

+

8 December 2009

General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir/Madam

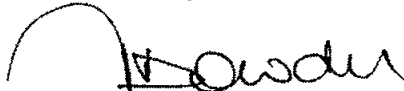
Development Application No N0401/09
1 Gerroa Avenue, Bayview

For Council's information, please find enclosed Construction Certificate No 2009/3581 issued for a swimming pool at the above address, accompanied by

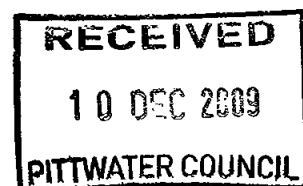
- Copy Construction Certificate application form
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Builder's Home Warranty Insurance
- Cheque for \$30 00 being the prescribed fee to receive the above certificate

NB Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660**

Yours faithfully



Tom Bowden
Insight Building Certifiers Pty Ltd



REC 1272340
10/12/09
\$30

Construction Certificate Determination

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

Certificate No 2009/3581

Council	Pittwater
Determination date of issue	Approved 8 December 2009
Subject land Address Lot No DP No	1 Gerroa Avenue Bayview Lot 2 DP 519848
Applicant Name Address Contact No	Mrs Sara Elizabeth Heath 25 Mahogany Boulevard, Warriewood NSW 2102 9979 5614 / 0419 201 006
Owner Name Address Contact No	Mrs Sara Elizabeth Heath 25 Mahogany Boulevard, Warriewood NSW 2102 9979 5614 / 0419 201 006
Description of Development Type of Work	Swimming Pool
Builder or Owner/Builder Name Contractor Licence No/Permit	Premier Pools Pty Ltd 34971
Value of Work Building	\$43,620 00

Attachments

- Copy of completed Construction Certificate Application Form
- Long Service Levy Corporation Receipt no 579406366 for payment of Long Service Levy

**COUNCIL
COPY**

Plans & Specifications certified

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

- Site Plan, Pool Plan & Sections reference no KA5239, drawing nos 1, 2 & 3, prepared by Premier Pools Pty Ltd dated August 2009
- Structural Details reference no 90106 drawing nos 1 2 & 3 prepared & endorsed by J T Davies & Co Pty Ltd dated 4 November 2009
- Sydney Water Approval, dated 27 October 2009

Certificate

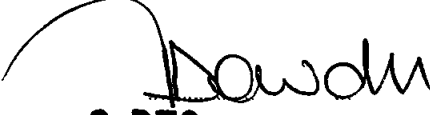
I hereby certify that the above Plans documents or Certificates satisfy

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

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

Signed

Date of endorsement
Certificate No


-8 DEC 2009
2009/3581

Certifying Authority

Name of Accredited Certifier
Accreditation No
Accreditation Authority
Contact No
Address

Tom Bowden
BPB 0042
Building Professionals Board
(02) 9999 0003
13/90 Mona Vale Road Mona Vale NSW 2103

Development Consent

Development Application No
Date of Determination

N0401/09
30 November 2009

BCA Classification

10b

COPY

03 DEC 2009

Construction Certificate ☒

Modified Construction Certificate ☐

1. Applicant's details

It is important that we are able to contact you if we need more information. Please give us as much details as possible.

Mr ☐ Mrs ☒ Ms ☐ Dr ☐ Other ☐

Given Names (or ACN)

SARA Elizabeth

Family Name (or Company)

Heath

Postal Address (we will post all mail to this address)

25 Mahogany Boulevard

Warriewood NSW

Post Code 2102

Daytime telephone

02 9979 5614

Alternate no

Mobile no

0419201006

2. Owner's consent

Every owner of the land must sign this form. If the owner is a company the form must be signed by an authorized director and the common seal must be stamped on this form. If the property is a unit under the strata title or a lot in a community title then in addition to the owner's signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the Chairman or Secretary of the Owners Corporation or the appointed Managing Agent.

Owner(s)

Sara Elizabeth Heath

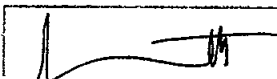
Address

25 Mahogany Boulevard

Warriewood NSW 2012

As owner(s) of the land to which this application relates I/We consent to this application. I/We also consent for the Principal Certifying Authority and/or Accredited Certifier to enter the land to carry out inspections relating to this application.

Signature(s)



Without the owner's consent we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative you must state the nature of your legal authority and attach documentary evidence (eg power of attorney, executor, trustee, company director etc).

3. Location of property

Unit/Street no

1

Street name

Gerroa Avenue

Suburb

Bayview Sydney

Post code

2104

Legal Property Description (these details are shown on your rate notices, property deeds etc)

Lot no

2

DP no

519848

1 Gerroa Avenue Bayview

COUNCIL COPY

SUBMISSION REQUIREMENTS

A GENERAL

Are the plans submitted with the Construction Certificate Application in accordance with the Development Consent?

Yes ☒ No ☐

Have all the conditions of Development Consent relating to the issue of the Construction Certificate been fully complied with?

Yes ☒ No ☐

If you have answered NO to either of the above questions, then you will need to speak with the Accredited Certifier BEFORE LODGING YOUR APPLICATION

B ALL PROPOSALS (has the following required information been submitted?)

Yes	No	Not Applicable	
☒	☐	☐	<u>In the case of an application for a Construction Certificate for building work</u>
☒	☐	☐	Three (3) copies of detailed architectural plans and specifications
			The plan for the building must consist of a general plan drawn to a scale not less than 1:100 and a site plan drawn to a scale not less than 1:200. The general plan of the building is to
			a) show a plan of each floor section
			b) show a plan of each elevation of the building
			c) show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground
			d) indicate the height, design and full construction details
			e) indicate the provision for fire safety and fire resistance (if any)
☒	☐	☐	Where the proposed building work involves any alteration or addition to or rebuilding of an existing building, all copies of the general plan are to be coloured or otherwise marked to the satisfaction of the Council to adequately distinguish the proposed alteration, addition or rebuilding with a separate letter listing the proposed changes being submitted.
☒	☐	☐	3 copies of a specification
			a) to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply
			b) state whether the materials proposed to be used are new or second hand and give particulars
☐	☐	☒	Where the proposed building work involves a modification to previously approved plans and specifications, the general plans must be coloured or otherwise marked to the satisfaction of the Accredited Certifier to adequately distinguish the modification.
☐	☐	☒	If the proposed building work involves a modification to previously approved plans and specifications which were subject of a Development Consent, has the original Development Consent been modified by Council?
☐	☐	☒	Except in the case of an application for or in respect of domestic building work
			a) a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and
			b) if the application relates to a proposal to carry out any alteration or rebuilding of or addition to an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated. This list must specify the standard of design of each of those fire safety measures to which they were originally installed.
			c) This list must describe the extent, capability and basis of design of each of the measures concerned.
☐	☐	☒	Copy of BASIX Certificate & Schedule of BASIX Commitments
☐	☐	☒	Copy of signed BASIX Compliance Statement
☒	☐	☐	All other documentation to satisfy conditions of Development Consent

HOME BUILDING ACT 1989 (as amended) OWNER/BUILDER REQUIREMENTS

Applicants for work at a residential property with a value of work over \$12,000 require insurance as specified in the Home Building Act 1989.

Owner Builders require Property Owner Builder's Permit issued by the Department of Fair Trading for all projects over \$5,000. In addition to this permit, all projects valued in excess of \$12,000 may also require a contract of insurance under the provisions of the Home Building Act 1989 as amended. This requirement will take effect should the property owner offer the property for sale in the ensuing period of 7 years.

Enquiries on any matters relevant to this section should be taken up with the Department of Fair Trading at Level 21, Astra House, 227 Elizabeth Street, Sydney (ph 133220).

Levy Online Payment Receipt



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

Applicant Name	PREMIER POOLS
Levy Application Reference	5002719
Application Type	DA
Application No	N0401/09
Local Government Area/Government Authority	PITTWATER COUNCIL
Site Address	1 GERROA AVENUE
	BAYVIEW
	NSW
	2104
Value Of Work	43620
Levy Due	152
Levy Payment	152
Online Payment Ref	579406366
Payment Date	2/12/2009 2 40 22 PM



PROPOSED POOL BY PREMIER POOLS.

POOL WATER = 28 0 sq m
 POOL COPING = 9 4 sq m

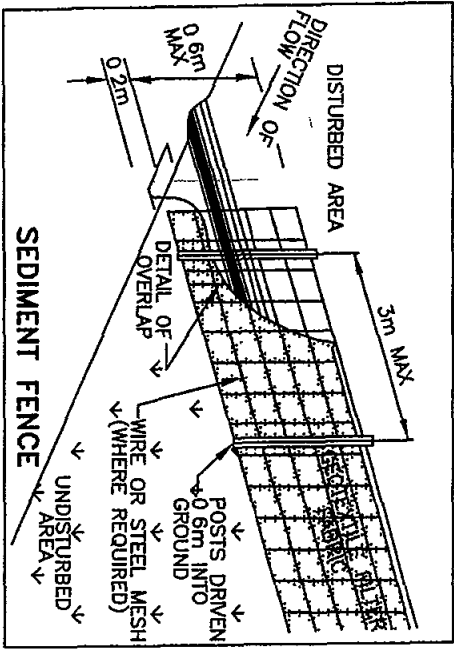
TOTAL PROPOSED IMPERVIOUS AREA
 = 361 3 sq m = 42 5%

AVAILABLE SOFT/LANDSCAPE AREA
 = 488 0 sq m = 57 5%

NOTES

ALL WORKS "BY CUSTOMER" ARE NOT INCLUDED
 IN WORKS UNDER PREMIER POOLS CONTRACT
 OR CONSTRUCTION CERTIFICATE

THIS DRAWING IS NOT TO BE SCALED
 DIMENSIONS TO BE RECOGNISED OVER SCALING
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE
 ACCESS TO POOL AREA VIA LEFT HAND SIDE
 OF PROPERTY LOOKING FROM STREET
 STORMWATER DRAINS TO STREET REFER TO DRAINAGE
 PLANS BY CHATEAU HOMES FOR DOWNPIPE LOCATIONS



LOT 2
 DP 519848
 SITE AREA
 849 3m²

SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water assets is satisfactory
2. Comments to Sydney Water network/water services may only be provided following the issue of a permit to the relevant planning authority. It is the owner's responsibility to ensure that all proposed structures will drain to Sydney Water.
3. **LEGEND**
4. Any structure carried over a sewer or water main shall be carried in accordance with the Sydney Water Main Rules 3500 and 15 & Code of Practice.

EXISTING LEVELS
 1. G level of the structure and the way traps shall not be placed under any lawns, balconies, verandas, floors or other cover unless otherwise stated on the plan.

Property No 349105
 DENOTES SEDIMENT CONTROL FENCING
 AS SHOWN FENCING MUST BE REMOVED
 ON THE DATE OF THE PROPOSED CONSTRUCTION
 SITE DEMONSTRATION WATER

GERROA AVENUE

Permitting Pool Stamp
 Swimming pools with a capacity greater than 10 000L Contact Sydney Water 13 20 92 during business hours
 Fines of \$220 will apply for filling pools without a permit

Premier Pools THE POOL PROFESSIONALS
 Builders Gold Licence No. 24711
 Premier Pools Pty Ltd A/CN 002 420 420
 9/201 Pacific Hwy Lindfield NSW 1580
 Telephone: 02 9438 4410

NOTE

SITE PLAN, STORMWATER MANAGEMENT & SEDIMENT EROSION CONTROL PLAN FOR PROPOSED SWIMMING POOL FOR PAUL & SARA HEATH 1 GERROA AVENUE, BAYVIEW

DATE AUG 2009 DWG No KA 5239-1

CHECKED DATE

WARNING

The stamping of this plan by Insight Building Certifiers Pty Ltd does not relieve

- The applicants responsibility to obtain approval from Sydney Water or other utilities
- The Structural Engineer of their responsibility to ensure the structural adequacy of this project
- The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details

SITE COVERAGE CALC

AREA OF BLOCK = 849.3 sq m

PROPOSED IMPERVIOUS AREAS BY OTHERS

RESIDENCE = 1641 sq m
PORCH = 88 sq m
GARAGE = 402 sq m
ALFRESCO = 263 sq m
DRIVEWAY = 845 sq m

IMPERVIOUS AREA = 3239 sq m

PROPOSED POOL BY PREMIER POOLS

POOL WATER = 280 sq m
POOL COPING = 94 sq m

TOTAL PROPOSED IMPERVIOUS AREA
= 3613 sq m = 42.5%

AVAILABLE SOFT/LANDSCAPE AREA
= 4880 sq m = 57.5%

NOTES

ALL WORKS "BY CUSTOMER" ARE NOT INCLUDED IN WORKS UNDER PREMIER POOLS CONTRACT OR CONSTRUCTION CERTIFICATE

THIS DRAWING IS NOT TO BE SCALED
DIMENSIONS TO BE RECOGNISED OVER SCALING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE

ACCESS TO POOL AREA VIA LEFT HAND SIDE OF PROPERTY LOOKING FROM STREET

STORMWATER DRAINS TO STREET REFER TO DRAINAGE PLANS BY CHATEAU HOMES FOR DOWNPIPE LOCATIONS

BOUNDARY FENCE TO BE POOL SAFE IN ACCORDANCE WITH NSW FENCING REGULATIONS

PROVIDE SEDIMENT CONTROL FENCING AS SHOWN FENCING TO BE REMOVED UPON COMPLETION OF CONSTRUCTION SEE DETAIL

APPROXIMATE POSITION OF PROPOSED 1200mm MINIMUM CHILDPROOF FENCING WITH SELF-LOCKING GATE AS PER NSW SWIMMING POOL ACT 1992 BY CUSTOMER

BOUNDARY FENCE TO BE POOL SAFE IN ACCORDANCE WITH NSW FENCING REGULATIONS

3600 Approx
17070
FENCE

2600 Approx
FENCE

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NOTE - SWIMMING POOL TO BE PLACED CENTRAL WITH ALFRESCO

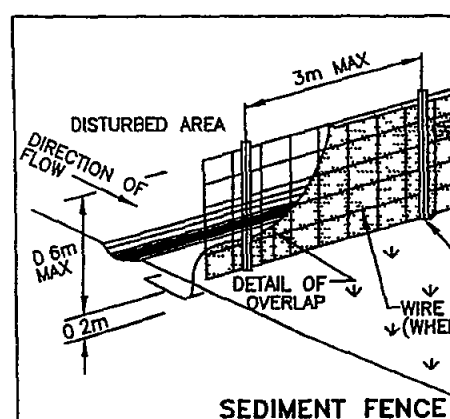
1 & 2 STOREY RENDERED BRICK RESIDENCE No 2

APPROXIMATE ROOF COLLECTION AREA = 370 sq m

LEGEND

EXISTING CONTOURS AT 1m INTERVALS
EXISTING LEVELS
ACCESS TO POOL AREA

--- DENOTES SEDIMENT CONTROL FENCING AS SHOWN FENCING TO BE REMOVED UPON COMPLETION OF CONSTRUCTION SET DETAIL



insight building certifiers pty ltd

CONSTRUCTION CERT NO 2009/5581

CONSTRUCTION CERTIFICATE PLANS

Verify that the work completed in accordance with these plans & specifications will comply with the regulations referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979

DATE DEC 2009

T Bowden Accreditation No BPB0042

SITE PLAN, STORMWATER MANAGEMENT & SEDIMENT & EROSION CONTROL PLAN FOR PROPOSED SWIMMING POOL FOR PAUL & SARA HEATH

1 GERROA AVENUE, BAYVIEW

DATE AUG 2009 Dwg No KA 5239-1

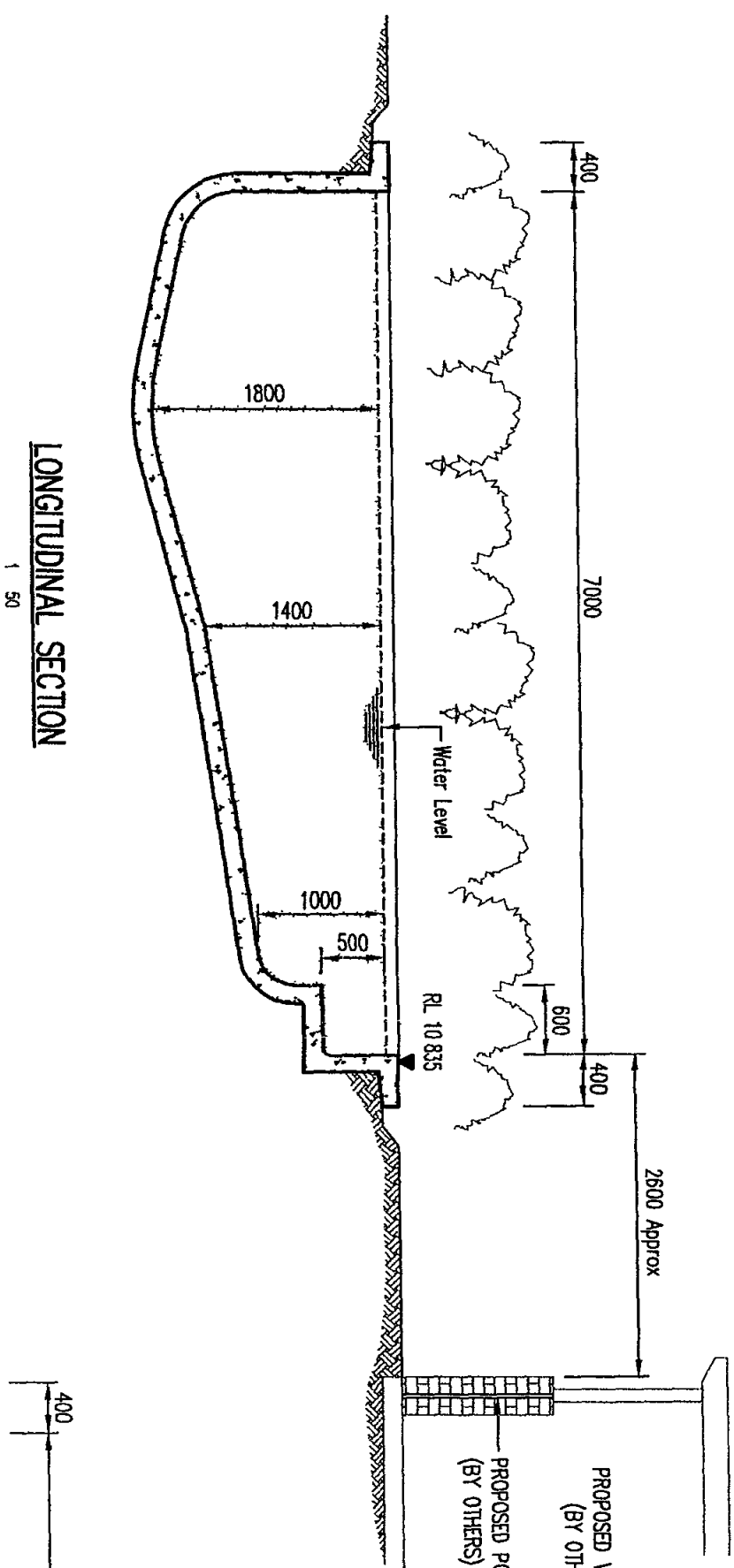
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Premier Pools
THE POOL PROFESSIONALS

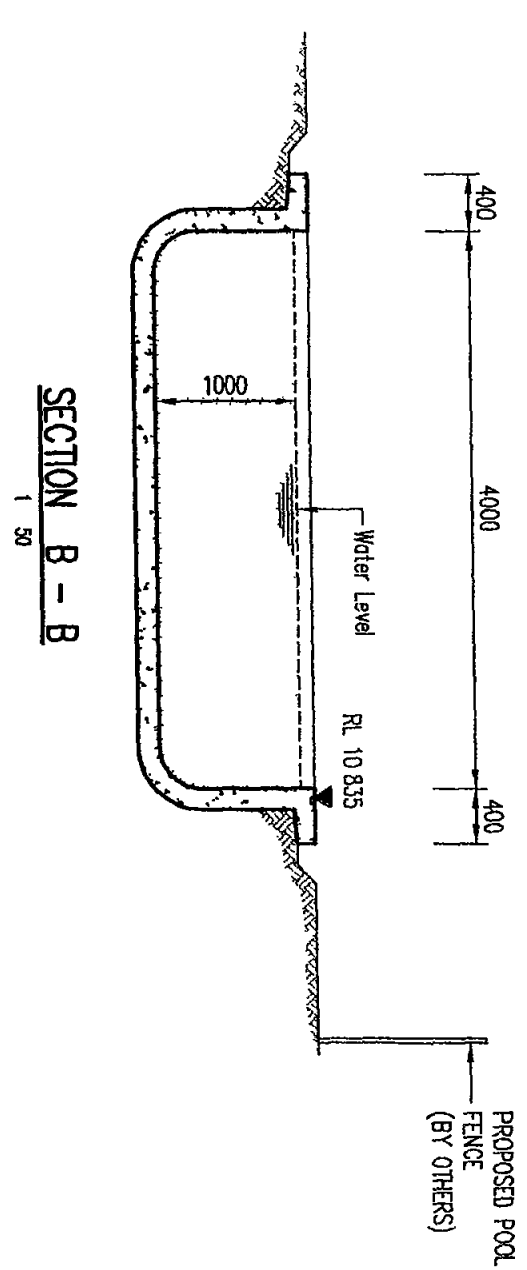
1000 Pacific Hwy, Suite 101, Bayview NSW 1585
Tel: 02 9438 1111 Fax: 02 9438 1112

APPROVED

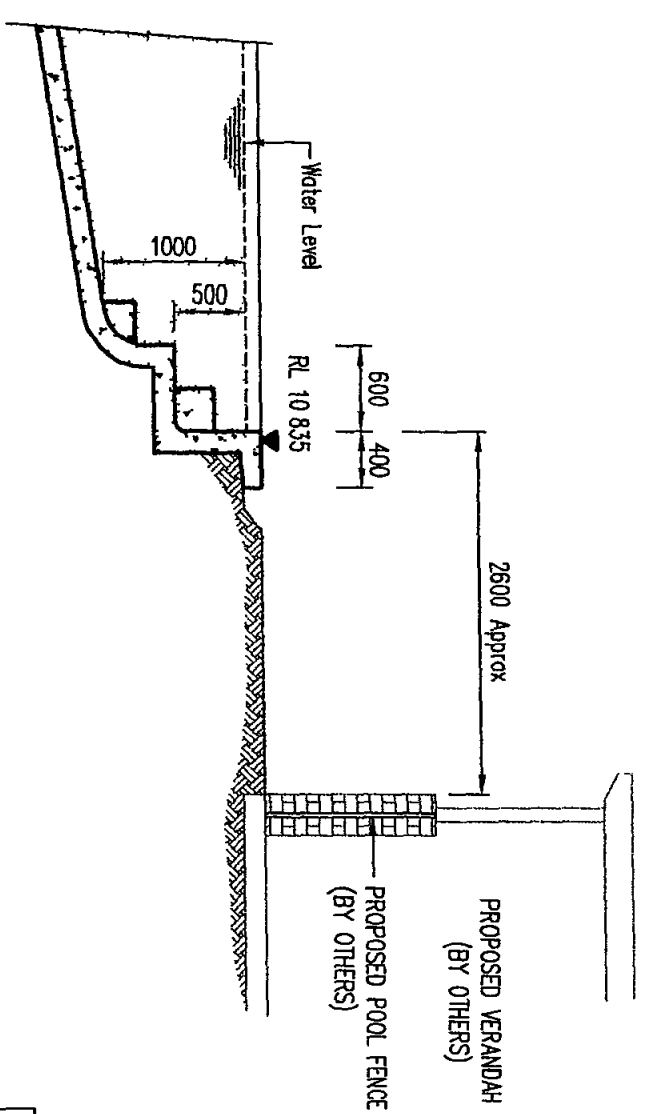
CONSENT



NOTE THESE PLANS MUST BE RECHECKED
CONJUNCTION WITH THE CONFIRMATION OF
LEVELS & CONSTRUCTION



NOTE: THIS DRAWING IS NOT TO BE SCALED
DIMENSIONS TO BE RECOGNISED OVER SCAULING
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE



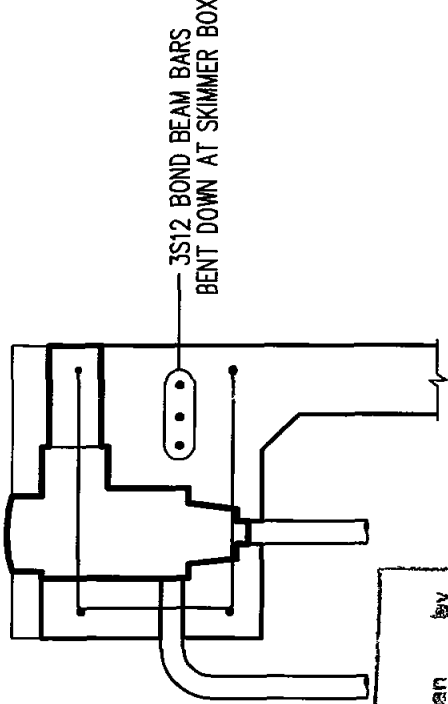
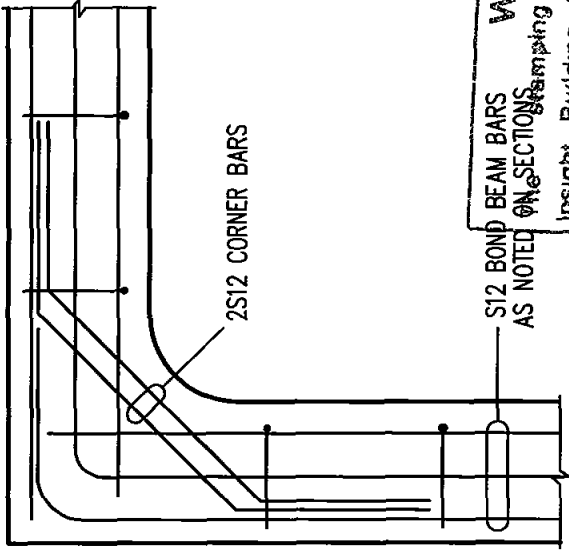
Premier Pools
THE POOL PROFESSIONALS

Business and Leisure Pty. Ltd.
Premier Pools Pty Ltd ACN 006 044 066
6/205 Tindale Way Tindale VIC 3070
Telephone 03 9318 8800 Fax 03 9318 8800

SECTIONAL ELEVATIONS FOR
PROPOSED SWIMMING POOL FOR
PAUL & SARA HEATH
1 GERRA AVENUE, BAYVIEW

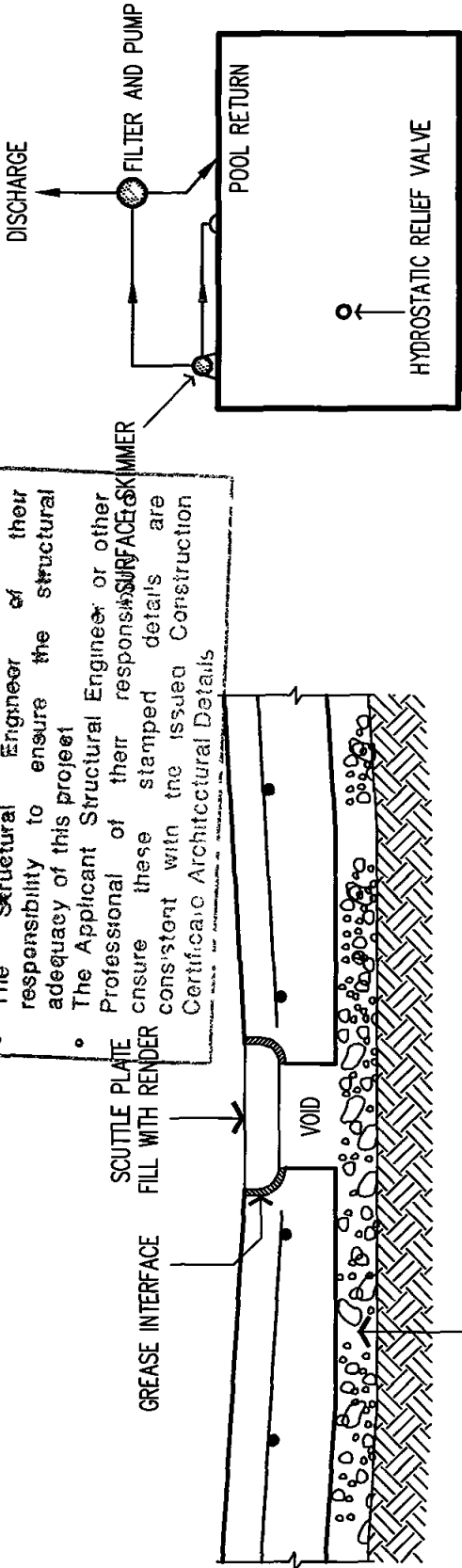
DATE AUG '09 DWG No KA 5239-3

CHECKED DATE



CORNER DETAIL - BOND BEAM

(IF APPLICABLE) The Structural Engineer of their responsibility to ensure the adequacy of this project. The Applicant Structural Engineer or other Professional of their responsibility to ensure these stamped details are consistent with the issued Construction Certificate Architectural Details.



HYDROSTATIC RELIEF VALVE DETAIL (H.R.V.)

DIAGRAMMATIC PLUMBING LAYOUT

(IF APPLICABLE)

J.T.DAVIES & Co. Pty. Ltd.

CONSULTING CIVIL AND STRUCTURAL ENGINEERS ABN 54 001 220 186
TEL (02) 9908 4968 MOBILE 0411390744 FAX (02) 9908 4961
38 ORLANDO AVENUE, MOSMAN N S W 2088
EMAIL jackdaves39@yahoo.com.au

Premier Pools

THE POOL PROFESSIONALS

Builders Gold Licence No 34971
Premier Pools Pty Ltd A C N 002 664048
9/303 Pacific Hwy Lindfield NSW 2070
Telephone 9415 8888 Facsimile 9415 8899

APPROVED	DATE	AMENDMENT	DESCRIPTION	DATE
<i>David B E</i>	04 11 09			

NOTES FOR SWIMMING POOL OWNERS

- POOL SET OUT**
Pool set-out size, location and height level is deemed to be acceptable to the owner unless the builder is advised otherwise. Such advice must be prior to placement of reinforcement.
 - CURING CONCRETE**
After concreting, the pool shell is to be thoroughly wetted down twice daily for at least (7) days, (ten (10) days in summer).
 - SAFETY FENCES**
Safety fencing is to be Council approved prior to the pool being filled.
 - FILLING POOL**
Hose to be prevented from swishing around during filling. DO NOT use rubber hoses.
 - UNDERWATER LIGHTS**
Lights must be fully submerged during use.
 - WALKWAYS AND COPINGS**
Walkways and copings are designed for a 2 kPa live load and are not designed to support masonry walls unless noted otherwise.
- ### SPECIFICATIONS
- All workmanship and materials to be in accordance with Australian Standard AS 2783.
 - Site Plan dimensions are to water face UNO.
 - Dimensions shall not be obtained by scaling the details.
 - All levels and dimensions are relative to concrete coping level. Fixed Datum represents the fixed coping height/level.
Approximate coping levels are represented as follows:
a) NGL +200 represents 200 mm above existing Ground Level
b) NGL -400 represents 400 mm below existing Ground Level
 - Provide filter with matched pump and plumbing to manufacturers recommendations.
 - Supporting CLAY to be natural material with a min safe bearing capacity of 200 kPa.
 - Advise Engineer if excavation in fill or ground water is encountered. Provide temporary penetrations to floor slab if ground water level exceeds 500 mm above deep floor level.
 - The excavation base is to be provided with an undershell drainage layer as follows:
a) 75 mm blue metal drainage layer, or 50 mm thick layer with plastic over
b) Corrugated iron sheeting & membrane if over rock
c) Plastic layer only if base is entirely in sand
 - All reinforcement to be of Australian Manufacture in accordance with SAA Standards:
S - Grade 230 structural grade deformed
R - Grade 230 plain grade round
N - Grade 410 tempore grade bars
SL - Grade 450 hard drawn wire fabric
 - Reinforcing bars, unless noted otherwise, are to be lapped 40 bar diameters min, fabric to be lapped 400mm min. All laps should preferably be staggered.
 - All reinforcing to be securely supported by bar chairs at 1000 max cs.
 - Minimum concrete cover to reinforcement from closest concrete surface to be as follows:
Water face Salt Chlorination 65mm
Water face standard chlorination 50mm
Coping/walkway surface 50mm
Rear face formed 40mm
Rough ground 65mm
 - Concrete to be pneumatically placed, have a min design strength of $F_c = 25 \text{ MPa}$ at 28 days except:
a) Where structure located < 1km from large expanses of water
c) Where structure is located in tidal or splash zone of salt water then concrete design strength min $F_c = 40 \text{ MPa}$ at 28 days.

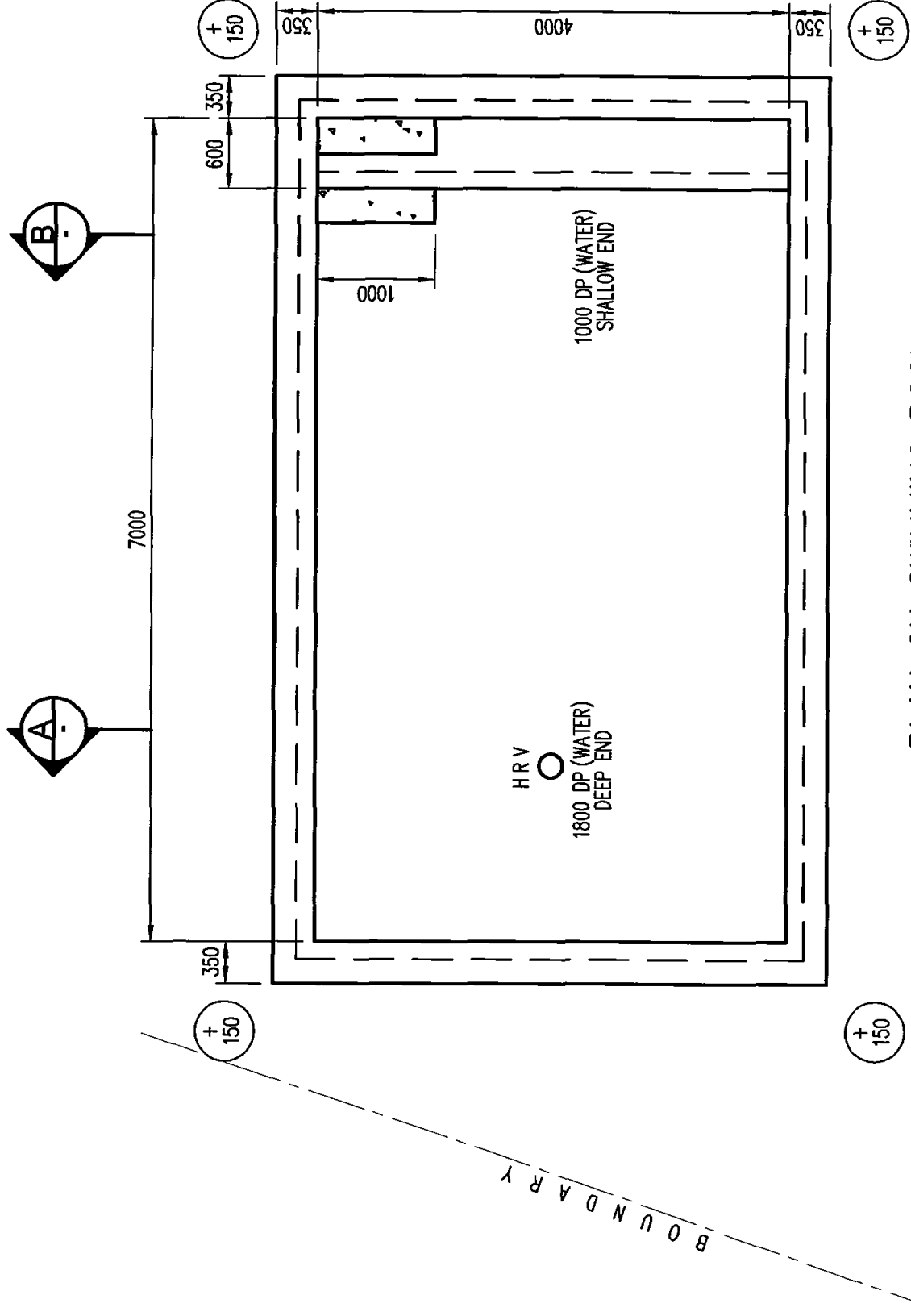
PROPOSED SWIMMING POOL

AT 1 GERRA AVENUE, BAYVIEW

FOR MR. AND MRS. CHEATHAM

DETAILS

DATE	SCALES	DRAWN	REVISION	JOB No
03 11 09	N A	CW	1/3	90106



PLAN ON SWIMMING POOL

NOTE
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS
INDICATES HEIGHT OF STRUCTURAL COPING ABOVE NATURAL GROUND LEVEL

J.T.DAVIES & Co. Pty. Ltd.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS ABN 54 001 220 186
TEL (02) 9908 4988 MOBILE 0411390744 FAX (02) 9908 4961
38 ORLANDO AVENUE, MOSMAN N S W 2088
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Telephone 9415 8888 Facsimile 9415 8899

PROPOSED SWIMMING POOL
AT 1 GERRA AVENUE, BAYVIEW
FOR MR. AND MRS. HEATH

PLAN

APPROVED	DATE	AMENDMENT	DESCRIPTION	DATE
<i>Demini B E</i>	04 11 09			

DATE	SCALES	DRAWN	DWG No	REVISION	JOB No.
03 11 09	1/50	C W	2/3	.	90106

