



PITTWATER COUNCIL



ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018, Mona Vale

Environmental Compliance
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1111

7 September 2009

Frank & Marie Nero
13 Alameda Way
WARRIEWOOD NSW 2102

COPY

Dear Frank and Marie Nero

**Re Modified Construction Certificate CC0246/09
Property 13 ALAMEDA WAY WARRIEWOOD NSW 2102**

Please find enclosed your approved Modified Construction Certificate and stamped plans

Yours faithfully
Development Compliance Group

Per



PITTWATER COUNCIL

Construction Certificate No: CC0246/09

Site Details **13 ALAMEDA WAY WARRIEWOOD NSW 2102**

Legal Description **Lot 21 DP 228171**

Type of Development **Building Work**

Description **Modified Construction Certificate – Alteration to swimming pool shape and volume only**

Associated Development Consent No **N0210/09** Dated **15/07/2009**

Building Code of Australia Certification **Class 10b**

COPY

Details of plans, documents or Certificates to which this Certificate relates

- **Swimming pool site plan and structural engineering details prepared by John Cavasinni and Associates P/L Drawing No.- 2009PR1063A Sheet 1/2 and Sheet 2/2 Amendment A dated 3 September 2009**
- **BASIX Certificate number A66155 dated 5 September 2009**

I hereby certify that the above plans, documents or Certificates satisfy

- The relevant provisions of the Building Code of Australia, and
- The relevant conditions of Development Consent No N0210/09

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 and Assessment Regulation, referred to in section 81A(5) of the Environmental Planning and Assessment Act, 1979

Darren Greenow
Development Compliance Group

7 September 2009
Date of Endorsement

Note You are reminded that pursuant to provisions of Clause 81A, you must nominate whether Council or an accredited certifier will be the principal certifying authority, also you must give notice to Council of your intention to commence work at least two days beforehand

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number A66155

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions," dated 29/9/2006 published by Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Saturday, 05 September 2009



NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	13 Alameda Way, Warrewood (Rev 2)
Street address	13 Alameda Way Warrewood 2102
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 228171
Lot number	21
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa)

PITTWATER COUNCIL CONSTRUCTION CERTIFICATE	
Number	CC 0246109 mod
This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate	
Endorsed by	
Date	07 SEP 2009

Pool and Spa		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool				
The swimming pool must be outdoors	✓	✓	✓	✓
The swimming pool must not have a capacity greater than 36 kilolitres	✓	✓	✓	✓
The swimming pool must have a pool cover		✓	✓	✓
The applicant must install a pool pump timer for the swimming pool		✓	✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development solar only		✓	✓	✓

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps			✓	✓
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating			✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating			✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating			✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists					
Construction		Additional insulation required (R-value)		Other specifications	
concrete slab on ground floor		nil			
floor above existing dwelling or building		nil			
external wall external insulated façade system (EIFS)(façade panel 70 mm)		nil			
flat ceiling, pitched roof		ceiling R2 50 (up), roof foil/sarking	dark (solar absorptance > 0.70)		
			✓	✓	✓

Glazing requirements

Show on
DA Plans

Show on
CC/CDC
Plans &
specs

Certifier
Check

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below
Relevant overshadowing specifications must be satisfied for each window and glazed door

The following requirements must also be satisfied in relation to each window and glazed door

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions

Each window or glazed door with improved frames, or polylytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions The description is provided for information only Alternative systems with complying U-value and SHGC may be substituted

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window The spacing between battens must not be more than 50 mm

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W1	E	0.72	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single polylytic low-e, (U-value 5.7, SHGC 0.47)	✓	✓	✓
W2	E	0.72	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single polylytic low-e, (U-value 5.7, SHGC 0.47)	✓	✓	✓
W3	N	0.6	0	0	none	standard aluminium, single polylytic low-e, (U-value 5.7, SHGC 0.47)	✓	✓	✓

Glazing requirements							Show on DA Plans		Show on CC/CDC Plans & specs		Certifier Check	
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type						
W4	W	1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
W5	S	1.62	0	0	none	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)						
W6	N	2.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
W7	N	0.7	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
W8	N	1.62	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
W9	N	2.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
W10	W	0.75	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
D1	S	10.29	0	0	none	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)						
D2	N	5.04	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)						
D3	S	0.6	0	0	none	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)						
D4	S	6.72	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)						
D5	S	5.67	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value 7.63, SHGC 0.75)						

Legend

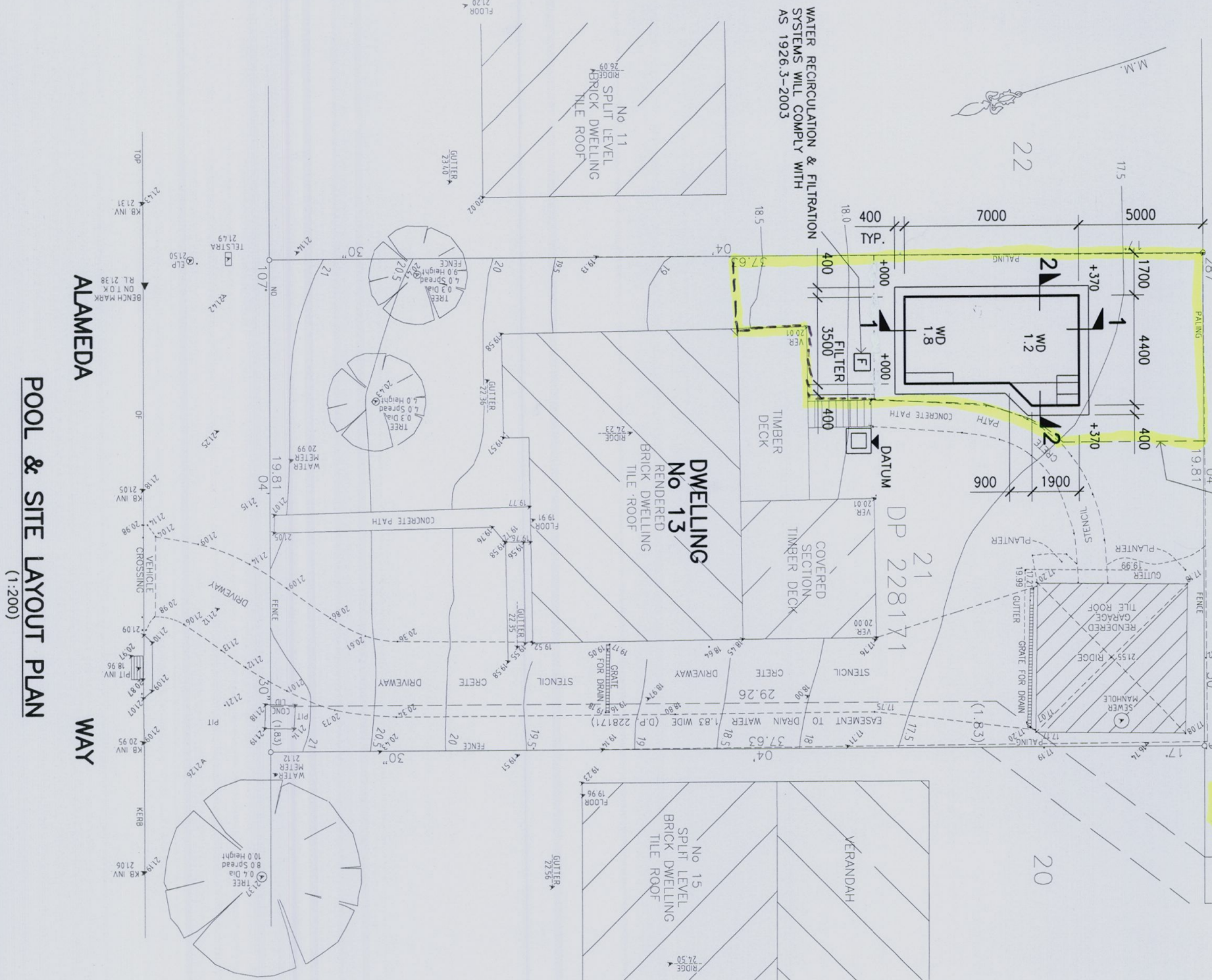
In these commitments, "applicant" means the person carrying out the development

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development)

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued

CHILDPROOF FENCE 1.2m HIGH
WITH SCSL GATE WILL COMPLY
WITH AS 1926.1-2007 and Swimming Pools Act 1992.



CONSTRUCTION NOTES:

- General
- G1 These specification are to be read in conjunction with the Architectural drawings.
- G2 Do not scale off any of the details use written dimensions only.
- G3 Structure to be kept in a stable condition and no part is to be overstressed.
- G4 All workmanship and materials to be in accordance with the relevant codes and ordinances.
- G5 Pool not designed for surcharge loading from other structures.
- G6 Builder to note that records must be kept as outlined in clause 6.4 of AS2783.
- G7 Wall thicknesses shown have no negative tolerances.
- G8 Pool must not be emptied until ground water pressures have been removed from pool base and wall.
- G9 Pool construction to conform with AS2783.
- G10 These details are primarily for structural details. All other ancillary information has been given by others and so we take no responsibility.

Foundation

- F1 Pool is to be founded on approved natural ground with a bearing capacity of at least 100 kpa.
- F2 Pool wall can project a maximum of 600mm out of natural ground with that wall having bearing on at least 100 kpa. If > 600mm protrusion engineer to be notified and revised details given.
- F3 Excavation to be kept free of water. If surface deteriorates loose or soft material is to be removed.
- F4 Pool suitable for site Classed A, S or M as per AS2870 any other condition and engineer is to be notified and details modified.
- F5 Foundation material to be approved by engineers prior to pouring of shell.

- Concrete
- C1 All workmanship and materials to be in accordance with AS3600.
- C2 Concrete quality.
- C3 Cement content $\leq 280 \text{ kg/m}^3$
- C4 Clear concrete cover to reo. Exposure

schedule	
Coping width CW	Reo required
200	2512
300	3512
400	4512
600	6512
900	8512

- Cover
- Internal Finish : As Req'd.
- Pool Data
- Maximum depth 1.80 M
- Maximum length 7.0 M

- C5 Sizes of concrete do not include applied finishes.
- C6 Construction joints located to the approval of the Engineer.
- C7 Contractor to notify Engineer 24hrs prior to any concrete being poured.
- Reo
- R1 All reinforcement shall comply with AS1304.
- R2 Reinforcement to be supported on approved chairs spaced 1000 max.
- R3 Min Lop S12 bars - 450mm

DATUM POINT

TOP OF SANDSTONE SURROUND

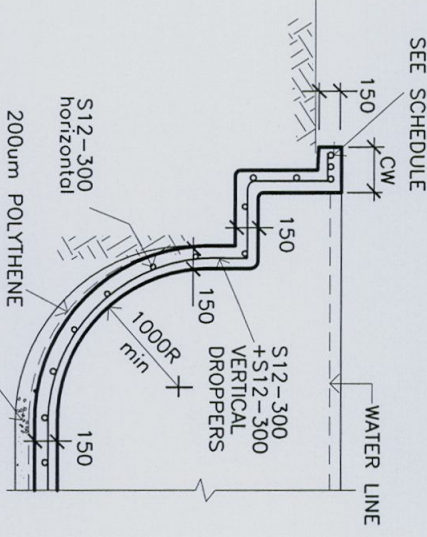
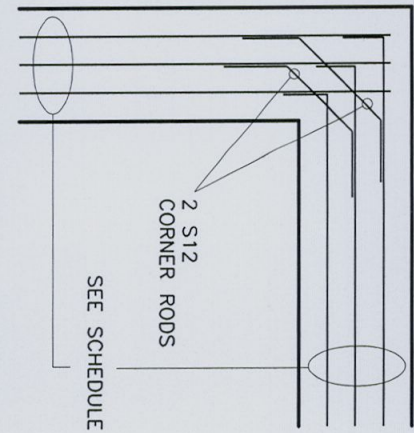
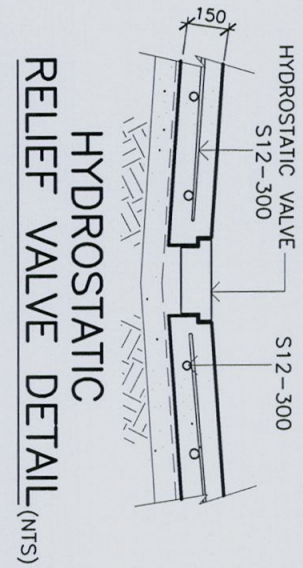
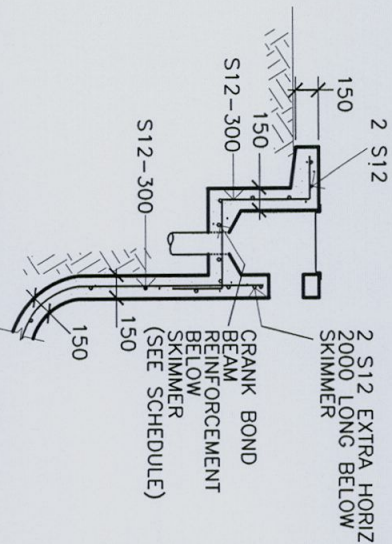
PITWATER COUNCIL CONSTRUCTION CERTIFICATE
Number: CC 0246109 mrd
This is a copy of submitted plans, documents or
Certificates associated with the issue of the
OFFICIAL POND CERTIFICATE.
Endorsed by: *[Signature]* 02 SEP 2009

POOL COPING LEVEL

TOP OF FINISHED COPING TO BE
360mm BELOW THE DATUM POINT

BASIX NOT REQUIRED
POOL CAPACITY 35.80KL.

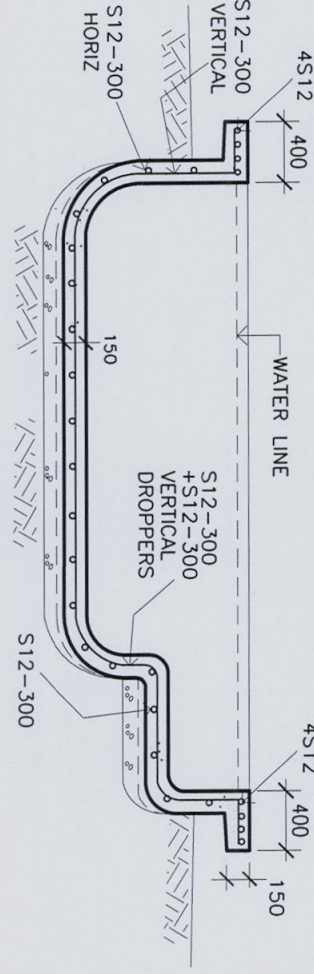
PACIFIC POOLS P/L (ACN 067 579 195) 84 THIRD RD, BERKSHIRE PARK 2765 Licence No 62686C Ph 9897 5566		JOHN CAVASINNI & ASSOC. P/L CIVIL & STRUCTURAL ENGINEERING CONSULTANTS ACN 000 906 936 Ph: 9620 1161 P O BOX 22 1838 THE HORSLEY DR HORSLEY PARK 2175 Mobile: 0418 25 8645	
PROJECT	PROPOSED REINFORCED CONCRETE POOL 13 ALAMEDA WAY WARRIEWOOD	Drawn: RM	Scale: As noted
CLIENT	NERO	Approved: <i>[Signature]</i>	Date: APRIL 2009
TITLE	SWIMMING POOL DETAILS	Drawing No. 2009PR1063A	1/2



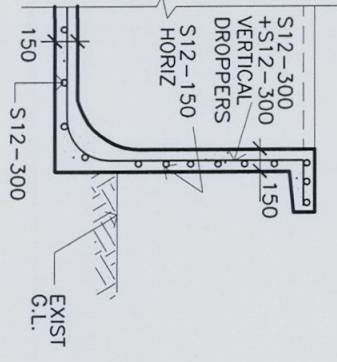
SKIMMER DETAIL (NTS)

SQUARE CORNER DETAIL (NTS)

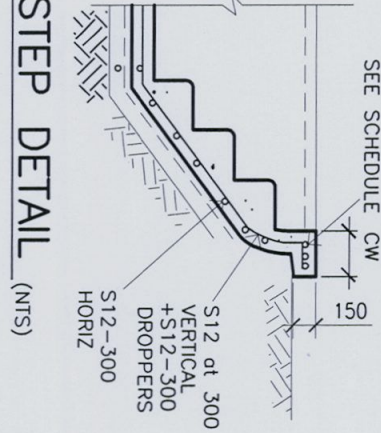
SWIM OUT DETAIL (NTS)



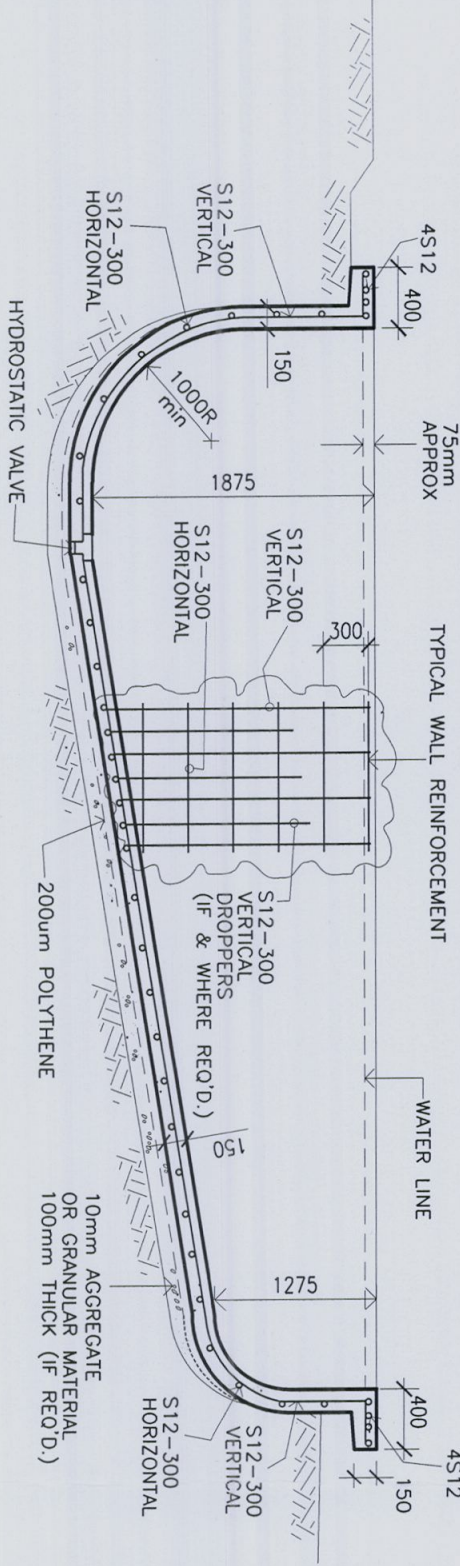
SECTION 2-2 (NTS)



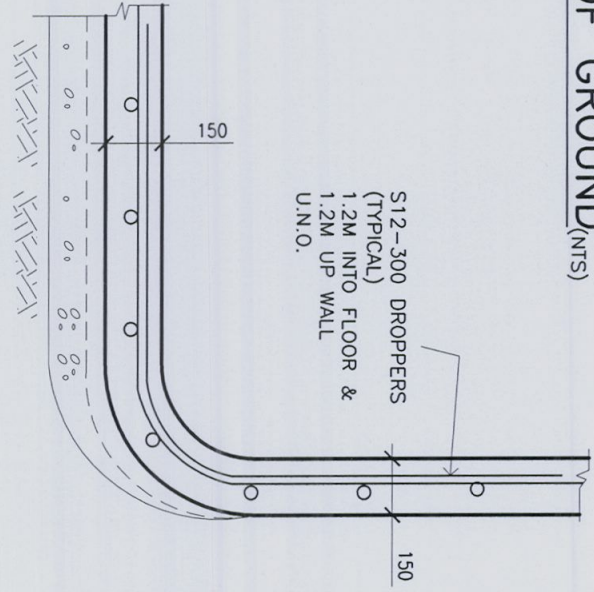
DETAIL FOR OUT OF GROUND (NTS)



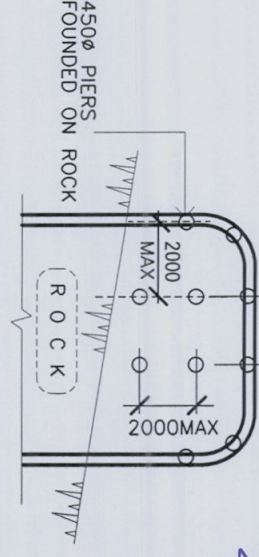
STEP DETAIL (NTS)



SECTION 1-1 (NTS)



DROPPERS DETAIL (NTS)



PARTIAL ROCK DETAIL (NTS)

PIT/WATER COUNCIL CONSTRUCTION CERTIFICATE

Number: CC 0246109 mod

This is a copy of submitted plans, documents or Certificates associated with the issue of the Construction Certificate.

Endorsed by: [Signature]

Date: 14 SEP 2009

1. where pool is partially founded on rock
2. where pool is on filled ground

This DA Submission Form must be completed and attached to your submission.

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 7150)

DA No: N0345/09

Name ROBERT J EVANS
Address 145 PRINCE ALFRED PARADE
NEWPORT.
Phone 0418 401 586.
Date 07/09/09.

Proposed Development: additions to the dwelling

At: 136 PRINCE ALFRED PARADE NEWPORT NSW 2106

I have inspected the DA plans, I have considered them in the context of the relevant Locality Plans and Development Control Plans

☒ Yes ☐ No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise

☒ Yes ☐ No

I am willing to provide evidence to the Land and Environment Court if the application is appealed

☒ Yes ☐ No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern

COMMENTS: (You may use the space provided or attach a separate document).

Given the proposal to raise the
roof level, there will be loss of view
to Pittwater from our residence. Height
loss profiles should be erected to
show the proposed roof obstruction.
(Robert Pittwater 21 Dec 2013)

YOU MUST COMPLETE THE INFORMATION BELOW AND SIGN THIS FORM FOR YOUR SUBMISSION TO BE CONSIDERED IN THE ASSESSMENT OF THIS APPLICATION.

Political Donations and Gifts Disclosure Statement (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and tick the appropriate box below:

I have made a political gift or donation

☐

(Please complete details of your political donations or gifts on the form enclosed)

I have NOT made a political gift or donation

☒

Name: ROBERT J. EVANS Signature: [Signature]

Date: 07/09/09

Note For more information see www.planning.nsw.gov.au/planning_reforms/donations.asp