



48b Princes Highway
 Fairy Meadow NSW 2519
 p: 4284 4709
 f: 4284 4208
 e: info@inspec.com.au
 abn: 49 080 593 371

Construction Certificate

and Determination

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

Certificate Number: 601435

Address: LOT 22 DP25461
 13 BILKURRA AVENUE
 BILGOLA PLATEAU

Development Consent: 221/2005

Date of Consent: 25 November, 2005

Building Classification: 10b

This Construction Certificate has been determined as **APPROVED** in accordance with the procedures outlined in Clause 142 of the Environmental Planning and Assessment Regulation 2000. In making this determination I certify that the work if completed in accordance with the plans and specifications referred to in this Certificate 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 (as amended).

Michael Shanahan
 Accredited Certifier
 BSAP/Planning NSW
 2690

Plans/s
 BHP PLANS 059718SC - P, SHEETS 1-5, DATED 12/9/05

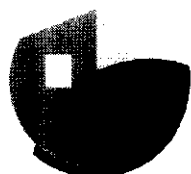
Specification/s

Other Documents
 OWNERS CONSENT
 HOME BUILDING INSURANCE

Fire Safety Schedule

15 12 05

Date of Determination

**inspec**

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Australian Bureau of Statistics

OUR REFERENCE**601435****THE AREAS**

The Site (m²):	667.4
Existing Building (m²):	99.5
The Proposal (m²):	30

THE EXISTING

Location:	LOT 22 DP25461 13 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
Use:	Residential - Inground Pool
No. of Existing Dwellings:	1

THE PROPOSAL

Location:	LOT 22 DP25461 13 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
Use:	Residential - Inground Pool
Dual Occupancy:	No
No. of Proposed Dwellings:	0
No. of Storeys:	0

THE MATERIALS

Walls:	Concrete
Floors:	Concrete
Roof:	
Frame:	



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Application Form

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

APPLICANT

NAME: BLUE HAVEN POOLS & SPAS - LANSVALE
ADDRESS: 68 HUME HIGHWAY
LANSVALE NSW 2166
CONTACT NO./S: 97280444
SIGNATURE: SEE ATTACHED CONSENT

OWNER

NAME/S: CHRISTINE RHODES
ADDRESS: 13 BILKURRA AVENUE
BILGOLA PLATEAU NSW 2107
CONTACT NO./S:
SIGNATURE/S: SEE ATTACHED CONSENT

LAND TO BE DEVELOPED

LOT 22 DP25461
13 BILKURRA AVENUE
BILGOLA PLATEAU NSW 2107

DESCRIPTION OF DEVELOPMENT

RESIDENTIAL INGROUND POOL

BCA CLASSIFICATION

10B

DEVELOPMENT CONSENT

221/2005
25 NOVEMBER, 2005

VALUE OF WORK

\$29,500

BUILDER/OWNER BUILDER DETAILS

BLUE HAVEN POOLS & SPAS - LANSVALE
5367C

DATE OF RECEIPT

13 DECEMBER, 2005



inspec

601435

APPLICATION FORM

- ☐ Principal Certifying Authority ☐ Construction Certificate ☐ Compliance Certificate
☐ Complying Development Certificate
☐ Occupation Certificate

THE APPLICATION

DATE OF APPLICATION: 22 June 2005

LAND TO BE DEVELOPED

Lot No.: 22 Deposited Plan: 25461
House No.: 13 Street Name: Bilkurra Avenue
Suburb: Bilgola Plateau Post Code: 2107
Area (m²):

THE DEVELOPMENT

Proposed Building Work: Residential ☐ Commercial ☐ Industrial ☐
Description of Development: Swimming Pool
Value of Work: \$29,500
Type of work: Concrete Swimming Pool
Building Classification: 10B

CONSENTS

Development Consent No.: 221/2005 Date of Issue: 20/6/05
Builder or Owner/Builder Name: Blue Haven Pools & Spas Pty Ltd
Licence No.: 5367C

THE APPLICANT

Surname: RHODES
First Name: CHRISTINE
Street: Co: \ Blue Haven Pools & Spas P/L - 68 Hume Hwy
Suburb: LANSVALE NSW 2166
Contact No's.: Phone: (02) 9728 0444 - Fax: (02) 9754 2906

THE OWNER/S

First Name:	SEE ATTACHED CONSENT	First Name:	
Surname:		Surname:	
Street:		Street:	
Address:		Address:	
Contact No.:		Contact No.:	



LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement to the Local Council of any Development Application relating to the construction of a swimming pool and associated works.

I /we also give consent for the lodgement of any other relevant application/s (i.e. for Construction Certificate/s, Complying Development Certificate/s, Occupation Certificate/s, Compliance Certificate/s) and associated documentation to the Local Council and/or Principle Certifying Authority for consideration.

LANSVALE (Head Office)
68 Hume Highway
Lansvale NSW 2166
Tel: (02) 9728 0444
Fax: (02) 9754 2905

PRINCIPAL CERTIFYING AUTHORITY

With reference to the swimming pool, I/we the owners of the subject property hereby advise of our decision to appoint an accredited certifier employed by _____ to fulfil the role of Principal Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended). (In the event the PCA is unable to provide an approval due to site conditions or council criteria, an application for development will be lodged with council.)

I/we further understand that an Accredited Certifier appointed by the above noted Council/Company, or his/her delegate, will carry out all mandatory inspections required by the Act during the course of construction along with any others deemed to be necessary by the PCA.

I/we are also aware that there may be conditions imposed on any Development Consent related to this project that may be my/our responsibility.

SIGNATURES OF ALL PROPERTY OWNERS AND PROPERTY DETAILS

PROPERTY ADDRESS

Address:

13 BILKURRA AVE BILGOLA PLATEAU

OWNER/S

Signed:

CA Rhodes

Name (Please Print):

CHRISTINE ANN RHODES

Date:

13/01/05

Signed:

M McLaughlin

Name (Please Print):

Marcella McLOUGHLIN

Date:

15/03/05

APPLICANT

Signed:

Name (Please Print):

Date:





Level 1, 369 High Street, Kew VIC 3101
Telephone: 1300 300 115 Facsimile: 1300 308 115
A Division of Australian Underwriting Services Pty Ltd
ABN: 25 079 021 496 AFN No: 738325

Policy Schedule / Certificate of Insurance

Underwritten by Australian International Insurance Ltd. (ABN 29 006 544 690) ('Insurer')

OWNER COPY

HOME WARRANTY - JOB SPECIFIC POLICY (NSW) - Owner Copy

This certificate, when read in conjunction with the Policy of Insurance is a contract of insurance complying with: Section 92 in respect of CONTRACT WORK, or Section 93 in respect of SUPPLY OF A KIT HOME, or Section 95 in respect of OWNER BUILDER Work, or Section 96 in respect of WORK BY DEVELOPERS AND OTHERS, of the Home Building Act 1989 ('The Act') and/or the Home Building Regulation 1997 ('The Regulations') issued by the Insurer in respect of Residential Building Work performed by the Contractor in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulation and the conditions of the Contract of Insurance, cover will be provided to the person named as Beneficiary below and Successors in Title to the Beneficiary.

POLICY No.: AILL - 001 **CERTIFICATE No.:** 084647 **POLICY ISSUED:** 24/01/2005

INSURED

The Building Owner ('Beneficiary'): C Rhodes
Postal Address: 13 Bilkurra Avenue, Bilgola Plateau NSW 2107

RESIDENTIAL BUILDING WORK

Residential Building Work Covered by this Policy: Construction of a swimming pool - as per application dated 20/01/2005
At (Site Address): 13 Bilkurra Avenue, Bilgola Plateau NSW 2107
Municipality: Pittwater **Contract Date:** 13/01/2005
Project Manager: Ragheb Awadallah **Contract Price:** \$29,500.00
Est. Start Date: 24/01/2005 **Est. Completion Date:** 20/01/2006

CONTRACTOR

Carried out by (Trading Name): Blue Haven Pools & Spas Pty Ltd
Postal Address: 68 Hume Highway Lansvale NSW 2166
ABN / ACN No.: 22 050 069 193
Licence/Contractor No.: 5367c
Phone No.: 02 9728 0444

MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$200,000.00 in aggregate in relation to each Dwelling, or such amount as is determined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Construction Certificate for the relevant work (whichever is the earlier); and expires on the date defined by Section 4 of the Contract of Insurance, provided that the Insured shall have 90 days from expiry of the Period of Insurance in which to notify the Insurer of any matter of which the Insured became aware during the Period of Insurance as existence of grounds for a Claim.

CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

PREMIUM

Paid by Builder

SIGNED BY A PERSON AUTHORISED BY THE INSURER

Australian International Insurance Ltd, Level 1, 369 High Street, Kew VIC 3101 (ABN 29 006 544 690)

Murray P. Nugent

Manager of the Secretary for Australian Home Warranty,
a Division of Australian Underwriting Services Pty Ltd

Landscape Calculation

Site Area By Boundary Dimension = 667.4m²

Existing Built On

House & Porches = 99.5 m²

Concrete Driveway = 53.7 m²

Garage = 22.5 m²

Existing Built On = 175.7m² or 26.3%

1:10

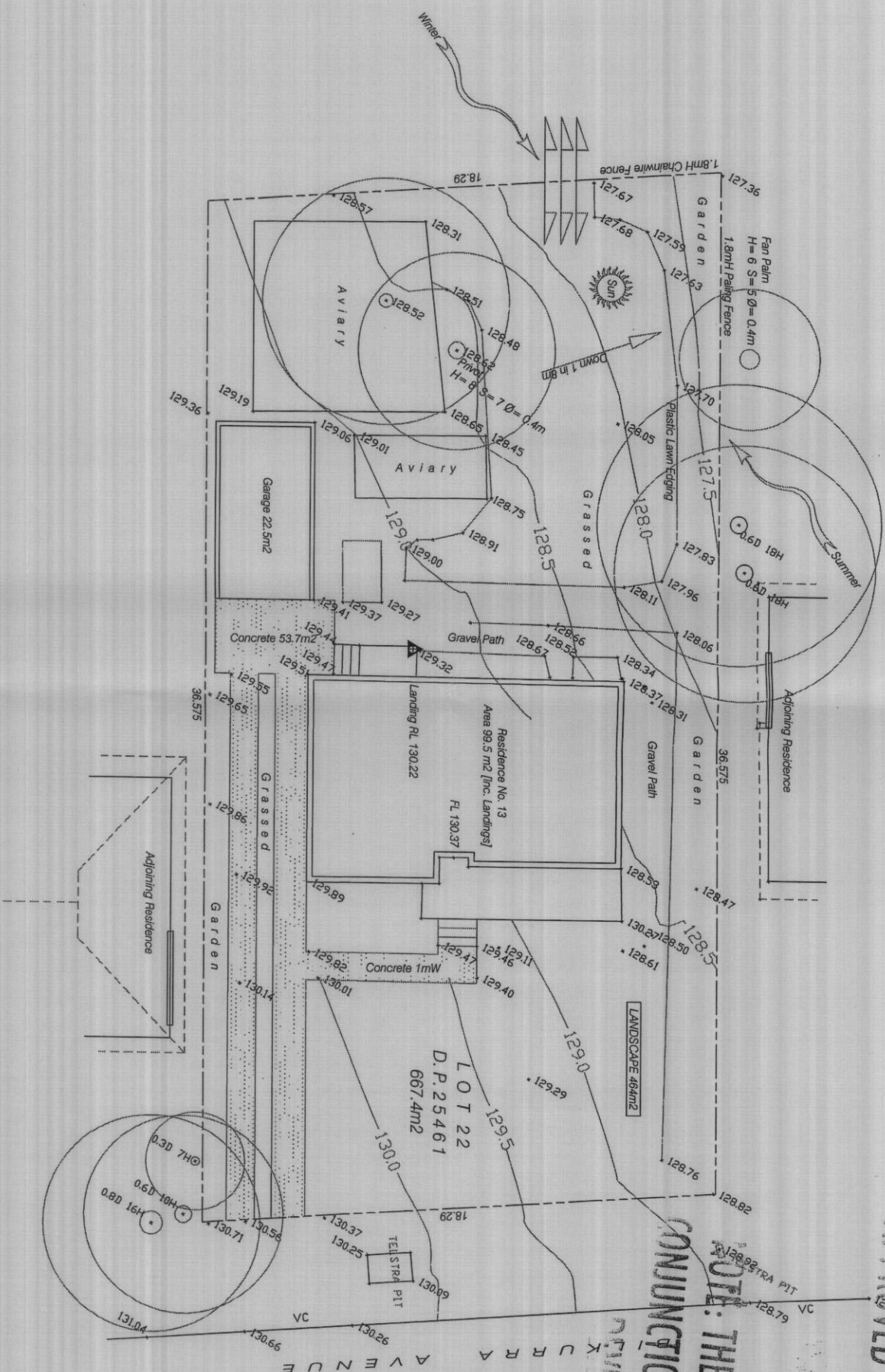
Slope Direction & Grade

Unrestricted View Direction
Between Sites

Prevailing Wind Direction

Receiving Direct Sun

Existing Tree Higher Than 4m



PITWATER COUNCIL
APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT

This information relates to
Construction Certificate
--- 601435
Issued by an Accredited Professional Engineer employed by
Inspector: P. J. P. Pty Ltd Ph: (02) 4284 4709

BLUE HAVEN POOLS & SPAS PTY LTD

Site Plan & Pool Plans prepared by Blue Haven Pools & Spas Pty Ltd
68 Hume Highway Lonsdale NSW 2166
Telephone: (02) 9728 0444 Fax: (02) 9728 0455

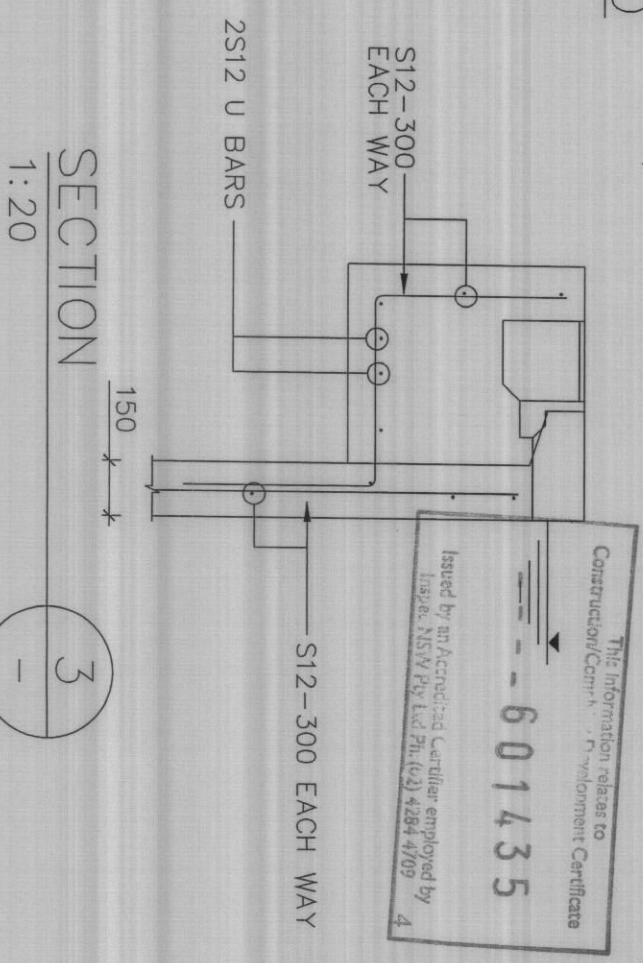
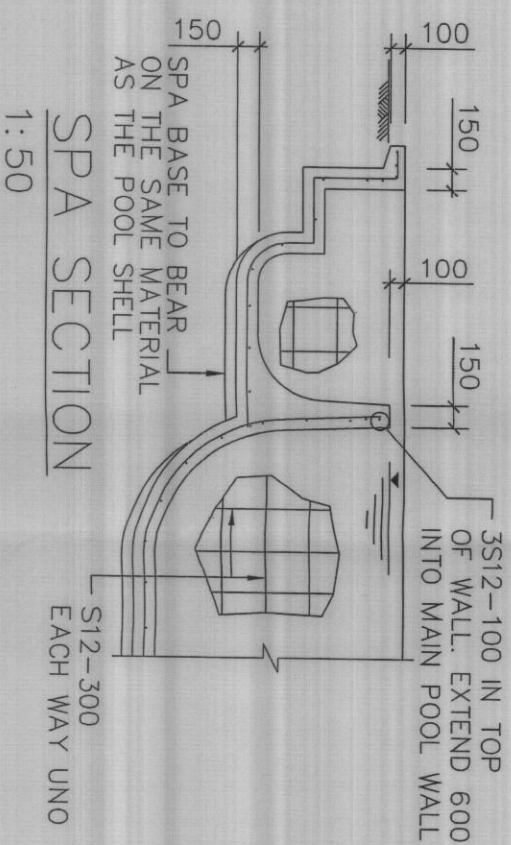
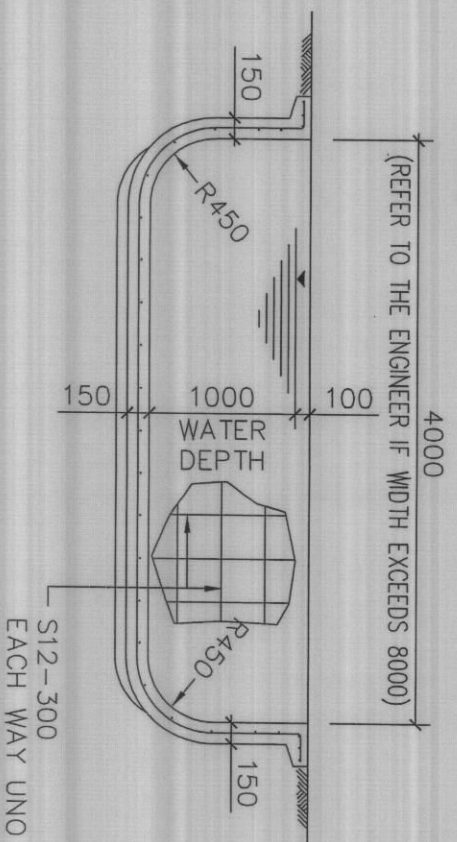
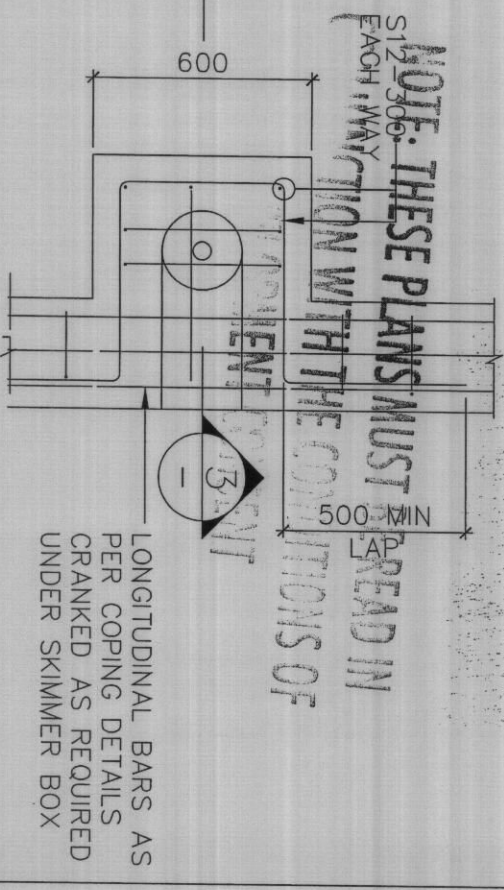
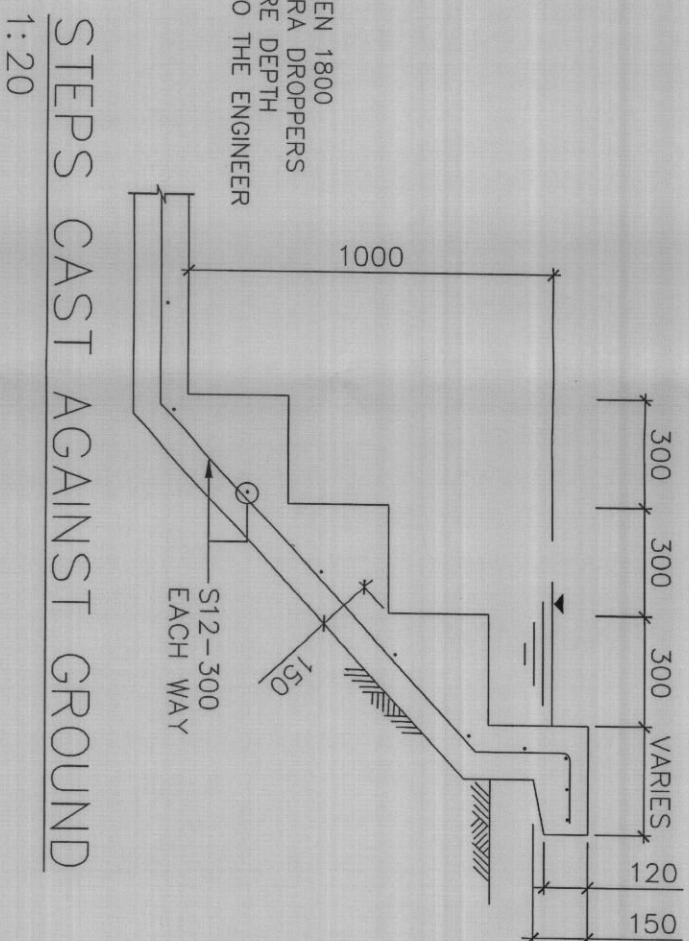
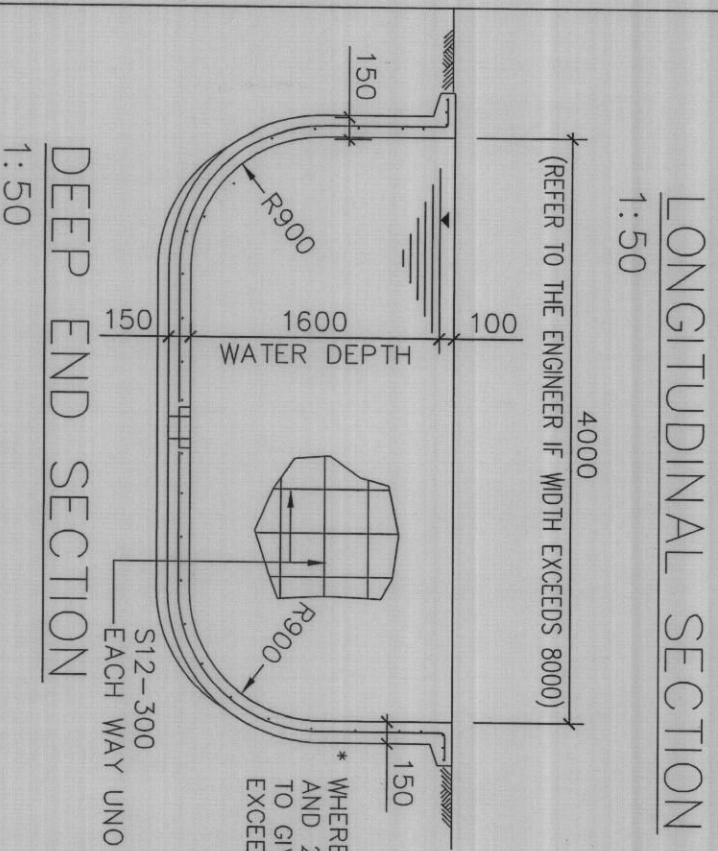
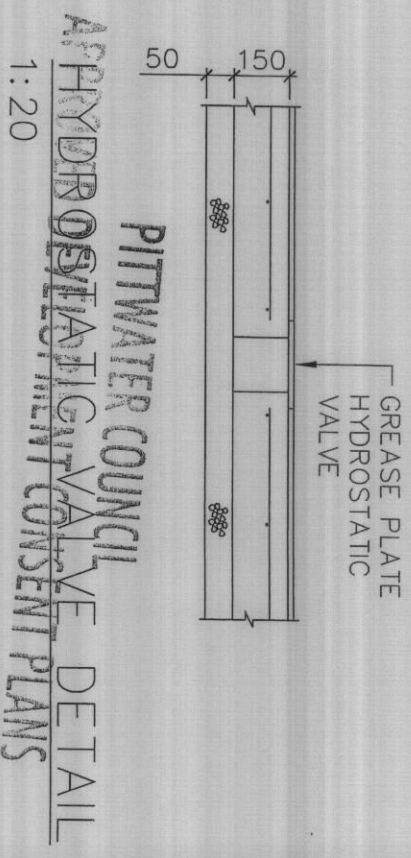
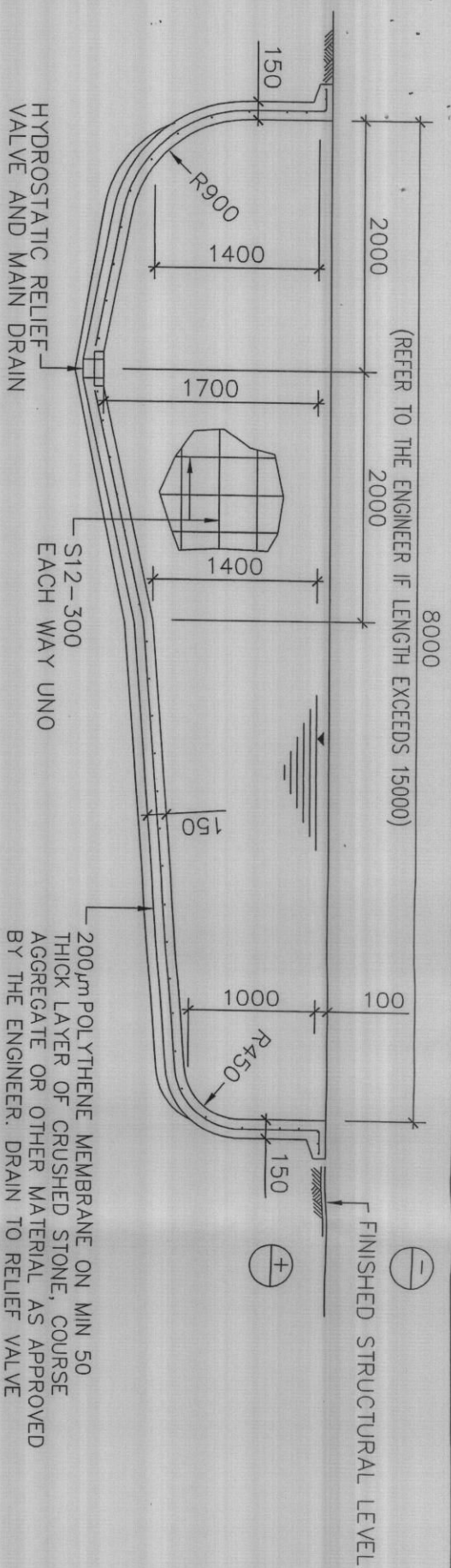


PROPOSED SWIMMING POOL
FOR Christine Rhodes
AT 13 Bikurra Avenue BILGOLA PLATEAU

SITE ANALYSIS
A3 1:200



DATE: 14/02/05
DRAWN: EDH
SHEET 1 OF 5
DRAWING/CONTRACT No.
BHP 059718SC



BLUE HAVEN POOLS & SPAS PTY LTD

Site Plan & Pool Plans prepared by Blue Haven Pools & Spas Pty Ltd
68 Hume Highway Lansvale NSW 2166
Telephone: (02) 9728 0444 Fax: (02) 9728 0455



Keighran and Associates Pty Ltd
Consulting Structural and Civil Engineers
ARN 25 003 832 291

APPROVED *[Signature]* DATE 14/09/05

BE (Hons), MEngSci, FIEAust, CPEng

Registered NPER 3719 (Structural & Civil)



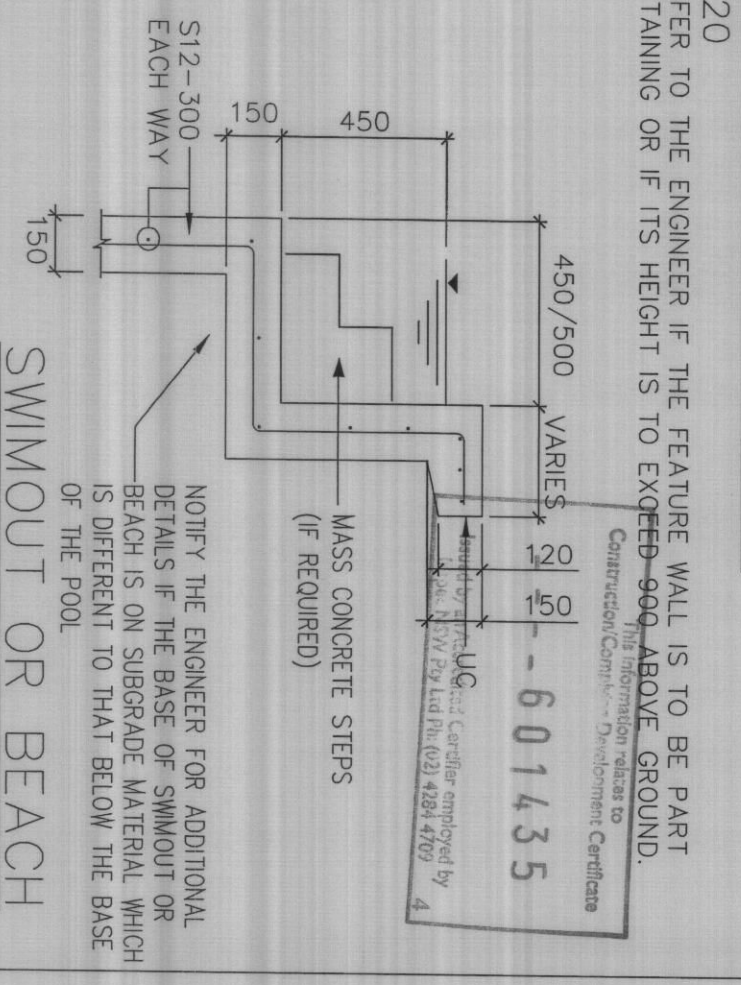
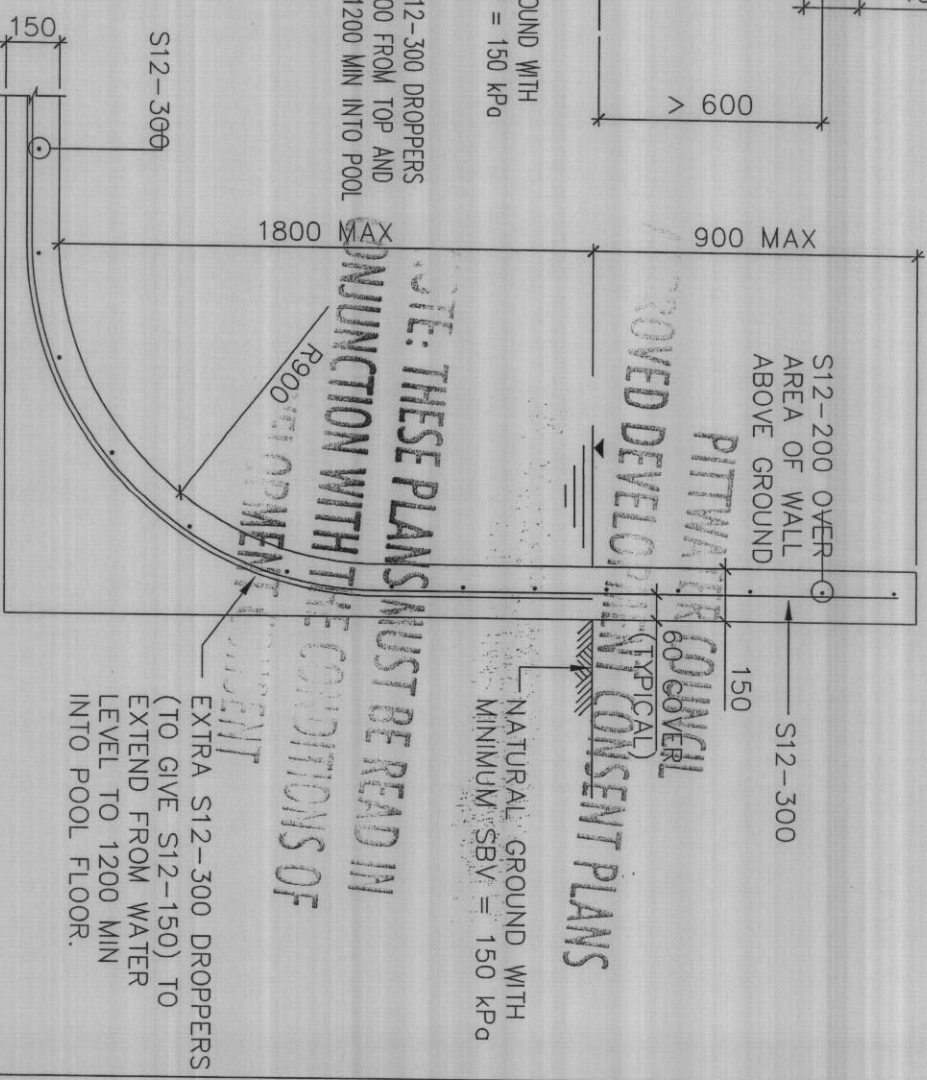
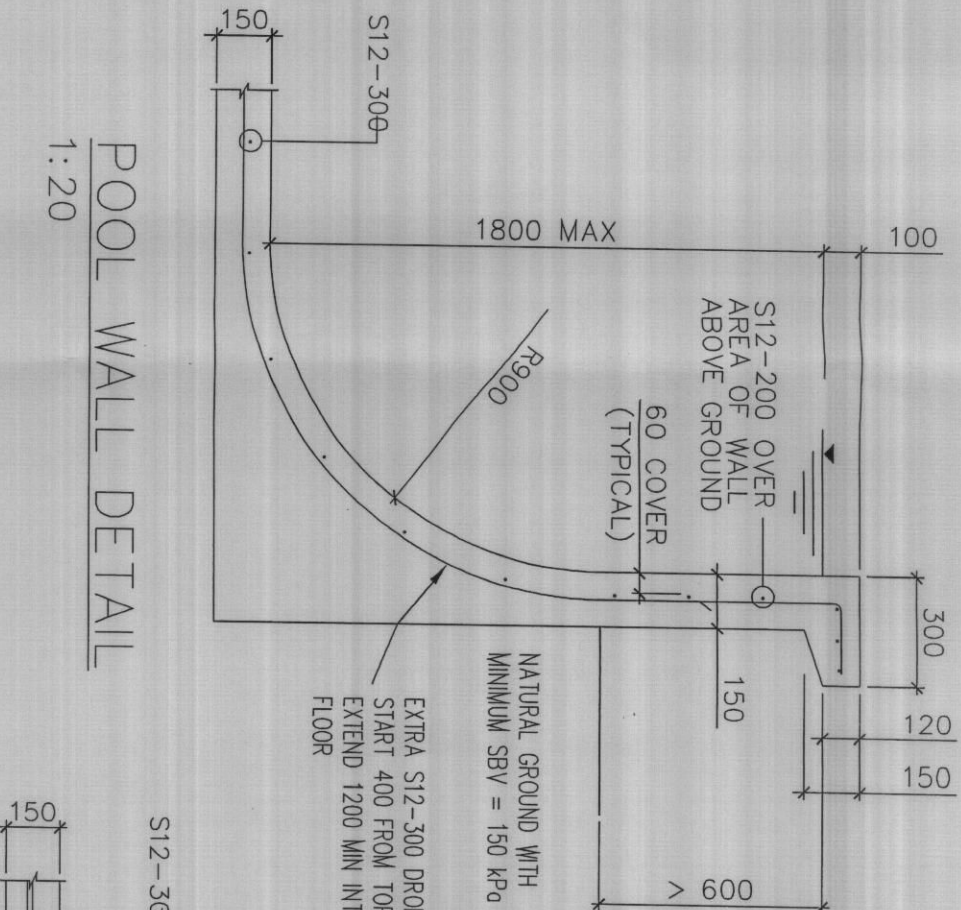
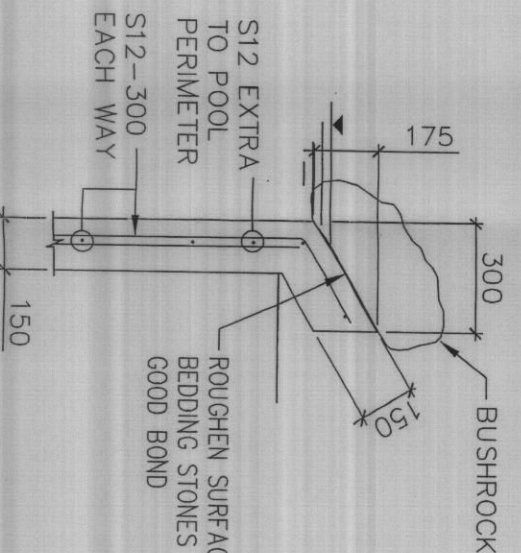
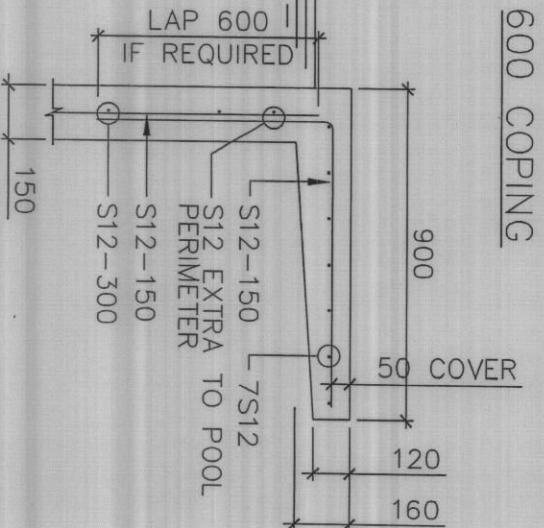
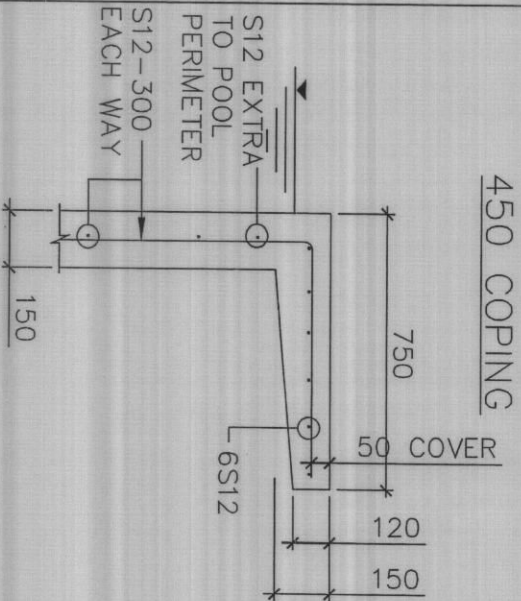
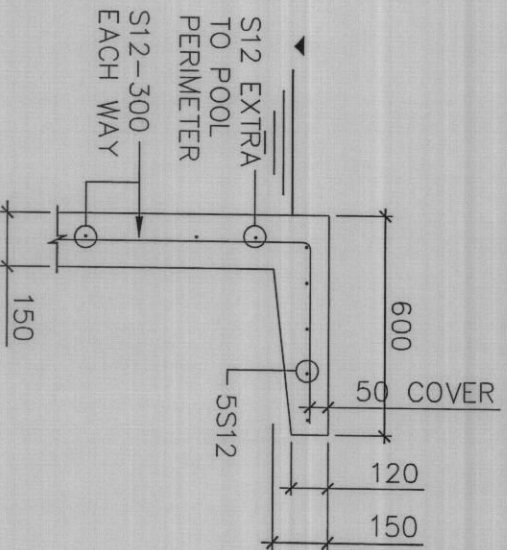
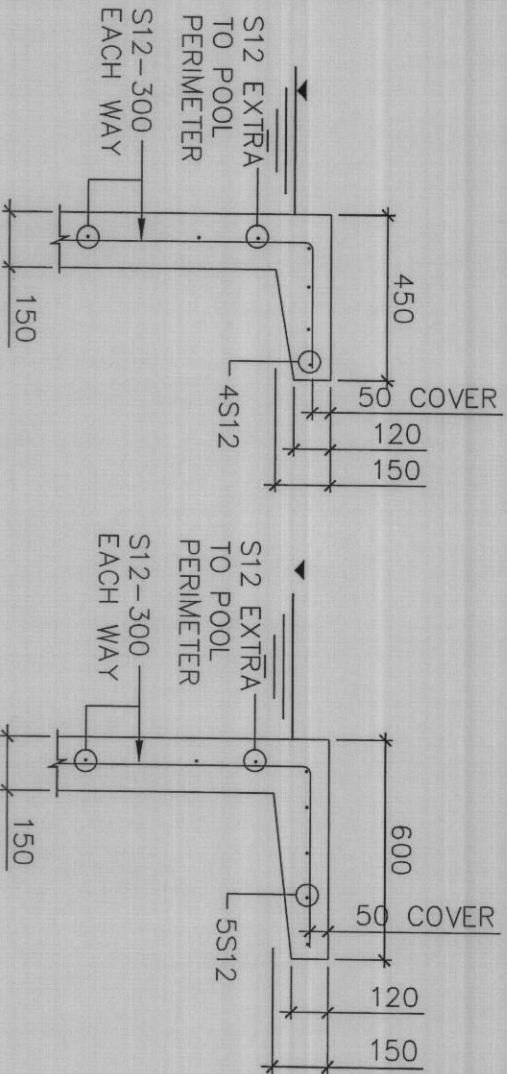
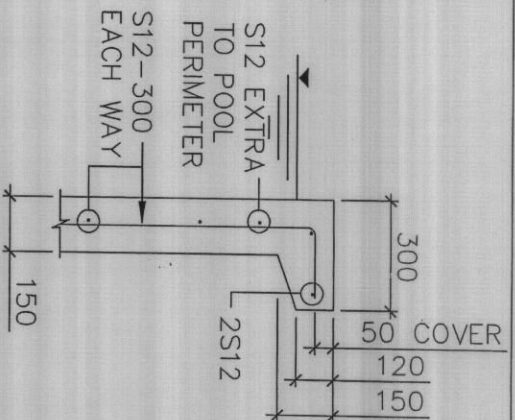
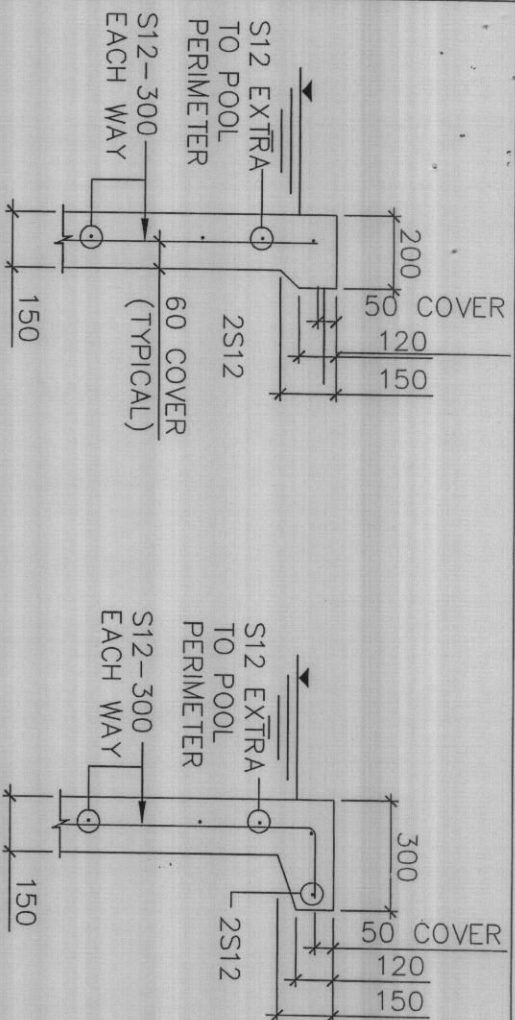
PROPOSED SWIMMING POOL STRUCTURAL DETAILS
FOR Christine Rhodes
AT 13 Bikurro Avenue BILGOLA PLATEAU

DATE: 14/02/05 SHEET 3 OF 6

SHEET 3 OF 6

DRAWING/CONTRACT No.

BHP 059718SC



COPING DETAILS

1:20

1:20

Keighran and Associates Pty Ltd
Consulting Structural and Civil Engineers
Suite 1, 491 Princes Highway
Rockdale NSW 2216
Telephone: (02) 9567 1073
Fax: (02) 9597 7545

APPROVED

Signature

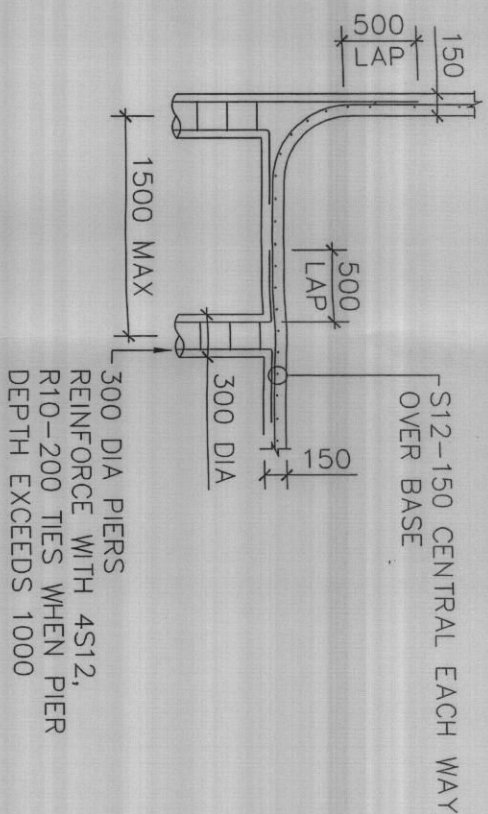
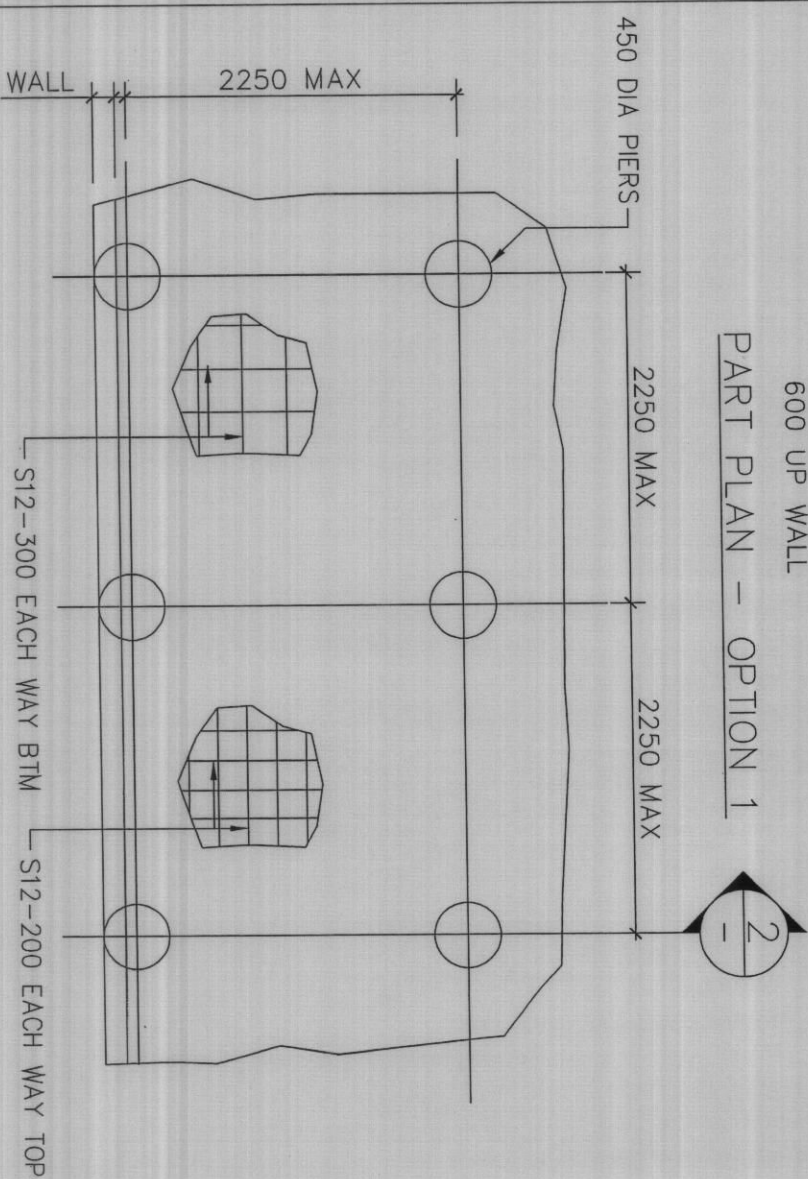
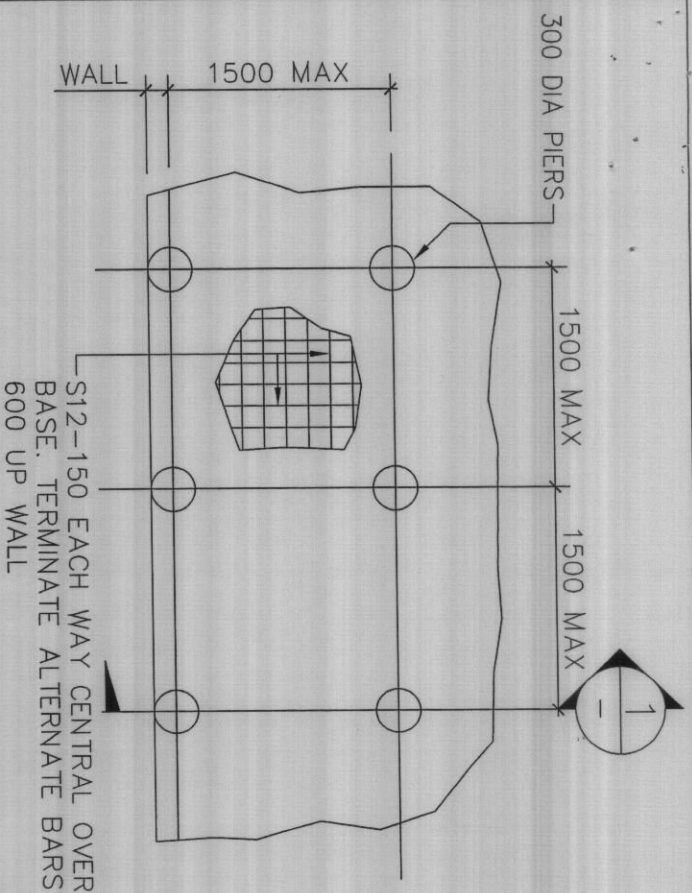
DATE 14/02/05

BE (Hons), MEngSci, FEAust, CPEng
Registered NPER 3719 (Structural & Civil)

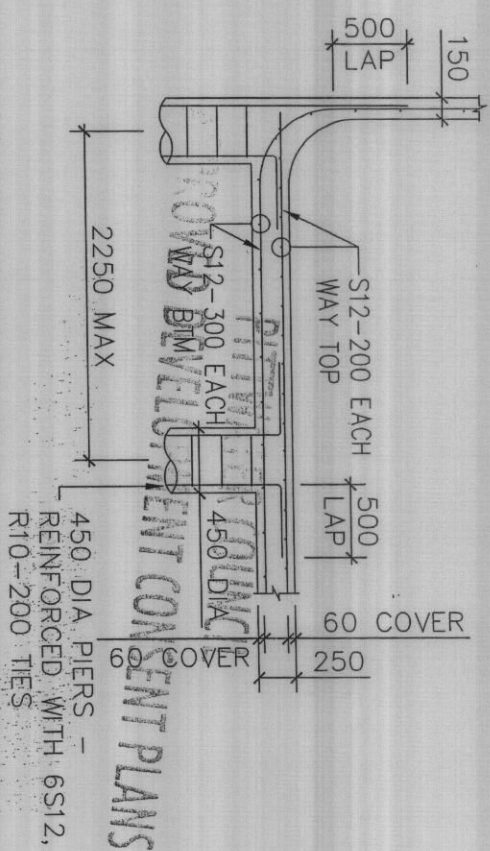


PROPOSED SWIMMING POOL STRUCTURAL DETAILS
FOR Christine Rhodes
AT 13 Bikurra Avenue BILGOLA PLATEAU

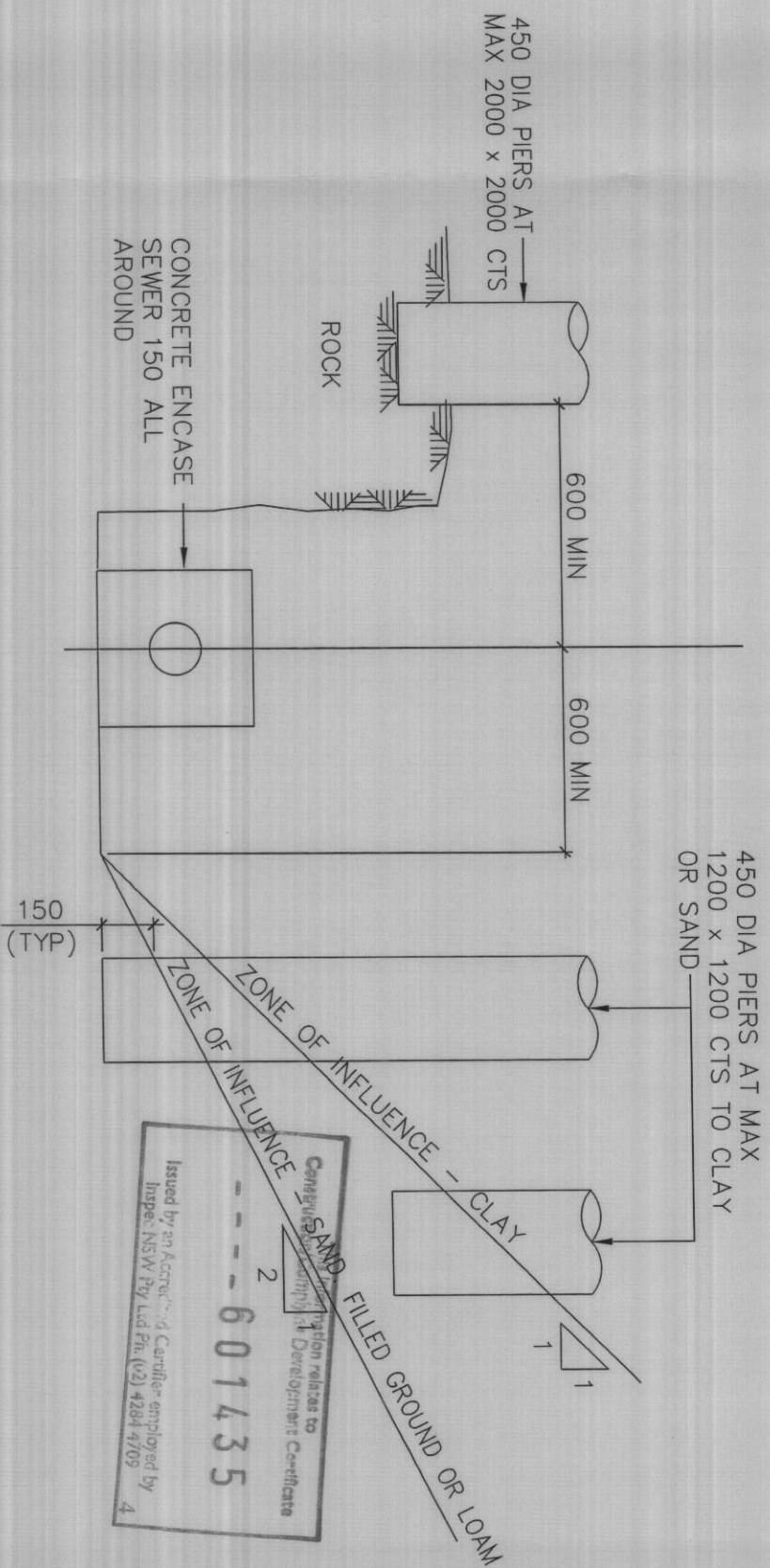
DATE: 14/02/05
DRAWN: EDH
SHEET 4 OF 6
DRAWING/CONTRACT No.
BHP 059718SC



SECTION 1
1:50



SECTION 2
1:50



SUSPENDED POOL PLANS

1:50

PIERS
F_c = 20 MPa
60 COVER TO REINFORCEMENT
PIERS TO BE FOUNDED IN UNIFORM ROCK WITH A SAFE BEARING VALUE OF 800 kPa. REFER TO THE ENGINEER IF DEPTH OF PIERS EXCEEDS 3000

Structural details only certified by:

BLUE HAVEN POOLS & SPAS PTY LTD

Keighran and Associates Pty Ltd
Consulting Structural and Civil Engineers
ABN 25 003 832 291

APPROVED

DATE 14/02/05

Site Plan & Pool Plans prepared by Blue Haven Pools & Spas Pty Ltd
68 Hume Highway Lansvale NSW 2166

Telephone: (02) 9728 0444 Fax: (02) 9728 0455

BE (Hons), MEngSci, FEAust, CPEng
Registered NPER 3719 (Structural & Civil)



PROPOSED SWIMMING POOL STRUCTURAL DETAILS

FOR Christine Rhodes

AT 13 Bilkurro Avenue BILGOLA PLATEAU

DATE: 14/02/05

DRAWN: EDH

SHEET 5 OF 6

DRAWING/CONTRACT No.

BHP 059718SC

Acmena smithii var. minor
200mm

Site Area By Boundary Dimension = 667.4m²

Site Area By Boundary Dimension = 667.4m²

Existing Built On

Concrete Driveway = 53.7 m²

Garage = 22.5 m²

Existing Built On = 175.7m² or 26.3%

Built On To Remain = ALL

Proposed Built On

Swimming Pool Surface = 31.5 m² [Excluded]

Total Proposed Built On = 00 m² or 0 %

Post Construction Built On = 175.7m² / 26.3%

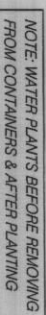
Soft Landscape > 1.5mW = 464 m2 or 69.5%

BM: Landing R.L. 130.22 (AHD)
The Pool Concrete Structure Will Be

2070mm Below The Datum (R.L. 128.15)

F	Sound Proof Filter Box
---	------------------------

1-200 @ A3



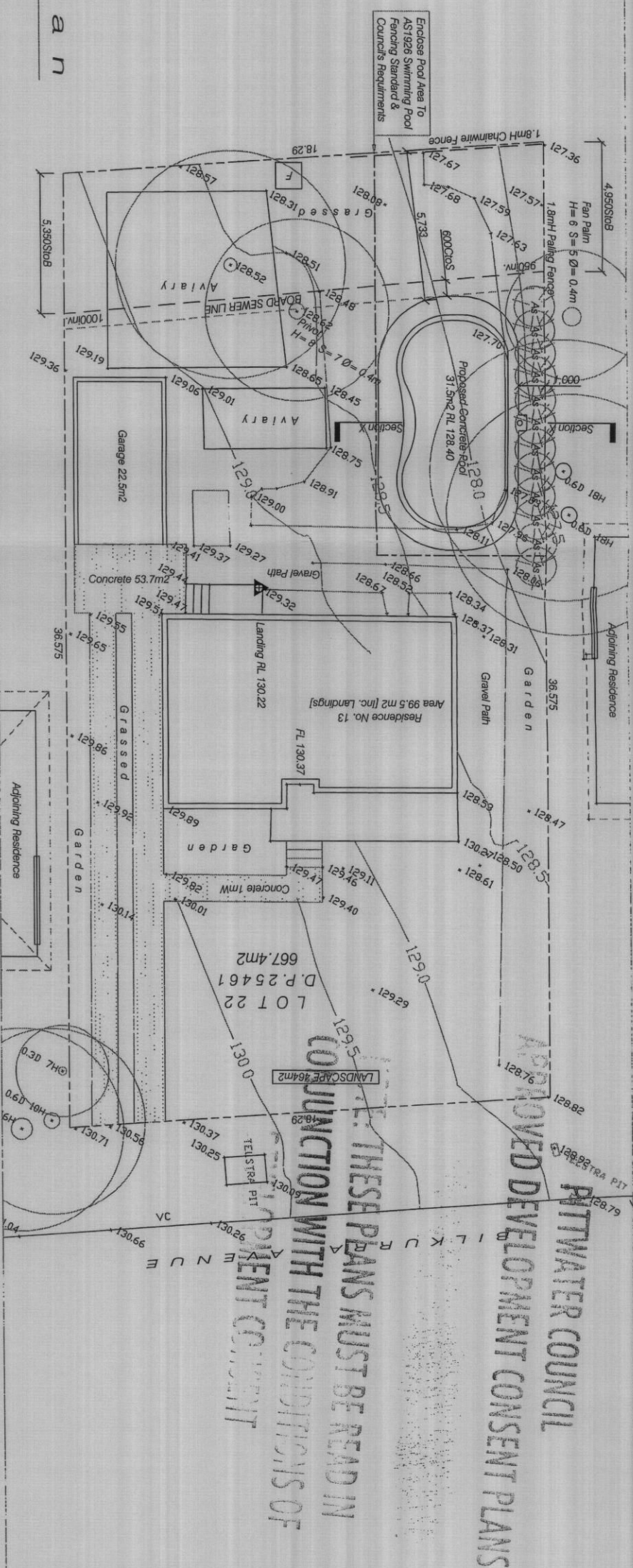
Typical Planting Detail

1:50

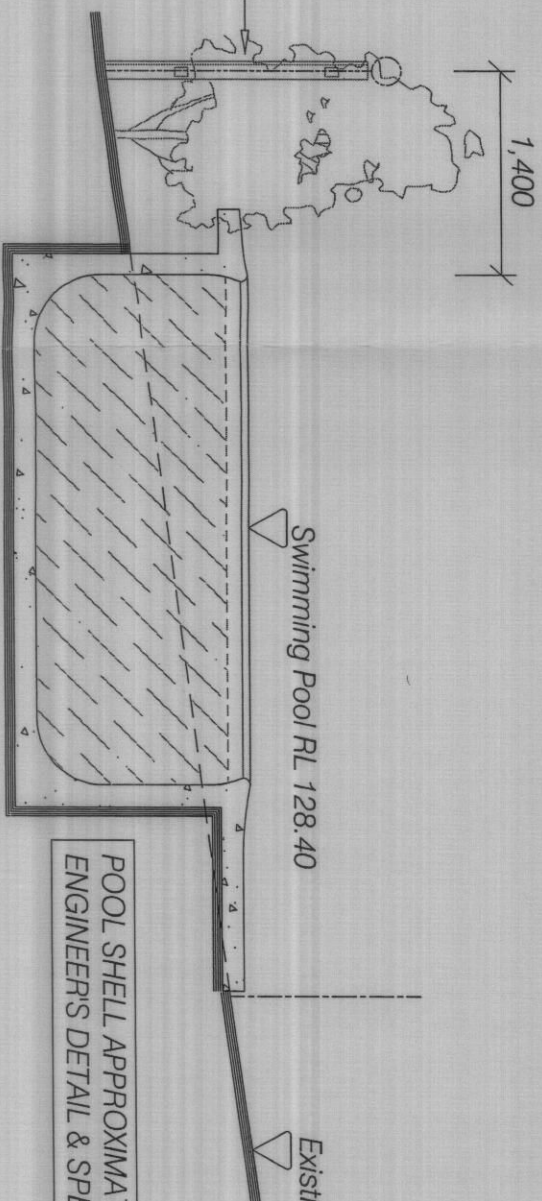
Plant Schedule

Plant Schedule					
Trees/ Shrubs					
SPECIES	COMMON NAME	AMOUNT	POT SIZE	MATURE HEIGHT/ SPACING	STAKING
Acetaria smithii var. minor [As]	Small Leaf Lily Pilly	19	200mm	4m/ @ 0.9m centres	N

WARNING- CHECK FOR UNDERGROUND SERVICES DIAL 7100 BEFORE YOU DIG



Fence Position Approx.



Swimming Pool RL 128.40

Existing Ground Level @ Section X

601435

Issued by an Accredited Carrier employed by
 United States Postal Service
 10000 15th Ave. N.E. Ph: (202) 428-4769

POOL SHELL APPROXIMATE ONLY, REFER ENGINEERS DETAIL & SPECIFICATION!

Section X

1-50 @ A3

Swimming Pool & Landscapes

Scale As Shown

Sheet 1/2

EXTRA

DRAWING-

SITE ADDRESS-

Site Plan

13 Bilkurra Avenue

Project No. 0511 Dwg. DA03

BILGOLA PLATEAU

Use Fig.
Landsc
Repro

Issue