

COMPLYING DEVELOPMENT CERTIFICATE**Complying Development Certificate Number CDC: 2011/0910 Approval Date: 27/06/11**

Issued in accordance with the provisions of the Environmental & Assessment Act 1979 under Sections 109C(1)(b) and 109F

Date Application Received: 24/06/11 Date of Lapse of Certificate : 26/06/16**Council : Pittwater****Name of Certifying Authority:** Fitzgerald Building Certifiers Pty. Ltd.
Accreditation No: ABC 2
Accredited Certifier: Paul Fitzgerald
Accreditation Body: Accreditation No: BPB 0119
BUILDING PROFESSIONALS BOARD**Applicant:** Paul & Stacey Hrobat C/- Crystal Pools
Address: PO Box 271 Pennant Hills 2120
Contact Number: 9875 4555**Owner:** Paul & Stacey
Address: 80 Irrubel Rd, Newport**Subject Land:** Lot 8 DP: 13746 No. 80 Irrubel Rd, Newport**Description of Development –** Construction of a swimming pool**Building Code of Australia Classification:** 10b **Value of Work: \$** 33,963.00**Builders Details****Name:** Crystal Pools
Licence Number: 34505
Address: PO Box 271 Pennant Hills 2120
Contact Number: 9875 4555**Approved Plans:**

Plans prepared by	Drawings No.	Dated
Crystal Pools	P01 - 04	18/05/11

Engineers details prepared by	Drawings No.	Dated
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This Certificate is approved subject to the prescribed conditions listed under Division 3 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the : Environmental Planning & Assessment Act 1979 as attached

**Council
Copy**

CERTIFICATION:

I, Paul Fitzgerald, as the certifying authority am satisfied that;

- (a) The requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 have been complied with. That is, work completed in accordance with the documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed:

DATED:

27/06/2011

PRINCIPAL CERTIFYING AUTHORITY:

Name of Certifying Authority	Fitzgerald Building Certifiers Pty. Limited
Accreditation Number	ABC 2
Accredited Certifier	Paul Fitzgerald BPB 0119
Contact Number	9980 2155
Address	1-3 Thornleigh St, Thornleigh NSW 2125

MANDATORY CRITICAL STAGE INSPECTIONS

At the Commencement of Building Works - All Buildings

After Excavation and Prior to the placement of any Footing or Pier - Class 1 & 10

Prior to Pouring of an In-Situ Reinforced Concrete Element - Class 1 & 10

Prior to the Covering of any Framework - Class 1 & 10

Swimming Pool Fencing Prior to Filling with Water - Swimming Pools Only

Prior to Covering of Waterproofing in Wet Areas - Class 1,2,3,4 & 10

Prior to Covering of any Stormwater Connections - All Buildings

After the Building Work has been completed Prior to Occupation - All Buildings

To Book an Inspection Please Call 9980 2155

SIGNED :

Dated :

27/06/2011

IMPORTANT INFORMATION REGARDING POOL FENCES

Recent changes to the swimming pools legislation requires that boundary fencing be constructed as follows

Where any boundary fence is used as part of the swimming pool barrier the boundary fence must be a minimum of 1.8m in height and have a further Non Climb Zone (NCZ) of a minimum 900mm.

Note: A boundary fence being used as a barrier for entry into a pool area is to be non-climbable from the outside of the pool area. However as noted in Part 2.3.1 of AS 1926.1 - 2007 a non climbable zone may be located on the inside of the fencing. This shall be required to be carried out by the property owner should a boundary fence be made climbable.

Notice of Commencement of Building Work

Appointment of Principal Certifying Authority

Under Environmental Planning and Assessment Act 1979
Sections 81A(2)(b)(iii) or (c), or (4)(b)(ii) or (c), 86(1) and (2)

Subject Land

Address : 80 Irrubel Rd, Newport

Lot No: 8 D.P. 13746

Description of Development

Construction of a swimming pool

Type of Work Building

Consent

DA / CDC No. : 2011/0910

Date of Determination : 27/06/11

Complying Development Certificate

Certificate No.: 2011/0910

Date of Issue : 27/06/11 Date of Commencement : 29/06/11

Principal Certifying Authority

Name of Certifying Authority : **Fitzgerald Building Certifiers Pty Ltd**
Accreditation No.: **ABC 2**
Accredited Certifier: **Paul Fitzgerald**
Accreditation No: **BPB 0119**
Contact No.: **9980 2155**

Address : **1-3 Thornleigh St, Thornleigh**

Compliance With Development Consent / Complying Development Certificate

Have all conditions required to be satisfied prior to commencement of work been satisfied?:
(Conditions may include payment of security, S94 contributions, endorsement of building work plans by water supply authority)

Yes

☒

No

☐

SIGNED :

Dated : 27/06/2011

Conditions of Consent

(State Environmental Planning Policy – Exempt and Complying Development Codes 2008)

Conditions applying before works commence

Protection of adjoining areas

- (1) A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:
- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - (b) could cause damage to adjoining lands by falling objects, or
 - (c) involve the enclosure of a public place or part of a public place.

Demolition

All demolition work must also comply with Australian Standard AS 2601 - The demolition of structures.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction fences.

Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
- (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Notification to Neighbours

The person having benefit of the complying development certificate must give at least 2 days notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

Conditions applying during the works

Note. The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

Hours of Construction or Demolition

Construction or demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction or demolition is to be carried out at any time on a Sunday or a public holiday.

Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Demolition materials and waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Construction requirements

Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

Utility services

If the complying development requires alteration to, or the relocation of, utility services on the lot on which the complying development is carried out, the complying development is not complete until all such works are carried out.

Note. A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Condition Relating to shoring and adequacy of adjoining property

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the persons own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

ADVICE TO NEIGHBOURS - WORKS COMMENCING

This is to notify you that it is intended that work will soon be commenced on a development at a property near you. The work has been authorised by a complying development certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Particulars relating to the work and the complying development certificate are set out below.

Development Address

Address: 80 Irrubel Rd, Newport
Lot: 8 DP: 13746

Name of Applicant

Paul & Stacey Hrobat C/- Crystal Pools

Description of Development

Construction of a swimming pool

Council Area

Pittwater

Details of Complying Development Certificate

Issued by: Fitzgerald Building Certifiers Pty Ltd

Accreditation No: ABC 2

Complying Development Certificate No: 2011/0910

Date of Certificate: 27/06/11

Date from which works can commence: 29/06/11

Note: A copy of the complying development certificate, including related plans and specifications, is available for inspection at the Councils Principal office free of charge, during the Councils ordinary office hours.

Signed: Date: 27/06/11
(Applicant)

SECTION 1: APPLICATION FORM
APPLICATION FOR CONSTRUCTION/COMPLYING DEVELOPMENT CERTIFICATE
Principle Certifying Authority Agreement
Issued under the Environmental Planning & Assessment Act 1979

Privacy policy – The information you provide in this application will enable your application to be assessed by the certifying authority under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Fitzgerald Building Certifiers if the information you have provided in your application is incorrect or requires modification.

☐ Construction Certificate ☒ Complying Development Certificate
Dev. Application No: _____ ☐ Engagement As PCA
Approval Date: _____ ☐ Application for Occupation Certificate

APPLICANT (This Must Be The Owner)

Name: PAUL & STACEY HROBAT
Postal Address: 80 IRRUBEL RD, NEWPORT 2106
Ph: - Email: -

LAND TO BE DEVELOPED

Address: 80 IRRUBEL RD NEWPORT 2106
Lot: 8 DP: 13746 Council Area: PITTWATER.

DETAILS OF DEVELOPMENT

Description of work: CONSTRUCTION OF A SWIMMING POOL
Estimated Cost of Works \$33963

DETAILS OF BUILDER

Name: CRYSTAL POOLS License No: 34505
Address PO BOX 271 PENNANT Ph No: 9875 4555
HILLS
2120

SECTION 2: 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 Appointer and the Local Council. The proposed PCA or Fitzgerald Building Certifiers will not accept any responsibility for any damages, losses or delays suffered by the Appointer as a result of omissions or errors contained within this form or failure of the Appointer 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 of the form.

Fitzgerald Certifiers does not undertake quality control inspections. Critical stage inspections do not provide the level of supervision required to ensure that minimum standards and tolerances are achieved, this function is the responsibility of the principle contractor or owner builder.

Terms and Conditions

1. All information provided by the Appointer 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 Appointer 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 Appointer is obliged to keep the PCA informed of any changes to the details of Principal Contractor (Builder) and any relevant insurances required by the builder. Failure to meet this obligation will result in the Appointer indemnifying the PCA against any losses or suffering as a result of non compliance with the legislative requirements.
4. The Appointer is responsible for ensuring that a copy of 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 Appointer 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 fax, post or email.
6. 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.
7. The PCA does not undertake detailed quality control inspections and the role of the PCA is primarily to ensure that the development proceeds in accordance with the consent, Construction Certificate and that the development, is fit for occupation in accordance with its classification under the Building Code of Australia. Critical Stage Inspections do not provide the level of supervision to ensure that the minimum standards and tolerances specified by the "Guide to Standards and Tolerances" ISBN 0 7347 6010 8 are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

Further, The PCA does not adjudicate, on building contract disputes between the principal contractor, contractors or owner.

Fees

Failure to pay the prescribed Appointment of PCA fee will generally result in a refusal to accept the appointment of PCA. Should an appointment be accepted and payment not honored, the Appointer will be ultimately liable for unpaid fees, regardless of whether the fee was paid directly to the Builder, and any associated debt recovery costs plus interest incurred from the time of the appointment.

It is noted that the PCA and/or Fitzgerald Building Certifiers 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.

Section 3: Declaration By The Appointer/s

I/We the aforementioned persons as described as the Appointer/s in the PARTICULARS section hereby declared the following that:

1. I/We "have the benefit of the Development Consent or Complying Development Certificate" within the meaning and under EP&A 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 PARTICULARS section in a correct and accurate manner and hereby indemnify the appointed PCA and Fitzgerald Building Certifiers against any damage, losses or suffering as a result of incorrect information provided under that section.
3. I/We hereby consent to the Builder as shown within the "Particulars" section of 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 EP&A Act 1979.
4. I/We have read, understood and hereby accept the terms and conditions outlined within the PCA Service Agreement on this form.
5. I/We understand that the Appointment of the PCA is not taken to be have been accepted until a copy of the acceptance has been signed by the proposed PCA and released to the Appointer and Council, effective from the date of the acceptance.
6. I/We understand that the Commencement of Building Work cannot be any earlier than 2 business days after the appointment of PCA has been accepted and therefore declare that no building works will commence until after such date.
7. I/We authorise the right of entry for any certifying authority arranged by Fitzgerald Accredited Certifiers to carry out inspection required by the PCA under this agreement.
8. I/We authorise the transfer of PCA to another employee of Fitzgerald Building Certifiers if the original PCA ceases employment with Fitzgerald Building Certifiers for any reason or becomes unable to fulfill their duties as the PCA at no cost to Fitzgerald Building Certifiers.
9. I/We understand the appointment of PCA will not be accepted by Fitzgerald Building Certifiers until documentation of required insurances or owner builder permit is submitted to Fitzgerald Building Certifiers, in accordance with the Home Building Act 1998.
10. I/We understand that it is my/our responsibility to ensure that sufficient notice is given to Fitzgerald Building Certifiers, 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.
11. 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 Home Building Act 1989 are in place.

Section 4: Owners Declaration/Signatures

OWNERS DECLARATION

I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in Section 1 of the Application Form hereby declare the following:

1. I, to the best of my knowledge, have completed all details in the Application Form in a correct and accurate manner and hereby indemnify Fitzgerald Building Certifiers against any damages, losses or suffering as a result of incorrect information provided under that section.
2. I have obtained consent from the owner/s of the property as indicated in the PARTICULARS section to apply and obtain a Construction Certificate. Such written consent will be provided with this application.
3. I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
4. I understand that the Application for a/the Construction Certificate is not complete until all required documentation has been received by Fitzgerald Building Certifiers.
5. I understand that the Application for and acquisition of a/the Construction Certificate does not authorise Commencement of Building Work. (Refer to appointment of PCA on Fitzgerald Building Certifiers PCA Form.)

As owners of the above mentioned property we consent to this application.

As owners of the above mentioned property I/we wish to appoint Paul Fitzgerald as PCA

Owners Signature/s: SEE ATTACHED
CONSENT LETTER.

Date _____

Name/s:

STATEMENT OF CONSENT TO LODGE DEVELOPMENT &
CONSTRUCTION CERTIFICATE APPLICATION

I/We Paul Hrobat Stacey Hrobat
(PRINT NAME)

Hereby certify that we are the owners of the land known as:

80 IRRUEL R.D NEWPORT 2106
(PRINT PROPERTY ADDRESS)

and I/We consent to CRYSTAL POOLS
(PRINT NAME OF BUILDER)

to process Application to Council on behalf of the Applicant/Owner for a Development and
Construction Certificate for the erection of:

Swimming Pool
(PRINT TYPE OF BUILDING) on my/our land.

Paul Hrobat Hrobat
(SIGNED)

28/2/11
(DATE)

STATEMENT OF CONSENT FOR COUNCIL'S OFFICERS TO CARRY OUT INSPECTIONS
WAIVER OF REQUIREMENTS OF SECTION 193
LOCAL GOVERNMENT ACT 1993

I/We Paul Hrobat Stacey Hrobat
(PRINT NAMES)

hereby declare that I/We are the owner/s of the premises (land) known as:

80 IRRUEL R.D NEWPORT 2106
(PRINT PROPERTY ADDRESS)

and waiver the requirements of Section 118 of the Environmental Assessment Act 1997 regarding
notice of entry by Councils and instead consent to the Council of P. Hunter
by its authorised persons entering the premises, without first having given notice, for the purpose of
carrying out all, or any inspections which it may deem appropriate in connection with the processing of
the Development and Construction Certificate Applications for the property, and in connection with
any inspections during and at the completion of construction of the building.

Paul Hrobat Hrobat
(SIGNED)

28/2/11
(DATE)

Home Warranty
Insurance
Certificate of Insurance
Brokers Schedule

Policy Number
BN-0035433-BWI-82



Home Warranty
Insurance Fund

Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300 790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



ANNIS PARISI PTY LIMITED
P O BOX 937
BAULKHAM HILLS NSW 1755

Name of Intermediary
ANNIS PARISI PTY LIMITED

Account Number
BN-2031409

Date Issued: 16/03/2011

Policy Schedule Details

Builder	Business Address
CRYSTAL POOLS PTY LTD	PO BOX 271 PENNANT HILLS 2120
ABN / ACN	81 002 172 063
Licence Registration Number	U34505
Type of Insurance	RESIDENTIAL BUILDERS' WARRANTY INSURANCE
Construction Works	SWIMMING POOLS
At	80 IRRUBEL ROAD NEWPORT NSW 2106
State	NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$33,963.00	16/03/2011	16/03/2012

Building Owner / Beneficiary PAUL & STACEY HROBAT

Limit of Indemnity	As defined in the State statute pertaining to the risk as at the certificate issue date
Period of Insurance	As defined in the State statute pertaining to the risk as at the certificate issue date
Expiry Date	As defined in the State statute pertaining to the risk as at the certificate issue date

Premium

Base Premium	Levies	Stamp Duty	GST	Total Premium
\$306.00	\$0.00	\$30.29	\$30.60	\$366.89

QM2771-0910



CRYSTAL POOLS

PTY.
LTD.

1 Central Ave, Thornleigh 2120

Ph: 9875 4555 Fax: 9484 1019

Builder Licence No: 34505

Paul & Stacey Hrobat

80 Irrubel Rd, Newport, NSW 2106

A	18.05	ISSUED FOR CONSTRUCTION	CMF
REV.	DATE	AMENDMENT	DRAWN

JOB #: 12421

Swimming Pool Stamp

Permits are required to fill all new swimming pools with a capacity greater than 10,000L. Contact Sydney Water on 13 20 92 during business hours. Fines of \$220 will apply for filling pools without a permit

BOARD SEWER

POOL VOLUME = 26,153 L

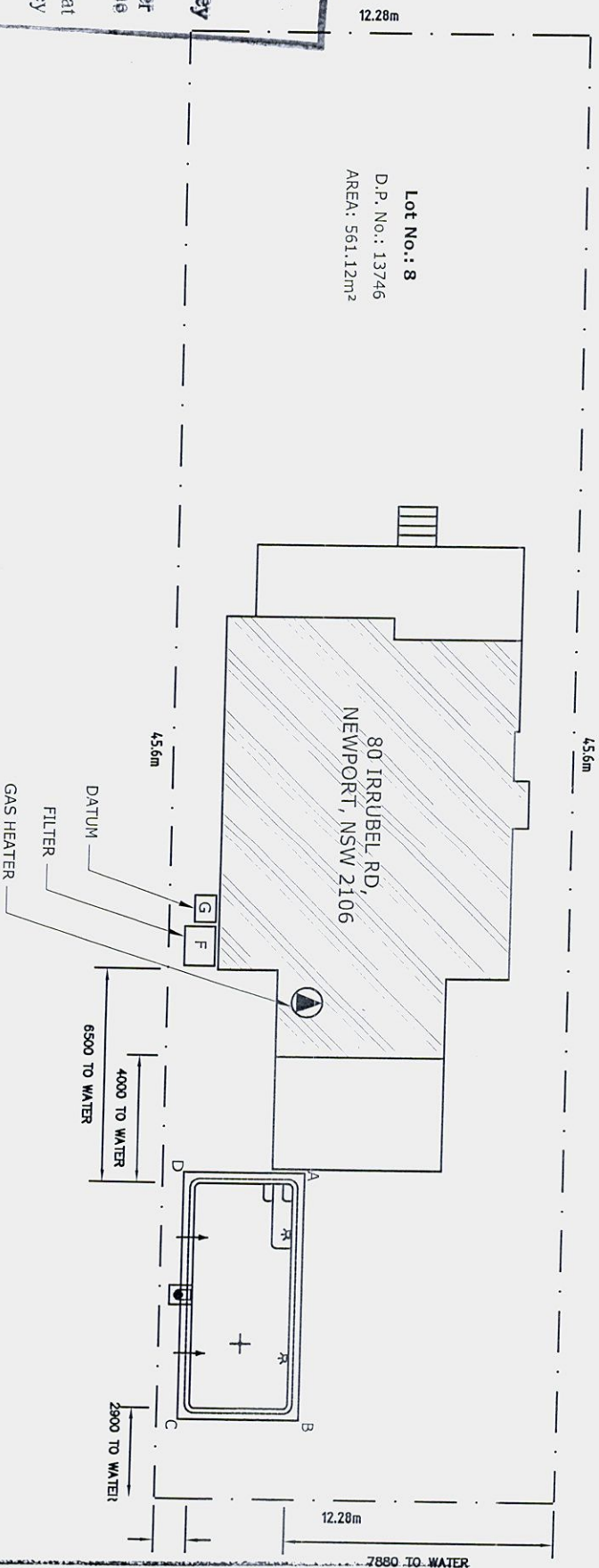
SYDNEY WATER APPROVED

1. Position of structure in relation to Sydney Water's assets is satisfactory.
2. Connections to Sydney Water sewer services may only be made following the issue of a permit to a licensed plumber/drainlayer.
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 1994, AS 3500 and the NSW Code of practice.
5. Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Rood, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.
6. Property No. 3425769

Reece, Thornleigh,
Quick Check Agent on behalf of
SYDNEY WATER

Per: 15.6.11

SITE PLAN SCALE 1:200



SYDNEY WATER

FILLING OF SWIMMING POOLS

The water supply to the pool must be drawn from a metered service and any tap or hose used to fill the pool must be at least 150mm above the highest possible water level of the pool.

EMPTYING OF SWIMMING POOLS

- Pools emptying into Sydney Water's Sewer must:
- a) Discharge into a gully through a pipe.
 - b) Discharge only in dry weather with prior approval from Sydney Water's Customer Centre.

NOTE: IT IS PROHIBITED TO DISCHARGE POOL WATER INTO ANY OF SYDNEY WATER'S VACUUM SYSTEM SEWERS.

Reece, Thornleigh
Quick Check Agent on behalf of
SYDNEY WATER

Per: 15.6.11

REV.	DATE	AMENDMENT	CMF	DRAWN	REV.	DATE	AMENDMENT	DRAWN
A	18.05	ISSUED FOR CONSTRUCTION						



Innovative Building Systems Australia Pty Ltd
14 Monterey Parade, Ermington Heights NSW 2115
www.ibsaustralia.com.au Ph: 0414 555 991 Fax: 02 9804 8724
A/CN: 44 124 486 497
APPROVED DATE 18.05.2011
CHRISTIAAN FITZSIMON BSC-BE MIECAUST # 893546



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SEPTEMBER 2007

PROPOSED SWIMMING POOL
FOR: Paul & Stacey Hrobat
AT: 80 Irrubel Rd, Newport, NSW 2106

CRYSTAL
POOLS PTY.
LTD.

1 Central Ave, Thornleigh 2120
Ph: 9875 4555 Fax: 9484 1019
Builder Licence No: 34505

DATE
18.05.2011

JOB NUMBER
12421

DWG. No.

P01

REV: 1/1

Fitzgerald Building Centre

POOL LOCATION:

CUSTOMERS MUST SATISFY THEMSELVES TO THE CORRECT LOCATION OF THE POOL SET OUT PEGS PRIOR TO THE COMMENCEMENT OF THE EXCAVATION. DIMENSIONS:

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE. FOUNDATIONS:

1. TO BE NATURALLY OCCURRING MATERIAL CAPABLE OF BEING EXCAVATED TO A VERTICAL FACE AND OF MINIMUM SAFE BEARING CAPACITY OF 50kPa.
2. UNDERSIDE OF THE CONCRETE FLOOR TO BE SEPARATED FROM THE UNDERLYING MATERIAL BY A LAYER OF APPROVED MEMBRANE.

REINFORCEMENT

1. ALL RODS TO BE GRADE 230 DEFORMED BARS IN ACCORDANCE WITH A.S.1302 UNLESS NOTED OTHERWISE.
2. RODS TO BE LAPPED A MINIMUM OF 400mm AND TO BE WIRE TIED AT EACH 2ND INTERSECTION.
3. REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR COVER OF CONCRETE:

- (a) WALLS AND STEPS 50mm INSIDE FACE.
- (b) FLOOR AND COPING 50mm TO TOP OF CONCRETE.
- (c) WIDTH OF COPING FINISH IS APPROXIMATE.
- (d) EARTH FACES 65mm.
- (d) FORMWORK FACES 40mm.

4. WHERE COPING IS MORE THAN 150mm ABOVE NATURAL GROUND LEVEL THE HORIZONTAL REINFORCEMENT IS TO BE INCREASED TO S12 AT 200 FOR A DISTANCE OF 400mm BELOW NATURAL GROUND LEVEL.

CONCRETE

1. MATERIALS AND WORKMANSHIP GENERALLY TO CONFORM TO THE REQUIREMENTS OF A.S. 3600-2001 & A.S. 2783-1992.
2. CONCRETE DESIGN STRENGTH (f'c) TO BE MIN. 25 MPa AT 28 DAYS, UNLESS OTHERWISE STATED.
3. CONCRETE TO BE PNEUMATICALLY PLACED PREFERABLY IN A SINGLE UNINTERRUPTED OPERATION. SHOULD A BREAKDOWN OF PLANT OCCUR THE CONSULTING ENGINEERS MUST BE NOTIFIED IMMEDIATELY.

CONCOURSE

ONLY OPEN TYPE OR GLASS PANEL FENCING TO 1.2m HIGH MAY BE SUPPORTED OFF CONCOURSE AS DESIGNED. ALL FENCING TO BE IN ACCORDANCE WITH A.S. 1926.1-2007, AS 1926.2-1995 AND THE ERECTION OR ALTERATION TO BE THE RESPONSIBILITY OF THE APPLICANT. THE FENCING IS PART OF THE APPLICATION.

EMPTYING POOL

POOL TO BE EQUIPPED WITH HYDROSTATIC PRESSURE RELIEF VALVE TO SAFEGUARD AGAINST EXTERNAL WATER PRESSURE WHEN POOL IS EMPTY. DESPITE THIS PROVISION THE APPROVAL OF CRYSTAL POOLS PTY LTD MUST BE OBTAINED BEFORE EMPTYING POOL.

DIVING

THIS POOL IS NOT DESIGNED FOR DIVING.

PROPOSED SWIMMING POOL

FOR: Paul & Stacey Hrobat

AT: 80 Irrubel Rd, Newport, NSW 2106

CRYSTAL

POOLS PTY. LTD.

1 Central Ave, Thornleigh 2120

Ph: 9875 4555 Fax: 9484 1019

Builder Licence No: 34505

DATE
18.05.2011

JOB NUMBER
12421

DWG. No.

P02

REV. A part of the approved
Certification issued by

Fitzgerald Building Certifiers Pty Limited



ELEVATION A-B



ELEVATION B-C

ELEVATION A-D

ELEVATION D-C

LEVELS FOR COUNCIL APPROVAL

DATUM: FFL of House (Kitchen)

TOP OF FINISHED POOL RELATIVE TO DATUM

LEVEL

A	+300	RL	----
B	+300	RL	----
C	+300	RL	----
D	+300	RL	----

REV.	DATE	AMENDMENT	DRAWN
A	18.05	ISSUED FOR CONSTRUCTION	CMF



Innovative Building Systems Australia Pty Ltd
14 Monterey Parade, Ermington Heights NSW 2115
www.ibsaut.com.au
Ph: 0414 555 991 Fax: 02 9804 8724
ACN: 44 124 486 497
APPROVED
DATE 18.05.2011

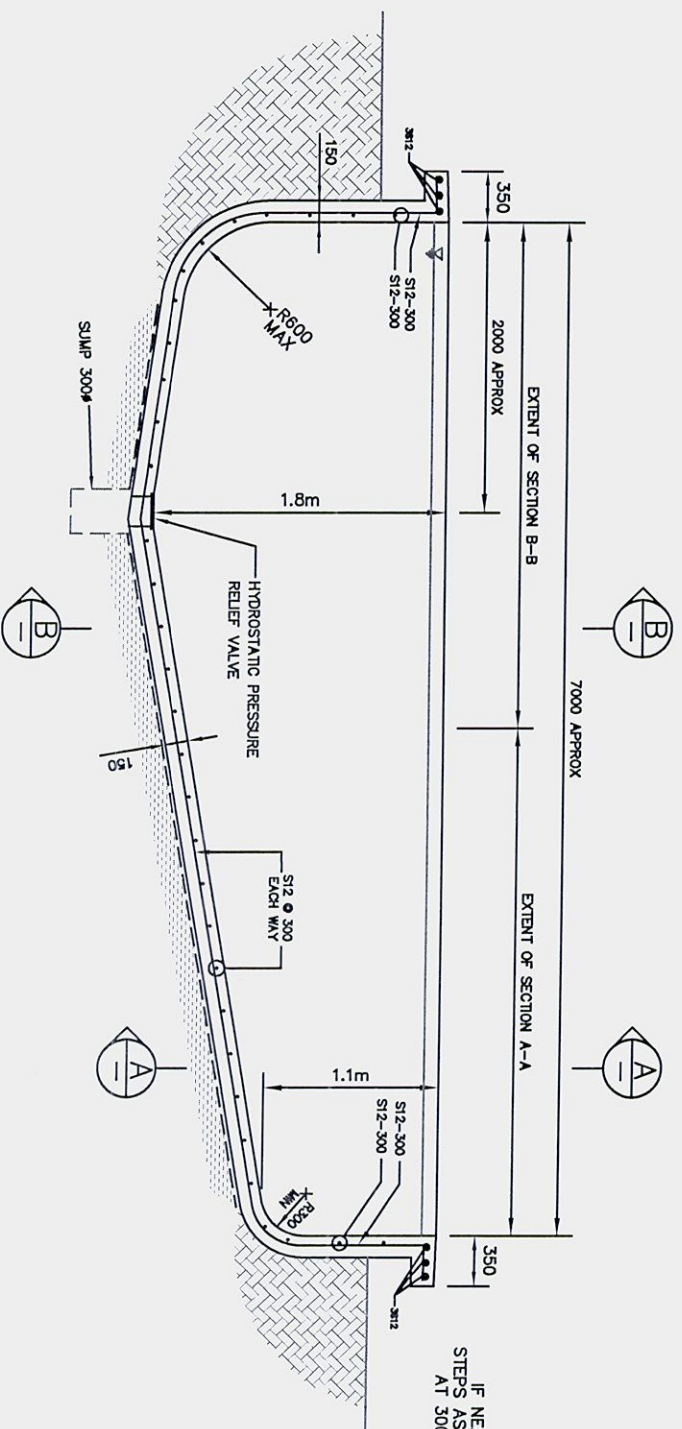
CHRISTIAAN FITZSIMON BSC BE MIFAUST # 987246



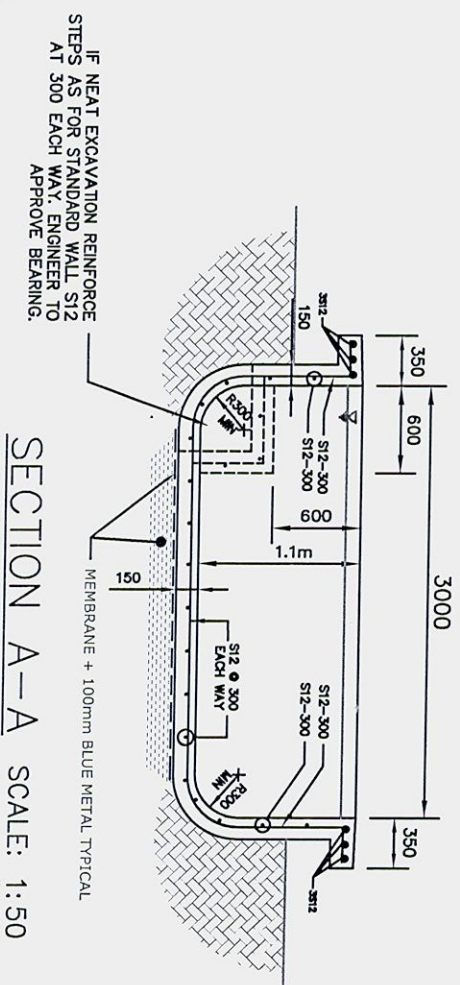
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SEPTEMBER 2007

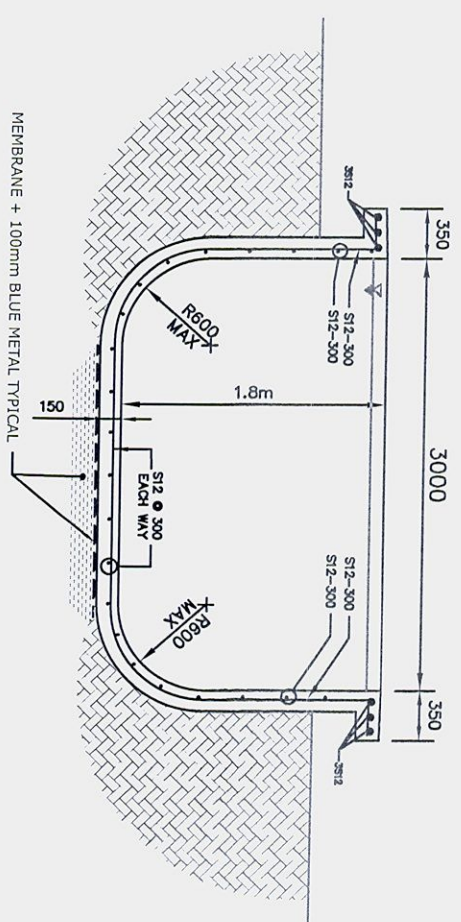




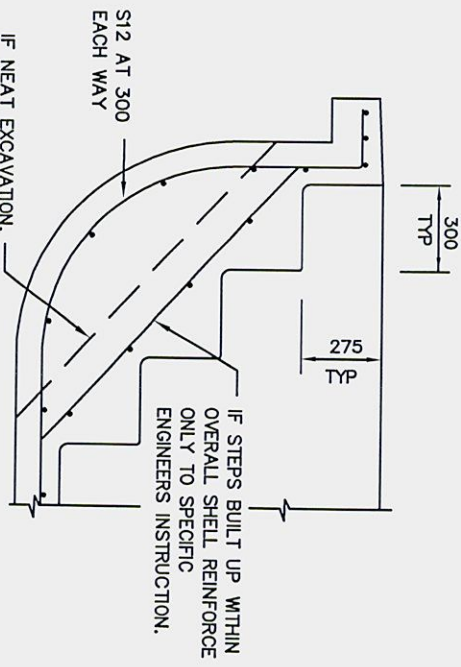
LONGITUDINAL SECTION SCALE: 1:50



SECTION A-A SCALE: 1:50



SECTION B-B SCALE: 1:50



STEPS DETAIL

NOTE:
FOR COPINGS OF WIDTH GREATER THAN 300mm
NOTE THAT POSITION OF THE HORIZONTAL REINFORCEMENT
CHANGES TO THE OUTSIDE OF THE VERTICAL
REINFORCEMENT

PROPOSED SWIMMING POOL
FOR: Paul & Stacey Hrobat
AT: 80 Irrubel Rd, Newport, NSW 2106

REV.	DATE	AMENDMENT	CMF	DRAWN	REV.	DATE	AMENDMENT	DRAWN
A	18.05	ISSUED FOR CONSTRUCTION						



Innovative Building Systems Australia Pty Ltd
14 Monterey Parade, Epping NSW 2115
Ph: 0414 555 991 Fax: 02 8004 8724
ACN: 44 124 486 497
www.ibs.com.au
APPROVED
DATE 18.05.2011

CHRISTIAN FITZSIMON SSC BE MEASUR # 897546



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SEPTEMBER 2007



CRYSTAL
POOLS PTY.
LTD.

DATE
18.05.2011

JOB NUMBER
12421

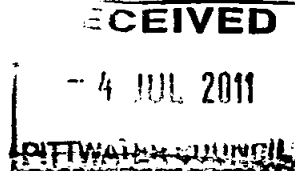
DWG. No.

1 Central Ave, Thornleigh 2120
Ph: 9875 4555 Fax: 9484 1019
Builder Licence No: 34505 Certificate # REWEAby

Innovative Building Systems Pty Limited



1-3 Thornleigh St
Thornleigh NSW 2120
Phone: 9980 2155
Fax : 9980 2166
Email : Admin@fbcc.com.au



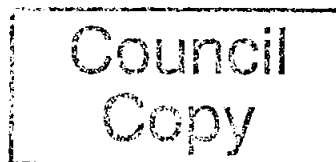
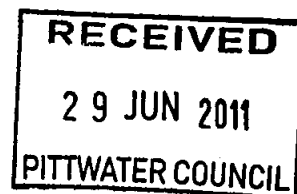
Address: 80 Irrubel Rd, Newport

Please find attached cheque relating to the above address.
Listed below is the breakdown of council fees:

Fee	Amount
Long Service Levy	\$ 118.00
Damage Bond	
Infrastructure Restoration	
Damage Inspection Fees	
Section 94 Contributions	
Enforcement Levy	
Administration Fees	
Security Deposit	
Inspection Fee	
Security Bond	
Total	\$ 118.00

Fee Information Supplied By:

Council Contact:	
Time:	
Date:	
Comments:	



RN: 304038