



MB CERTIFICATIONS

12/7 Sefton Road,  
Thornleigh NSW 2120  
(p): 9484 4222  
(e): [admin@mbcertifications.com.au](mailto:admin@mbcertifications.com.au)  
ABN: 35129941322

07 November 2017

The General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir/Madam,

**Re:** 37 Watargum Drive, Warriewood NSW 2102  
**Our reference:** 170792  
**Construction Certificate No.** 170792  
**Development Application No.:** N0170/17

We refer to the above development at 37 Watargum Drive. We act as the Principal Certifying Authority for the relevant property and we write to you in this capacity.

MB Certifications has issued a Construction Certificate under pt 4A of the *Environmental Planning and Assessment Act 1979* (NSW) for the above premises.

Please find enclosed the following documentation:

- Construction Certificate No. 170792
- A copy of the application for the Construction Certificate.
- Documentation used to determine the application for the Construction Certificate as detailed in sch 1 of the Certificate.
- Cheque for Council's registration fee.

Our client has been advised of the necessity to submit to Council the Notice of Commencement of building works 48 hours prior to the commencement of works.

If you have any further questions, please do not hesitate to contact our office on 02 9484 4222 or email [admin@mbcertifications.com.au](mailto:admin@mbcertifications.com.au).

Yours sincerely,

Mathew Bodley  
Director  
MB Certifications

PRNC \$36-00 REC: 418159 14/11/17

## CONSTRUCTION CERTIFICATE 170792

Issued under pt 4A of the *Environmental Planning and Assessment Act 1979* (NSW) ss 109C and 81A(5).

### APPLICANT DETAILS

<b>Applicant:</b>	Jeff Wilkinson
<b>Address:</b>	37 Watergum Drive, Warriewood NSW 2102
<b>Phone:</b>	0417 450 879
<b>Email:</b>	wilkom@bigpond.net.au

### OWNER DETAILS

<b>Name of the person having benefit of the development consent:</b>	Jeff Wilkinson
<b>Address:</b>	37 Watergum Drive, Warriewood NSW 2102
<b>Phone:</b>	0417 450 879

### RELEVANT CONSENTS

<b>Consent Authority / Local Government Area:</b>	Northern Beaches Council
<b>Development Consent Number:</b>	N0170/17
<b>Date Issued:</b>	21/07/2017
<b>Construction Certificate Number:</b>	170792
<b>Date Issued:</b>	07/11/2017

### PROPOSAL

<b>Address of Development:</b>	37 Watergum Drive, Warriewood NSW 2102
<b>Lot/DP:</b>	Lot 103 DP 270385
<b>Zone:</b>	
<b>Building Classification:</b>	10b
<b>Scope of Building Works Covered by this Notice:</b>	Construction of a swimming pool.
<b>Value of Construction Certificate (incl. GST)</b>	\$43,690.00
<b>Plans and Specifications approved:</b>	Schedule 1
<b>Fire Safety Schedule:</b>	N/A
<b>Exclusions:</b>	
<b>Critical stage inspections:</b>	See attached Notice
<b>Conditions (CIs 187 or 188 of EPA Regs. 2000)</b>	Nil

### CERTIFYING AUTHORITY

<b>Certifying Authority:</b>	Mathew Bodley
<b>Accreditation Body:</b>	Building Professionals Board
<b>Accreditation Number:</b>	BPB 0037

*I, Mathew Bodley, as the Certifying Authority, certify that the work, if completed in accordance with the plans and specifications identified in sch 1 (with such modifications verified by the certifying authority as may be shown on that documentation), will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 (NSW), as referred to in s 81A(5) of the Environmental Planning and Assessment Act 1979 (NSW).*

**Dated:** 07/11/2017



Mathew Bodley

N.B. Prior to the commencement of work, s 81A (2) (b) and (c) of the *Environment Planning and Assessment Act 1979* (NSW) must be satisfied.

## SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

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### 1. Endorsed Architectural Plans

Prepared by	Document	Drawing number	Revision	Date
Swim Spa Plunge Pool	Proposed Swimming Pool	#2316 - Sheet 1 of 1	B	01/03/2017

### 2. Endorsed Structural Plans

Not applicable.

### 3. Endorsed Engineering Plans

Not applicable.

### 4. Endorsed Landscape Plans

Not applicable.

### 5. Endorsed other documents

Prepared by	Document	Drawing number	Revision	Date
Jack Hodgson Consultants Pty Ltd	Acid Sulfate Report	#MS 31334	-	26/10/2017
John Holford - Consulting Engineer	Structural Inspection Report and Certification	-	-	20/09/2017
	General Housing Specification			





12/7 Sefton Road  
Thornleigh NSW 2120  
(p): 9484 4222  
admin@mbcertifications.com.au  
ABN: 35129941322

## NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Made under pt 4 of the *Environmental Planning and Assessment Act 1979* (NSW) ss 81A(2)(b1)(i), 86(1)(a1)(i).

### OWNER DETAILS

<b>Name of the person having benefit of the Development</b>	Jeff Wilkinson
<b>Consent:</b>	
<b>Address:</b>	37 Watergum Drive, Warriewood NSW 2102
<b>Phone:</b>	0417 450 879
<b>Email:</b>	wilkom@bigpond.net.au

### RELEVANT CONSENTS

<b>Consent Authority / Local Government Area:</b>	Northern Beaches Council
<b>Development Consent Number:</b>	N0170/17
<b>Date Issued:</b>	21/07/2017
<b>Construction Certificate Number:</b>	170792

### PROPOSAL

<b>Address of Development:</b>	37 Watergum Drive, Warriewood NSW 2102
<b>Scope of Building Works Covered by this Notice:</b>	Construction of a swimming pool.

### PRINCIPAL CERTIFYING AUTHORITY

<b>Certifying Authority:</b>	Mathew Bodley
<b>Accreditation Body:</b>	Building Professionals Board BPB 0037

The owner has appointed Mathew Bodley as the Principal Certifying Authority as stated in the Construction Certificate lodged with MB Certifications for the building works identified in this notice.

*I, Mathew Bodley, Director of Mathew Bodley located at 12/7 Sefton Road, Thornleigh NSW 2120 accept the appointment as Principal Certifying Authority for the building works identified and covered under the relevant Construction Certificate as stated in this Notice.*

Mathew Bodley  
Director

Dated: 07/11/2017





Long Service  
CORPORATION

# Levy Online Payment Receipt

Building and Construction

SWIMSPAPLUNGEPOOL

1 THE MALL

WARRIMOO NSW 2774

## Application Details:

Applicant Name:	SWIMSPAPLUNGEPOOL
Levy Number:	5186254
Application Type:	DA
Application Number:	N0170/17
Approving Authority:	NORTHERN BEACHES COUNCIL-NORTH

## Work Details:

Site Address:	37 WATERGUM DRIVE WARRIEWOOD NSW 2102
Value of work:	\$43,690
Levy Due:	\$152.00

## Payment Details:

LSC Receipt Number:	308548
Payment Date:	30/10/2017 3:05:22 PM
Bank Payment Reference:	7021898817
Levy Paid:	\$152.00
Credit card surcharge:	\$0.61
<b>Total Payment Received:</b>	<b>\$152.61</b>

*John Holford*

BSc, BE, PhD, MIEAust, CPEng  
CONSULTING ENGINEER

18A Evelyn Avenue  
TURRAMURRA, NSW 2074  
AUSTRALIA  
Phone: (INT: 61-2) 9440 9935  
Email: holfords @ ozemail.com.au

20 September 2017

Mr Jeffrey Wilkinson  
37 Watergum Drive  
WARRIEWOOD  
NSW 2102

Dear Mr Wilkinson,

**STRUCTURAL INSPECTION REPORT AND CERTIFICATION**

**PROJECT:** 37 Watergum Drive, WARRIEWOOD, NSW 2102

**SUBJECT:** Installation of New Swimming Pool


As requested, a site inspection was conducted on 19 September 2017 with yourself and Mr Andrew Meddings of Swim.Spa.Plunge.Pool at 37 Watergum Drive, WARRIEWOOD. The objective of the inspection was to determine the site conditions and requirements for the installation of the new swimming pool approved by Northern Beaches Council Consent to DA NO170/17 dated 21 July 2017.

The location and details of the pool installation are shown on Swim.Spa.Plunge.Pool drawing 1 of 1, SITE PLAN/SITE ANALYSIS, Revision B dated 03/2017 97. This plan indicates the adjoining planting to be retained and the off-sets of the pool from the site boundaries and the existing residence.

The boundary fences are of timber post, rail and palings. At the southern boundary, the swimming pool is to be off-set 2.45 metres from the fence. At the western boundary, the offset is to be 900mm with the existing row of Leighton Green Hedging Cypress to be retained. On neither of the adjoining properties is there any existing structure with a zone of influence that will be impacted by the installation of the new swimming pool.

The side distance from the pool to the single storey section of the brick-veneer residence is to be 800mm. Based on the structural details on the drawings prepared by Rafeletos Zanuttini, Consulting Engineers and dated 07.06.10, the ground floor comprises waffle pods with a perimeter concrete beam supported on 400mm diameter concrete piers. In my opinion, the excavation for the installation of the swimming pool will not impact on the zone of influence of this existing structure.

The existing ground of the rear yard of 37 Watergum Drive is essentially level and exploratory excavation indicates that it comprises imported top-soil over essentially granular fill. The fill contains some coarse material to a depth of about one metre and sufficient cementitious material to maintain the cut profile when excavated. It is understood that the fill overlies original sandy deposits adjoining the Warriewood Wetlands.

 This plan/document  
forms part of the  
approved Certificate as  
issued by Mathew Bodley 0037



In my opinion, based on my site inspection and the review of the original structural drawings, the proposed new swimming pool can be installed without any impact on the adjoining buildings. However, normal construction precautions are to be available to ensure the stability of any adjoining vegetation and fencing. Similarly, provision should be made to have shoring material available to maintain the cut profile of the excavation pending the back-filling around the pool with cement stabilized granular material.

The installation of the approved swimming pool at 37 Watergum Drive, WARRIEWOOD is certified for the maintenance of the structural integrity of all adjoining buildings and as consistent with the requirements of relevant Australian Standards.

I am a practising civil and structural engineer with corporate membership of the Institution of Engineers, Australia (membership number 403803) and a professional engineer as defined in Part A1.1 of the Building Code of Australia.

Please contact me should you require any further information or clarification in this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Holford', with a stylized, flowing script.

John Holford  
BSc, BE, PhD, MIEAust(#403803), CPEng  
Consulting Engineer

Cc: Mr Andrew Meddings





# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011



This plan/document  
forms part of the  
approved Certificate as  
issued by Mathew Bodley 0037

MS 31334

10<sup>th</sup> October, 2017

Page 1

## PRELIMINARY ACID SULFATE SOIL TESTING FOR PROPOSED INGROUND PLUNGEPOOL AT 37 WATERGUM DRIVE WARRIEWOOD

### 1. INTRODUCTION

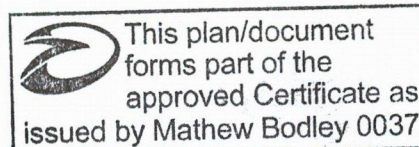
The property was inspected on the 24<sup>th</sup> October, 2017 with the aim of conducting acid sulfate soils testing to provide advice related to the proposed construction of a small inground plunge pool at the western end of the block. The pool will require an excavation to an approximate maximum depth of 1.7m below current ground level. Details of the proposed works are shown on an architectural drawing prepared by Swim Spa Plunge Pool, numbered 2316 1 of 1, and dated March, 2017.

### 2. SUBSURFACE INVESTIGATION

One hand auger hole was put down in the south-western corner of the block in the location of the proposed works to test for the presence of Acid Sulfate soils. The log of this hole is as follows:

#### AUGER HOLE 1 (existing ground level R.L. 4.1)

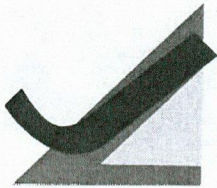
0.0 to 0.2 Dark brown organic sandy topsoil.  
0.2 to 0.6 Dark brown sandy fill, highly compacted  
0.6 to 0.1.7 Medium Brown sandy fill, weathered sandstone fragments.  
End of hole @ 1.7m. Depth of refusal R.L. 2.6. No water table encountered.



This plan/document  
forms part of the  
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TEST: AH1		FIELD pH & PEROXIDE RESULTS			
Sample depth m	pH <sub>F</sub>	30% Peroxide reaction	pH <sub>FOX</sub>	pH <sub>FOX</sub> - pH <sub>F</sub>	SS=Shell J=Jarosite R=Roots
0.30	6.5	Medium fizz	6.9	0.4	R 5%
0.60	6.7	Weak fizz	6.8	0.1	-
0.90	6.2	Very weak fizz	7.0	0.8	-
1.20	6.9	Very weak fizz	7.3	0.4	-
1.50	6.4	Very weak fizz	6.8	0.4	-





# Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MS 31334

26<sup>th</sup> October, 2017

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1.70	5.9	No reaction	6.7	0.8	-
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### 3. ANALYSIS AND CONCLUSIONS

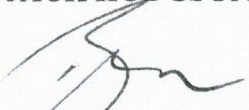
Test results for the Field pH ( $pH_F$ ) test recorded results ranging from pH 5.9 – 6.9. These results indicate soils tested fall within the neutral range. Test results for the Field Peroxide ( $pH_{FOX}$ ) test recorded results ranging from pH 6.7 – 7.3. These results indicate soils tested within the neutral range.

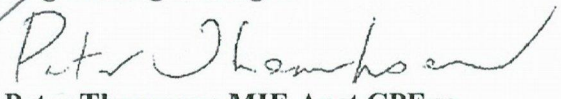
In accordance with the Field pH and Peroxide Test guidelines (ASSMAC, 1998), the field results indicate the presence of actual Acid Sulfate Soils is highly unlikely, with all results falling in the neutral range. With average values falling within the pH >6 – 7 range, this indicates that the presence of actual Acid Sulfate Soils are very unlikely in this location.

### 4. RECOMMENDATIONS

The plans show that minimal excavations (< 1.7m) will be required for the footings of the proposed works and will not lower the existing water table or have any significant effect on local groundwater movements. Due to the non-detection of acidic material and the minimal scope of excavations we would recommend that no further testing or management be required.

**JACK HODGSON CONSULTANTS PTY. LIMITED.**

  
**Ben Morgan B.Sc Geol.,  
Engineering Geologist**

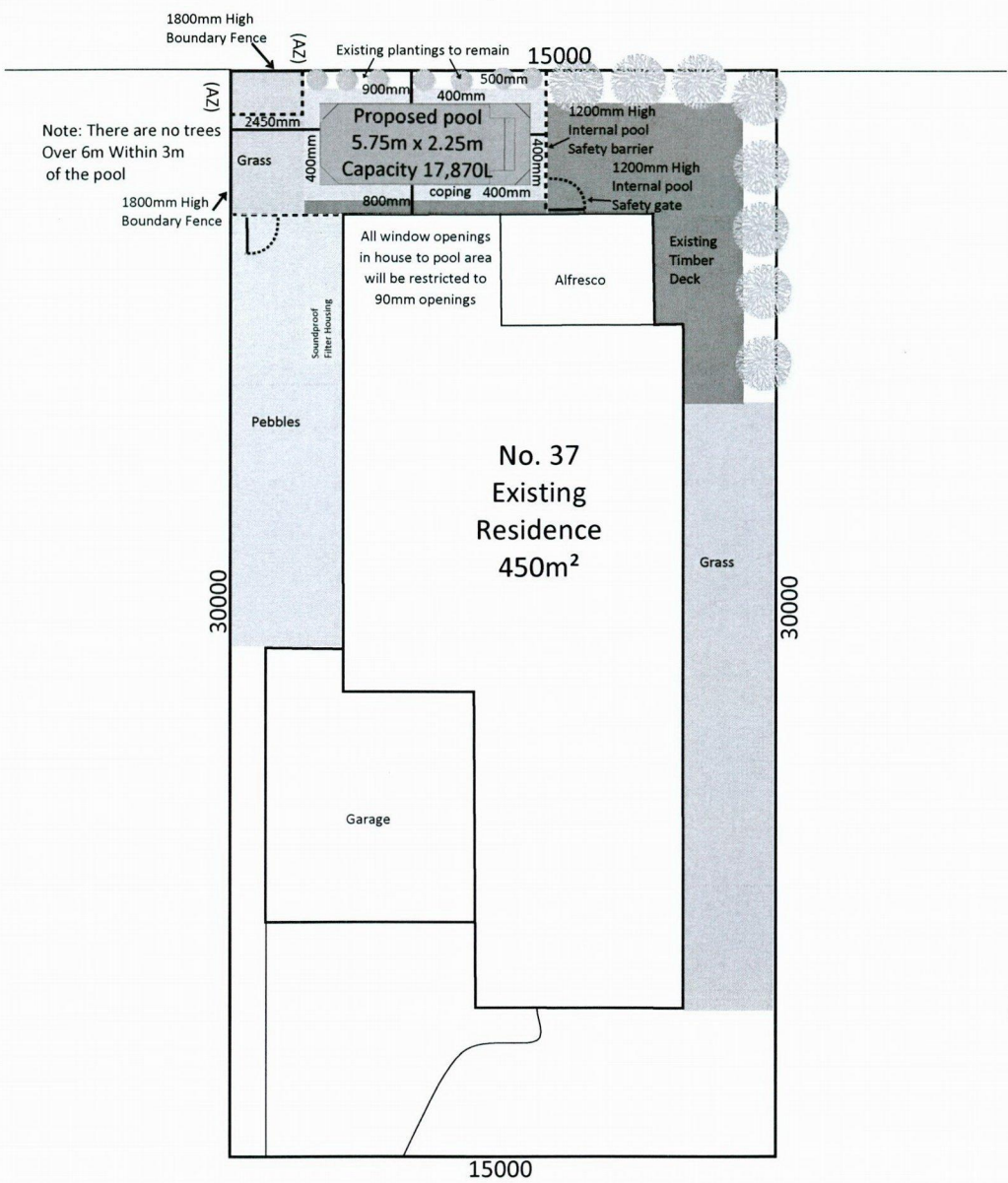
  
**Peter Thompson MIE Aust CPEng  
Member No. 146800  
Civil/Geotechnical Engineer**



(AZ) Easement to Drain Water 1.2m Wide



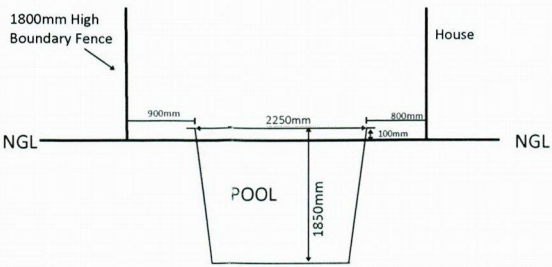
PLANS TO BE READ IN CONJUNCTION WITH ENGINEERING DETAILS PREPARED BY JOHN HOLFORD CONSULTING ENGINEER - DRAWING NO. SD-SLIM 07-05



Watergum Drive

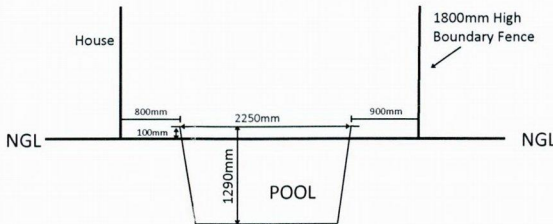
Site Plan

Scale 1 : 200



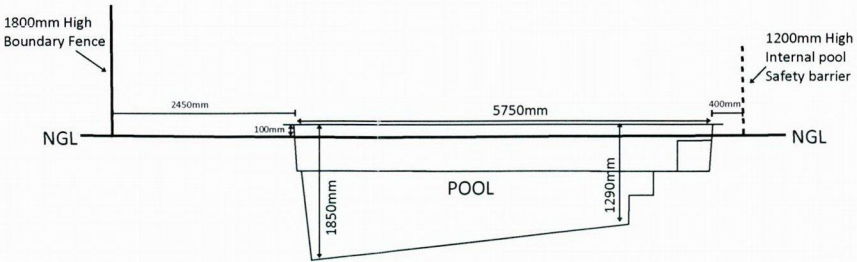
Deep End Section

Scale 1 : 100



Shallow End Section

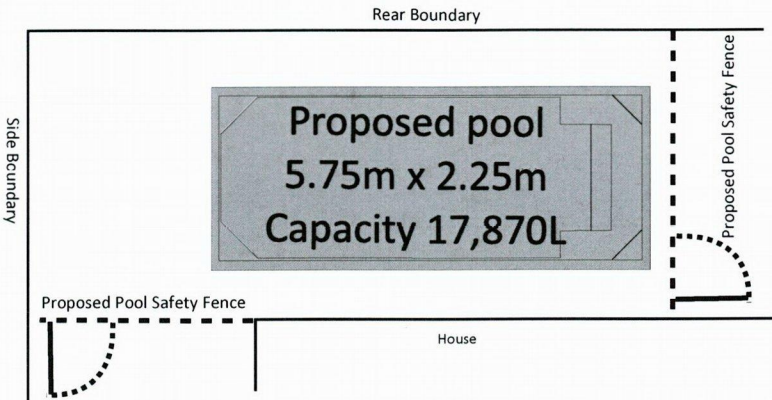
Scale 1 : 100



Longitudinal Cross Section

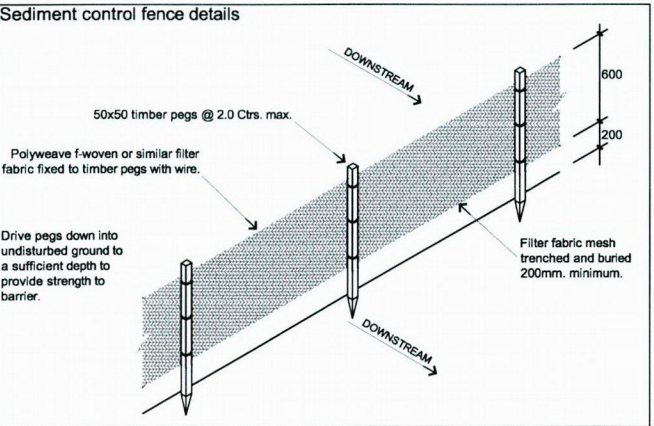
Scale 1 : 100

- NOTES
1. ALL MEASUREMENTS FROM WATER SIDE
  2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE POOL MANUFACTURER DRAWING AND SPECIFICATIONS
  3. INSTALLATION OF THE POOL, PLUMBING CONNECTION, THE FOUNDATION MATERIAL AND THE SAFE BEARING CAPACITY ARE TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS
  4. ALL WORK TO BE DONE TO THE LOCAL GOVERNMENT AND OTHER AUTHORITY REQUIREMENTS
  5. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE RELEVANT CODES AND ORDINANCES
  6. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE
  7. POOL SAFETY FENCE TO COMPLY WITH AS 1926.1-2012 AND BCA2016. ALL BOUNDARY FENCES TO BE MINIMUM 1800MM HIGH AND TO PROVIDE A NCZ (NO CLIMB ZONE) MINIMUM 2100MM HIGH TO 900MM EITHER SIDE OF INTERSECTION
  8. THE PROPOSED POOL TO COMPLY WITH THE SWIMMING POOL ACT AND REGULATIONS
  9. ALL POOL WATER RUNOFF & FILTER BACK WASH TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1926-2010 AND SYDNEY WATER REQUIREMENTS



Floor Plan (layout)

Scale 1 : 100



site analysis

Total Site Area	450m²
Existing Site Coverage (includes dwelling, porch, alfresco & garage)	211.4m² (46.9%)
Existing Landscape area	238.6m² (53.1%)



This plan/document forms part of the approved Certificate as issued by Mathew Bodley 0037

PROPOSED IN GROUND POOL	FOR CLIENT: Jeff Wilkinson 37 Watergum Drive, Warriewood NSW 2102	Drawn: CW	Date: 03/2017	Scale: 1:200
Drawing Title: SITE PLAN / SITE ANALYSIS	Lot Number: 103	DP Number: 270385	Job Number: 2316	Revision: B
				Sheet: 1 of 1





## Construction Certificate Application Form

Applications must be delivered by hand, by post or transmitted electronically to the principal office of the certifying authority.  
Applications may not be sent by fax.

OFFICE USE ONLY	
Application No. <b>#170792</b>	Date Received <b>31/7/17</b>

### Information for the Applicant

This form may be used to apply for a Construction Certificate (CC) to carry out building work.

To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate, and, to minimise delay in receiving a decision, please attach copies of all documents indicated in the form and checklist provided. Once completed, this application form should be submitted to a "certifying authority" for determination.

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

### Property Development Details

Lot/s No.		DP/SP No.		Section/Volume/Folio	
Address <b>37 Watergum Drive</b>					
Suburb	<b>Warriewood</b>	State	<b>NSW</b>	Postcode	<b>2102</b>
Zone	<b>-</b>	Site Area			
BCA Classification	<b>10b</b>	Estimated Cost of Development		<b>\$43,690</b>	

The **Estimated Cost of Development** 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 a building for the purpose for which it is to be used (such as the costs of installing plants, fittings, fixtures and equipment incl. GST).

#### Description of Development

<b>Swimming pool</b>

Development Consent No.	<b>N0170/17</b>	Date of Approval	<b>21/7/17</b>
Name of Consent Authority	<b>Northern Beaches Council</b>		
Name of Applicant for Development Consent	<b>Northern Beaches Council</b>		

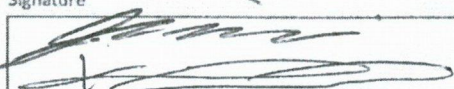
A complete copy of the development consent is to be provided, including the following:

- approved plans endorsed by the consent authority
- conditions of development consent
- other documents referenced by the development consent that are relevant to this application.

This Application may only be made by a person who is eligible to appoint a Principal Certifying Authority i.e. the owner or the person having the benefit of the Development Consent – **the builder may not make this application unless the builder is the owner of the land.**



This application may only be made by a person who is eligible to appoint a Principal Certifying Authority, i.e. the owner or the person having the benefit of the Development Consent – **the builder may not make this application unless the builder is the owner of the land.**

Applicant's Details	
<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other (Please specify)	
First Name	Family Name
Jeff	Wilkinson
Association to the project <input type="checkbox"/> Owner <input type="checkbox"/> Tennant <input type="checkbox"/> Architect <input type="checkbox"/> Other (Please specify)	
Company (If Applicable)	ABN (If Applicable)
Postal Address (All correspondence shall be forwarded to this address)	
37 Watergum Drive	
Warriewood NSW 2102	
Phone	Fax
Mobile	Email
0417 450 879	wilkom@bigpond.net.au
<b>APPLICANT DECLARATION:</b> I apply for consent to carry out the works described in this application. I declare that all the information provided is true and correct. I acknowledge that, if incomplete, this application may be delayed or refused or additional information may be requested.	
Signature	Date
	2/8/17

Billing Details	
(If left blank it is taken to be the same as the applicant)	
Billing Name:	ABN:
Billing Address:	

Principle Contractor / Owner Builder's Details	
Home Owner's Warranty Insurance / Owner Builder permit to be attached if applicable -- not required for commercial development	
Builder Name:	
Ideal Transport & Training Pty Ltd t/as swimspalungepool	
Licence No / Permit No.:	Contact Phone No.:
241014C	0247536721
Fax No.:	Email.:
0245712965	swimspalungepool@live.com.au

Information	
Is the development or the land upon which the development is to be carried out is subject to a planning agreement as referred to in section 93F EP&A Act? If yes, provide a copy of the planning agreement.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the application relate ONLY to a fire link conversion? If yes, provide a document that describes the design, construction and mode of operation, of the new fire alarm communication link.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the development involve subdivision work? If yes, an appropriate accredited certifier will be required for this portion of the work.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No





<b>Does the application relate ONLY to a fire link conversion?</b> If yes, provide a document that describes the design, construction, and mode of operation of the new fire alarm communication link.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the development involve subdivision work?</b> If yes, an appropriate accredited certifier will be required for this portion of the work.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the development involve building work?</b> (including work in relation to a dwelling-house, or a building or structure that is ancillary to a dwelling-house) If yes, the following is to be provided: (a) A detailed description of the development by completing the information required for the Australian Bureau of Statistics. (b) Appropriate building work plans and specifications, which are to include: a. detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show: i. a plan of each floor section, ii. a plan of each elevation of the building, iii. the levels of the lowest floor and of any yard or undeveloped area belonging to that floor and the levels of the adjacent ground, and iv. the height, design, construction, and provision for fire safety and fire resistance (if any), b. specifications for the development: i. that describe the construction and materials of which the building is to be built, and the method of drainage, sewerage, and water supply, and ii. that state whether the materials to be used are new or second-hand, and (in the case of second-hand materials) give particulars of the materials to be used, c. a statement as to how the performance requirements of the <i>Building Code of Australia</i> are to be complied with (if an alternative solution, to meet the performance requirements, is to be used), d. a description of any accredited building product or system sought to be relied on for the purposes of s 79C(4) of the <i>Environmental Planning and Assessment Act 1979</i> ,* e. copies of any compliance certificate to be relied on, f. if the development involves building work to alter, expand, or rebuild an existing building, a scaled plan of the existing building, and g. if a BASIX certificate has been obtained for the development, such other matters as the BASIX certificate requires to be included in the plans and specifications.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<small>*Section 79C(4) provides that a consent authority must not refuse to grant consent to a development on the ground that any building product or system relating to the development does not comply with a requirement of the <i>Building Code of Australia</i>, if the building product or system is accredited in respect of that requirement, in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</small>	
<b>Does the development involve building work?</b> (other than work in relation to a dwelling-house, or a building or structure that is ancillary to a dwelling-house, or work that relates only to fire link conversion) If yes, the following is to be provided: (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the development involve building work in respect of which an alternative solution under the <i>Building Code of Australia</i> in respect of fire safety is proposed?</b> If yes, please provide <u>either or both</u> of the following from a "fire safety engineer":* (a) a compliance certificate (as referred to in s 109C(1)(a)(v) of the <i>Environmental Planning and Assessment Act 1979</i> ) that certifies that the alternative solution complies with the relevant performance requirements of the <i>Building Code of Australia</i> ; and/or (b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the <i>Building Code of Australia</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
<small>*i.e. a private accredited certifier holding a Category 10 accreditation.</small>	
<b>Does the application relate to a residential flat development for which the development application was required under cl 50(1A) of the <i>Environmental Planning and Assessment Regulation</i> to be accompanied by a design verification from a qualified designer?</b> If yes, please provide: • a statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in pt 2 of the <i>State Environmental Planning Policy No. 65 (Design Quality of Residential Flat Development)</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
<small>NOTE: if the development application was also required to be accompanied by a BASIX certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP 65 to the extent to which they aim to:</small> • reduce consumption of mains-supplied portable water, or reduce emissions of greenhouses gases, in the building or in the use of the land that it is built on, or • improve the thermal performance of the building.	





<b>Has the Fire Commissioner granted an exemption under cl 188 of the <i>Environmental Planning and Assessment Regulation</i> from compliance with any specified Category 3 fire safety provision?</b> If yes, please provide: <ul style="list-style-type: none"><li>A copy of the exemption together with any conditions imposed.</li></ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Is any long service levy payable under s 34 of the <i>Building and Construction Industry Long Service Payments Act</i>?</b> If yes, please provide: <ul style="list-style-type: none"><li>A copy of a receipt for any long service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy).</li></ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Does the application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been submitted?</b> If yes, please provide: <ul style="list-style-type: none"><li>(a) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than three (3) months before the date of the application being made), and</li><li>(b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.</li></ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No

### BASIX Notes

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient. BASIX is an online program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the online facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained. Buildings which are affected by the BASIX system ("BASIX affected buildings") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate must be obtained for every "BASIX affected development", which are any of the following developments (other than development that is "BASIX excluded development"):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000L or more.

BASIX excluded development is:

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (i.e. a verandah that is open or enclosed by screens, mesh, or other materials that permit the free and uncontrolled flow of air), other than a space that can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declare, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate may be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "BASIX optional development".

BASIX optional development means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000,
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000L.

## PCA Service Agreement

### Engagement

The engagement or the appointment of the PCA will not commence until the proposed PCA has accepted and notified their acceptance of the appointment to the Owner or Authorised Representative and the Local Council. The proposed PCA or MB Certifications Pty Ltd will not accept any responsibility for any damages, losses or delays suffered by the Applicant as a result of omissions or errors contained within this form or failure of the Applicant to comply with all items contained in this form.

### Scope

The scope of works covered under this appointment is restricted to those building works as described in the "Details of Development" section on this form.





## Terms and Conditions

1. All information provided by the Applicant on this form will be taken to be accurate and correct. The PCA does not accept any responsibility for any intentional or unintentional error or omission made by the Applicant on this form.
2. Where building works have commenced prior to the acceptance of appointment of PCA without the knowledge of the intended PCA, the appointment shall be invalid and acceptance of the appointment will be withdrawn.
3. The Applicant is obliged to keep the PCA informed of any changes to the details of the Principal Contractor (builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Applicant indemnifying the PCA against any losses or suffering as a result of non-compliance with the legislative requirements.
4. The Applicant is responsible for ensuring that a copy of the Home Warranty Insurance or Owner-Builder Permit is submitted to the PCA prior to the commencement of building works. The acceptance of the appointment will not occur until this requirement has been met.
5. It is the responsibility of the Applicant to ensure that critical stage inspections are booked in with our office, or make arrangements for your builder to do this on your behalf no later than 3pm on the prior business day via email at [inspect@mbcertifications.com.au](mailto:inspect@mbcertifications.com.au).
6. It is the responsibility of the Applicant/Owner to ensure that any Section 94 or Section 94A contributions applicable to the project in accordance with the Council's policy, has been paid to Council.
7. The PCA will not accept responsibility for any damages or costs associated for the inability to issue an Occupation Certificate due to, but not limited to, the following:- non-compliance with a development consent condition, unsatisfactory final inspection, non-compliance with BASIX commitments, missed critical stage inspections, non-compliance with approved building plans or failure to pay the required inspection or Occupation Certificate fees.

## Fees

Failure to pay the prescribed fees will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honoured, the Applicant will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to a third party, and any associated debt recovery costs plus interest incurred from the time of the appointment. It is noted that the PCA and/or MB Certifications Pty Ltd may suspend its services provided to the Appointer or the Builder, where fees have not been paid, within the provisions of the *Building and Construction Industry Security of Payment Act 1999*.

## Declaration by Applicant/s

I/We, the aforementioned persons as described as the Applicant, hereby declare the following:

1. I/We, to the best of my/our knowledge, have completed all details in this form in a correct and accurate manner and hereby indemnify the appointed PCA and MB Certifications Pty Ltd against any damage, losses or suffering as a result of incorrect information provided.
2. I/We hereby consent to the Builder as shown within this form to apply and obtain on my/our behalf a Construction Certificate, Complying Development Certificate, Occupation Certificate/s or any other Part 4A certificate within the meaning of the *Environmental Planning & Assessment Act 1979*.
3. I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
4. I/We understand that the appointment of the PCA is not taken to have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Applicant and Council, effective from the date of the acceptance.
5. I/We understand that the commencement of building work cannot be any earlier than two (2) business days after the appointment of PCA has been accepted and therefore declare that no building works will commence until after such date.
6. I/We authorise the right of entry for any certifying authority arranged by MB Certifications Pty Ltd to carry out inspections, surveys, take measurements or photographs required by the PCA under this agreement.
7. I/We authorise the transfer of PCA to another employee of MB Certifications Pty Ltd if the original PCA ceases employment with MB Certifications Pty Ltd for any reason or becomes unable to fulfil their duties as the PCA at no cost to MB Certifications Pty Ltd.
8. I/We understand the appointment of PCA will not be accepted until documentation of required insurances or owner-builder permit is submitted to MB Certifications Pty Ltd, in accordance with the *Home Building Act 1998*.
9. I/We understand that it is my/our responsibility to ensure that sufficient notice is given to MB Certifications Pty Ltd, in writing, to carry out critical stage inspections or make arrangements with your builder to carry out this function on your behalf as a condition of your Building Contract.
10. I/We declare that I/we will notify the PCA at the earliest possible instance of any changes of the appointment of the builder and ensure any mandatory insurances required by the incoming builder in accordance with the *Home Building Act 1998* are in place.

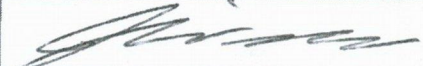

## Owners Declaration

I/We, the aforementioned person/s or authorised representative of a legal entity as described at the Applicant/Owner in the application form hereby declare the following:

1. I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning and under the *Environmental Planning & Assessment Act 1979* for the proposed works as indicated on this form.
2. I/We, to the best of my/our knowledge, have completed all details in the application form in a correct and accurate manner and hereby indemnify MB Certifications Pty Ltd against any damages, losses or suffering as a result of incorrect information provided under that section.
3. I/We give consent/have obtained consent from the owners/ of the property to apply and obtain a Construction or Complying Development Certificate. Such written consent is provided with this application.
4. I/We have read, understood and hereby accept the terms and conditions outlined in this form.
5. I/We understand that the application for a Construction or Complying Development Certificate is not complete until all required documentation has been received by MB Certifications Pty Ltd.



5. I understand that the Application for and acquisition of a Construction or Complying Development Certificate does not authorise Commencement of Building Work.

<b>Owners Consent</b> <i>(If there are more than two owners please attach additional copies of this page)</i>	
<p style="text-align: center; margin: 0;"><i>Owner 1</i></p> <p>Name</p> <div style="border: 1px solid black; padding: 2px;">Jeff Wilkinson</div> <p>Postal Address</p> <div style="border: 1px solid black; padding: 2px;">37 Watergum Drive</div> <div style="border: 1px solid black; padding: 2px;">Warriewood NSW 2102</div> <p>Phone</p> <div style="border: 1px solid black; padding: 2px;">0417 450 879</div> <p>Email</p> <div style="border: 1px solid black; padding: 2px;">wilkom@bigpond.net.au</div>	<p style="text-align: center; margin: 0;"><i>Owner 2</i></p> <p>Name</p> <div style="border: 1px solid black; height: 20px;"></div> <p>Postal Address</p> <div style="border: 1px solid black; height: 20px;"></div> <div style="border: 1px solid black; height: 20px;"></div> <p>Phone</p> <div style="border: 1px solid black; height: 20px;"></div> <p>Email</p> <div style="border: 1px solid black; height: 20px;"></div>
<p><b>OWNER STATEMENT:</b> As the owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.</p>	
<p style="text-align: center; margin: 0;"><i>Owner 1</i></p> <p>Signature</p> <div style="border: 1px solid black; padding: 2px;">  </div> <p>Date</p> <div style="border: 1px solid black; padding: 2px;">2/8/17</div>	<p style="text-align: center; margin: 0;"><i>Owner 2</i></p> <p>Signature</p> <div style="border: 1px solid black; padding: 2px;">  </div> <p>Date</p> <div style="border: 1px solid black; padding: 2px;">2/8/17</div>
<p><b>STRATA TITLE AND COMMUNITY TITLE</b> – If the property is a unit under strata title or a lot in a community title, in addition to the owner's signature the common seal of the Owners Corporation must be stamped on this form and signed by the chairman of the Owners Corporation or the appointed managing agent.</p> <div style="border: 1px solid black; width: 250px; height: 150px; margin-top: 10px; position: relative;"> <div style="position: absolute; top: 5px; left: 5px; font-size: small;">Strata Seal</div> </div> <div style="margin-top: 10px;"> <p>Please note that all owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attached documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.</p> <p>Documents accompanying this application shall be as prescribed by the Environmental Planning &amp; Assessment Act, 1979, as amended, and Schedule 1 of the Environmental Planning &amp; Assessment Regulation 2000, as amended.</p> </div>	





## Information required for the Australian Bureau of Statistics

Please complete this table indicating the types of building materials to be used in association with this Application

### All New Buildings

Number of storeys (including underground storeys)

Gross floor area of the new building

 m<sup>2</sup>

Gross site area

 m<sup>2</sup>

### Residential Buildings Only

Number of existing dwellings on site

Number of existing dwellings to be demolished

Number of new dwellings to be constructed

Will the new building(s) be attached to any existing buildings?

Yes ☐ No ☐

Will the new building(s) be attached to any other new building?

Yes ☐ No ☐

Does the site contain a dual occupancy?

Yes ☐ No ☐

### Materials – Residential Buildings

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input type="checkbox"/> Brick (double)	11	<input type="checkbox"/> Tiles	10	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (veneer)	12	<input type="checkbox"/> Concrete/slate	20	<input type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete/stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90	<input type="checkbox"/> Other	80
<input type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90				
<input type="checkbox"/> Aluminium	70						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not specified	90						





## APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Environmental Planning & Assessment Act, 1979 – S81A(2) or 86(1)

Application No.	(Office Use Only)	Date of Issue
#170792		

Property / Development Details		
Lot/s No.	DP/SP No.	Section/Volume/Folio
103	270385	
Unit/Shop/Street No.	Street Name	
37	Watergum Drive	
Suburb	Postcode	
Warriewood	2102	
Development Consent	Date of Approval	Issued By
DA N0170/17	21-07-2017	Northern Beaches Council
Description of Development		
New fibreglass swimming pool		

Details of Person Appointing the PCA		
Name:		
Jeff Wilkinson		
Postal Address:		
37 Watergum Drive, Warriewood NSW 2102		
Phone	Fax	Email
0417 450 879		wilkom@bigpond.net.au
Signature		Date
		2/8/17

PCA Details (Please place a tick in the relevant box – 1 only)	
<input checked="" type="checkbox"/>	Mathew Bodley – BPB0037 MB Certifications Pty Ltd PO Box 32, West Pennant Hills NSW 1715 Email: mat@mbcertifications.com.au Phone: (02) 9980 1156

Consent to Appointment (Office Use Only)	
I consent to being appointed as the PCA for the development.	
<input checked="" type="checkbox"/> Mathew Bodley – BPB0037	
Signature	Date
	1/11/17

**MB Certifications Pty Ltd**  
PO Box 32 West Pennant Hills NSW 2125  
Phone: (02) 9484 4222  
ABN 32 129 941 322