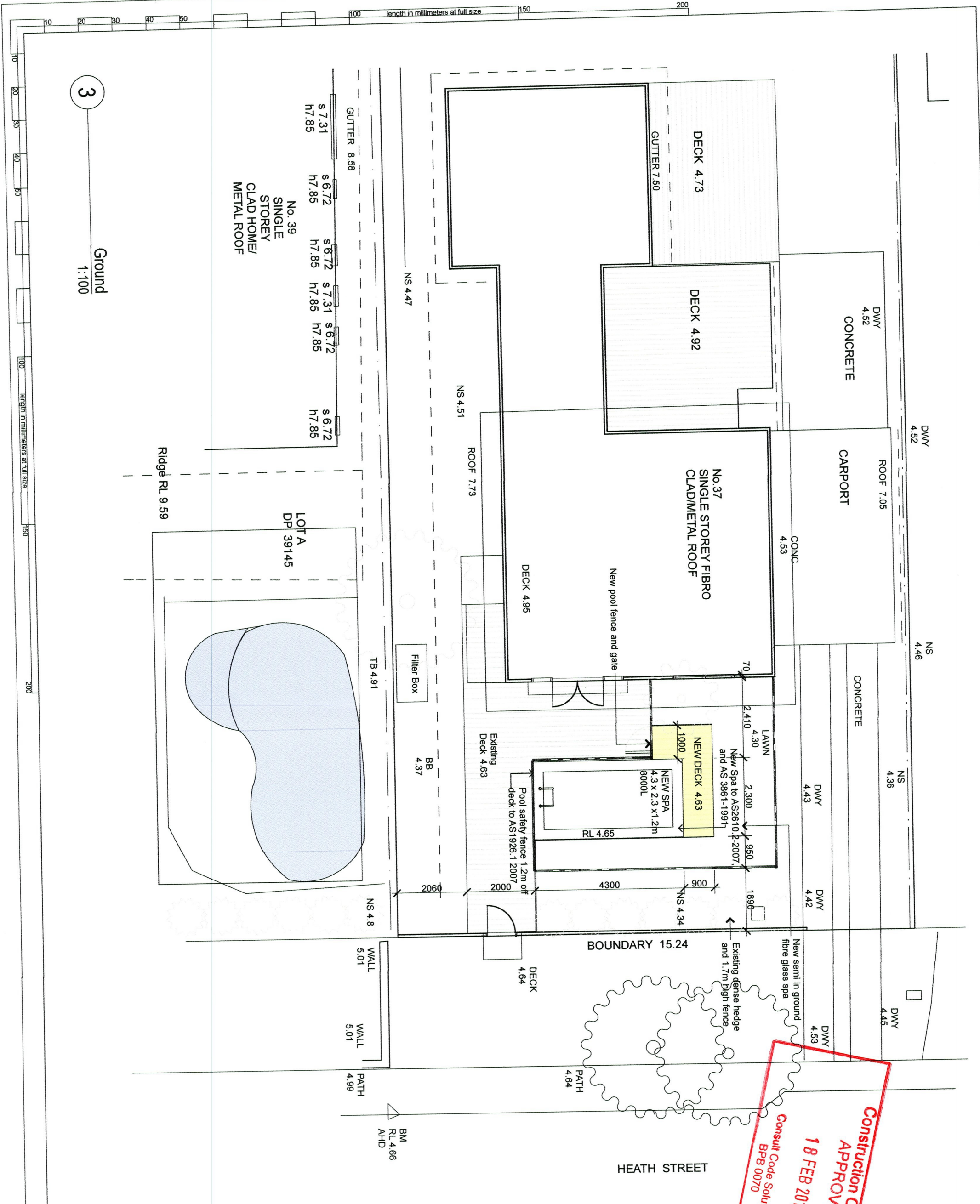
[illegible]

|   |  |
|---|--|
| Project Name<br><b>Hellmich Residence</b><br>37 Heath Street Monro Vale<br>2103 | Drawing Title<br><b>Measured Drawings MD - Site Plan</b> |
| Status: PRELIMINARY<br>Scale: as noted  | Date:<br>Checked By:                                     |
| Project No<br><b>2014-25</b>  | Drawing No.:<br><b>DA01</b>                              |

Shirley Hogan B Sc (Arch) B (Arch)  
 shirleyes hogan@optusnet.com  
 0416 954 635  
 11 Hill Street, Westmead NSW 2122

3/12/2014





**Construction Certificate  
APPROVED**  
18 FEB 2015  
Consult Code Solutions  
BPB 0070

The builder shall check and verify all dimensions to the finished work and certify the same in writing. Drawings shall not be used for construction purposes until issued by the architect for construction.

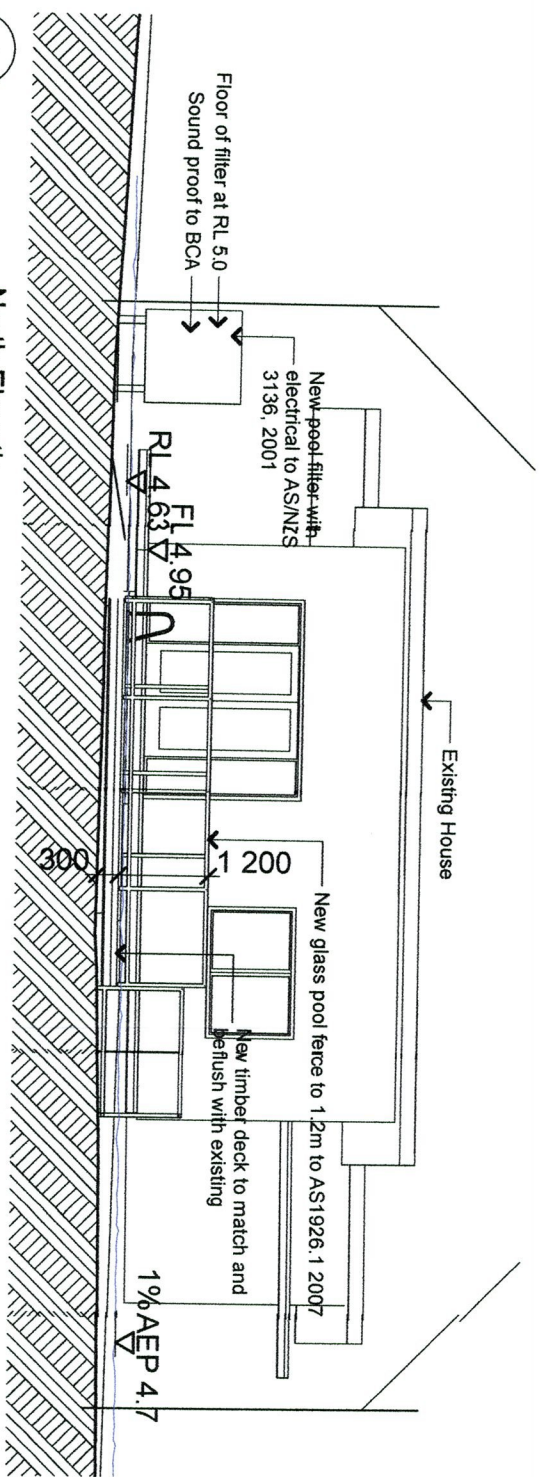
Shirley Hogan B.Sc.(Arch) B.(Arch)  
shirley.sod@bigpond.com  
0416 554 635  
11 Hill Street, Warriewood NSW 2102

Project Name  
**Hellmich Residence**  
37 Heath Street Mona Vale  
2103

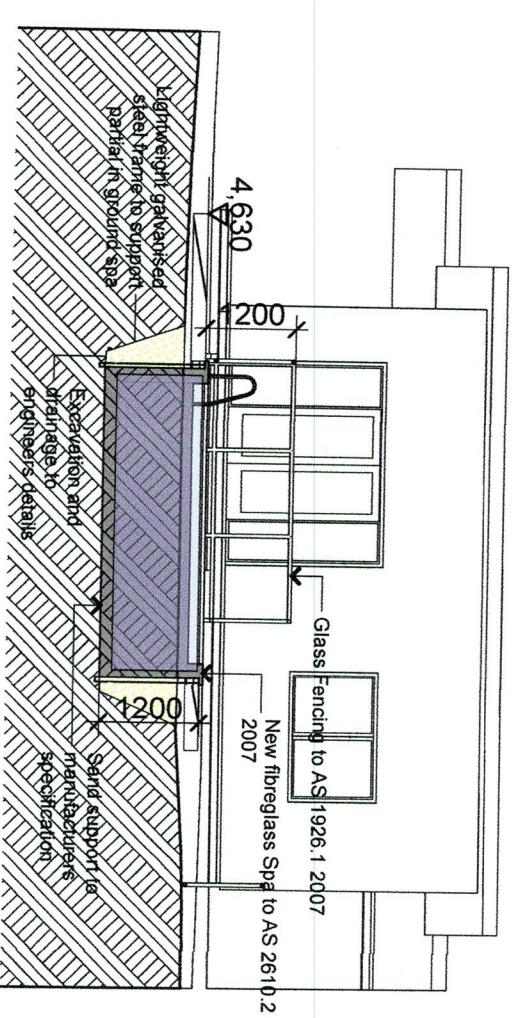
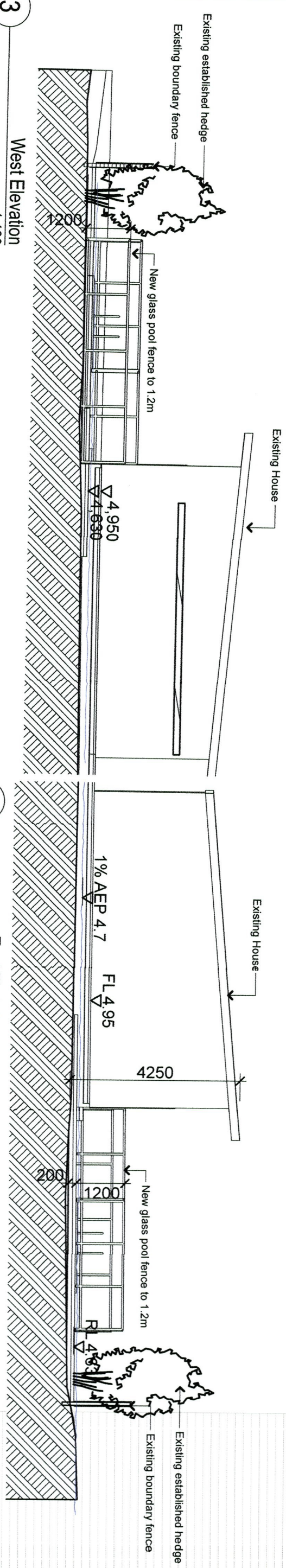
Drawing Title  
**Plans Ground - Ground Floor**  
Ground

|                                    |                  |
|------------------------------------|------------------|
| Scale: as noted                    | Date:            |
| Shirley Hogan B.Sc.(Arch) B.(Arch) | Checked By:      |
| Project No: 2014-25                | Drawing No: DA02 |
| Project Date: 3/7/2014             |                  |





Construction Certificate  
APPROVED  
18 FEB 2015  
Consult Code Solutions  
BPB 0070



The builder shall check and verify all dimensions and verify all areas and operations to the drawings and specifications. The drawings and specifications shall not be used for construction purposes until issued by the Architect for construction.

Shirley Hogan B.Sc.(Arch) B.Arch  
0416 954 435  
shirley.s.hogan@gmail.com  
11 Hill Street, Whitwood NSW 2102

Project Name  
**Heilmich Residence**  
37 Heath Street Mona Vale  
2103

|  |                  |
|--|------------------|
| Drawing Title                                    |                  |
| Section and Elevation - Section and Elevation    |                  |
| North Elevation, East Elevation, West Elevation, |                  |
| Section AA                                       |                  |
| Scale: as noted                                  | Date:            |
| Status: PRELIMINARY                              | Checked By:      |
| Project No: 2014-25                              | Drawing No: DA03 |
| Print Date: 3/12/2014                            |                  |