

CONSTRUCTION CERTIFICATE No: 2011/2081

Signature:

Approval Date: 02/11/11

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

Date Application Received: 07/06/11

COUNCIL : Manly

DEVELOPMENT CONSENT NO: 35/11

Name of Certifying Authority:

Accreditation No:

Accredited Certifier: Paul Fitzgerald

Accreditation Body:

MANLY COUNCIL
REGISTERED BY RECORDS

7 NOV 2011

RESPONSIBLE OFFICER

DOCUMENT NUMBER

APPROVAL DATE: 17/05/11

Fitzgerald Building Certifiers Pty. Ltd.

ABC 2

BPB 0119

BUILDING PROFESSIONALS BOARD

Applicant: Elizabeth Gaines & Kevin Manuel C/- Bule Haven Pools

Address: PO BOX 707 Moorebank

Contact Number: 9728 0444

Owner: Elizabeth Gaines & Kevin Manuel

Address: 23 Abernethy St, Seaforth

Subject Land: Lot C DP 86935 No. 23 Abernethy St, Seaforth

Description of Development – Construction of inground swimming pool

Building Code of Australia Classification: 10b **Value of Work: \$** 51,000.00

Builder Details

Name: Blue Haven Pools

Licence Number: 5367C

Address: PO BOX 707 Moorebank

Contact Number: 9728 0444

Approved Plans And Documents:

Plans Prepared By	Drawing Nos.	Dated
outside living	sheets 1 to 3	8/2/11

Engineer Details	Drawing Nos.	Dated
Blue Haven Pools	sheets 1 & 6 & 7	8/2/11

\$36.00
RPN 818844
OK 7/11/2011

Notice of Commencement of Building Work
PCA Engagement

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

Address : 23 Abernethy St, Seaforth

Description of Development: Construction of inground swimming pool

Type of Work: Building

DA / CDC No. : 35/11

Date of Determination : 17/05/11

Certificate No.: 2011/2081

Date of Issue : 02/11/11

Date of Commencement : 04/11/11

Building Class: 10b

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

CERTIFICATION:

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

- (a) The requirements of the regulations referred to in s81A (5) 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 Regulation as referred to in section 81A (5) of the Act, and
- (b) Long Service Levy has been paid where required under s34 of the Building and Construction Industry Long Service Payments Act 1986.

Signed:

DATED:

02/11/2011

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-climable from the outside of the pool area. However as noted in Part 2.3.1 of AS 1926.1 - 2007 a non climable 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 climable.

Council
Copy



ABN: 63 119 997 590

3/2A Pioneer Ave Thornleigh NSW 2120

ph: 9980 2155 fax: 9980 2166 E-mail admin@fitzcert.com.au

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: DA35/11 _____ ☐ Engagement As PCA
Approval Date: 17 May 2011 _____ ☐ Application for Occupation Certificate

APPLICANT (This Must Be The Owner)

Name: BLUE HAVEN POOLS P/L
Postal Address: PO BOX 707 MOOREBANK NSW 1875
Ph: 9728-0444 9754 2905

LAND TO BE DEVELOPED

Address: 23 ABERNETHY STREET, SEAFORTH
Lot : C **DP:** 86935 **Council Area:** MANLY

DETAILS OF DEVELOPMENT

Description of work: INGROUND CONCRETE SWIMMING POOL,DECK&LANDSCAPING
Estimated Cost of Works: \$51,000

DETAILS OF BUILDER

Name: BLUE HAVEN POOLS **License No:** 5367C
Address 68 HUME HWY LANSVALE N **Ph No:** 9728-0444

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 LETTER OF CONSENT

Date 30/05/2011

Name/s: ELIZABETH GAINES
KEVIN MANUEL

LETTER OF CONSENT

OWNERS CONSENT

I/we the owners of the subject property hereby give consent for the lodgement of all relevant applications (i.e. Development Application, Construction Certificate, Complying Development Certificate, Occupation Certificate, Compliance Certificate, for consideration.

I/we also declare if applicable that all documentation presented as part of an application for a Construction Certificate has remained unaltered from that issued with any Development Consent or that any changes have been documented and advised accordingly.

PRINCIPAL CERTIFYING AUTHORITY

With reference to this proposed development I/we the owners of the subject property advise of our decision to appoint:

☐ Simon Trives ☐ Other (Please select by ticking the box) to fulfil the role of Principle Certifying Authority (PCA) as outlined in the Environmental Planning and Assessment Act, 1979 (as amended).

I/we understand that this engagement shall be subject to the Terms and Conditions outlined in the application and the associated Schedule and I/we further understand that the appointed certifier will carry out all mandatory inspections required by the Act during the course of construction along with any others that he/she deems to be necessary and referred to the above mentioned Agreement.

I/we also advise that I/we are aware of the conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware of our responsibilities in relation to those conditions.

I/we also advise that I/we are aware of the conditions attached to any Development Consent (i.e. Local Development Consent or Complying Development Consent) and are aware of our responsibilities in relation to those conditions.

I/we also understand that any condition or other imposed by any relevant approval authority will be an additional cost to the contract terms.

SIGNATURES

APPLICANT (Customer must sign this section)

Name (please print): E. A. GAINES

Signature: [Signature] Date:

All current owners of property must sign below.

OWNER 1

Name (please print): E. A. GAINES

Signature: [Signature] Date:

OWNER 2

Name (please print): K.M. MANUEL

Signature: [Signature] Date:

OWNER 3

Name (please print):

Signature: Date:

OWNER 4

Name (please print):

Signature: Date:



Home Warranty
Insurance Fund



Certificate of Insurance

Blue Haven Pools and Spas Pty Ltd
68 Hume Highway
LANSVALE NSW 2166
Australia

Builder's Copy

Policy Number: HWI78278847

Date of Issue: 27/09/2010

Broker Payment Reference:

Builder's Job Number: 10L17915

Form 1
Sections 92 and 96
Home Building Act 1989

CERTIFICATE IN RESPECT OF INSURANCE

Contract of Insurance Complies With: Sections 92 and 96
Of The: Home Building Act 1989
Issued By: Vero Insurance Limited (ABN 48 005 297 807) as agent
for and on behalf of the NSW Self Insurance Corporation
(SICorp) (ABN 97 369 689 650) who is responsible for the
management of the Home Warranty Insurance Fund.

Building Contract Details

Contract Date: 25/09/2010
Declared Building Contract Value: \$51,000.00
(Refer policy for indemnity limit)
Carried out By: Blue Haven Pools and Spas Pty
Ltd
Trading As:
ABN: 22 050 069 193
Licence Number: 5367C
For: Elizabeth Gaines & Kevin Manuel
In Respect Of: Swimming Pools
At: House Number 23
Abernathy Street
SEAFORTH NSW 2092

Permit Authority: Manly Council

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. Please note when the Insurer has issued this certificate, the Insurer is not entitled to refuse to pay a claim or to cancel the insurance contract, on the grounds that the premium was not paid. This certificate is to be read in conjunction with the policy wording.

COI000774109

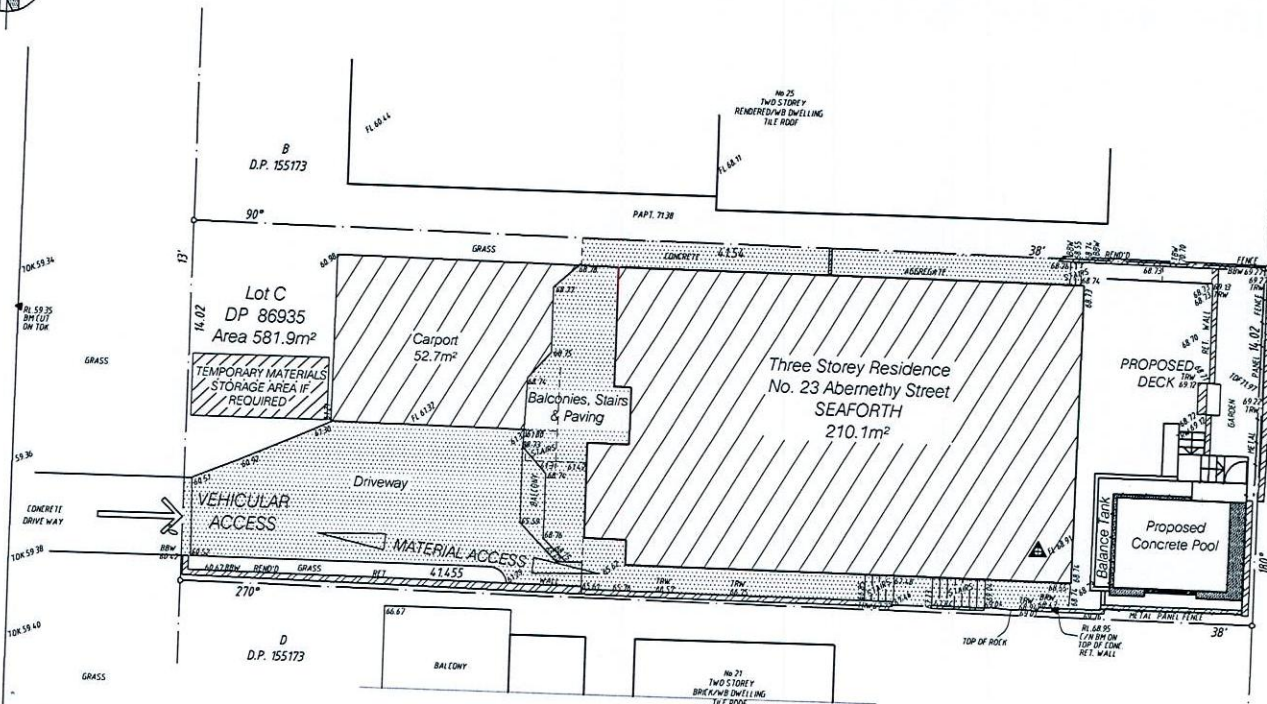
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Signed for and on behalf of the Insurer:

B → D

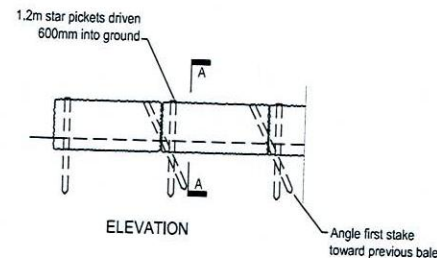
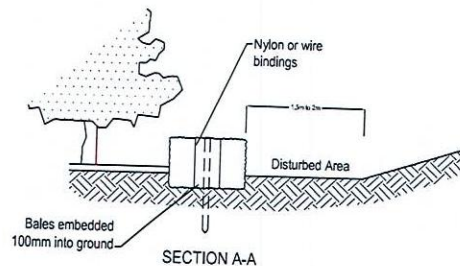
Insurer: Vero Insurance Limited (ABN 48 005 297 807) as agent for and on
behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)
who is responsible for the management of the Home Warranty Insurance Fund.

ABERNETHY STREET



Straw Bale Filter
SOURCE: Landcom - Soils and Construction Managing Urban Stormwater Handbook 2004

- Construct the straw bale filter as close as possible to being parallel to the contours of the site, with small returns at either end.
- Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. The straws in each bale are to be aligned parallel to ground.
- Ensure that the minimum height of the filter is one bale.
- Embed each bale in the ground 75mm to 100mm and anchor with two 1.2m star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
- Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the top.
- Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.



Legend

- Boundary
- To Be Removed
- Existing Spot Heights
- Paving
- Existing Tree

IDENTIFY & MARK THE LOCATION OF ALL ABOVE & BELOW GROUND SERVICES PRIOR TO COMMENCING ANY WORK. TAKE ALL REQUIRED PRECAUTIONS TO PREVENT DAMAGE TO SERVICES

POOL OVERFLOW TO BE PUMPED TO SEWER TO COUNCIL'S & SYDNEY WATER'S REQUIREMENTS

NOTE: FENCE LOCATIONS HAVE NOT BEEN DETERMINED IN RELATION TO BOUNDARIES

This is the plan/spec. referred to in Fitzgerald Certifiers Certificate

Cert. No. 2011/2081
Paul Fitzgerald Accreditation No BPB 0119

SCHEDULE OF WORKS

- Establish stabilized site entry
- Install sediment fences along low side of works area
- Install diversion devices
- Limit clearance to work areas
- Create stockpile areas within sediment control zones
- Install on-site waste receptacle
- Begin building work
- Stabilize any exposed banks when building works are completed

MAINTENANCE

- Regularly remove sediment trapped in fences and catch drains.
- Repair any damage to fences, channels or mounds as required

COMPLETION OF WORKS

- Ensure site is stabilized before the removal of sediment and erosion control devices.

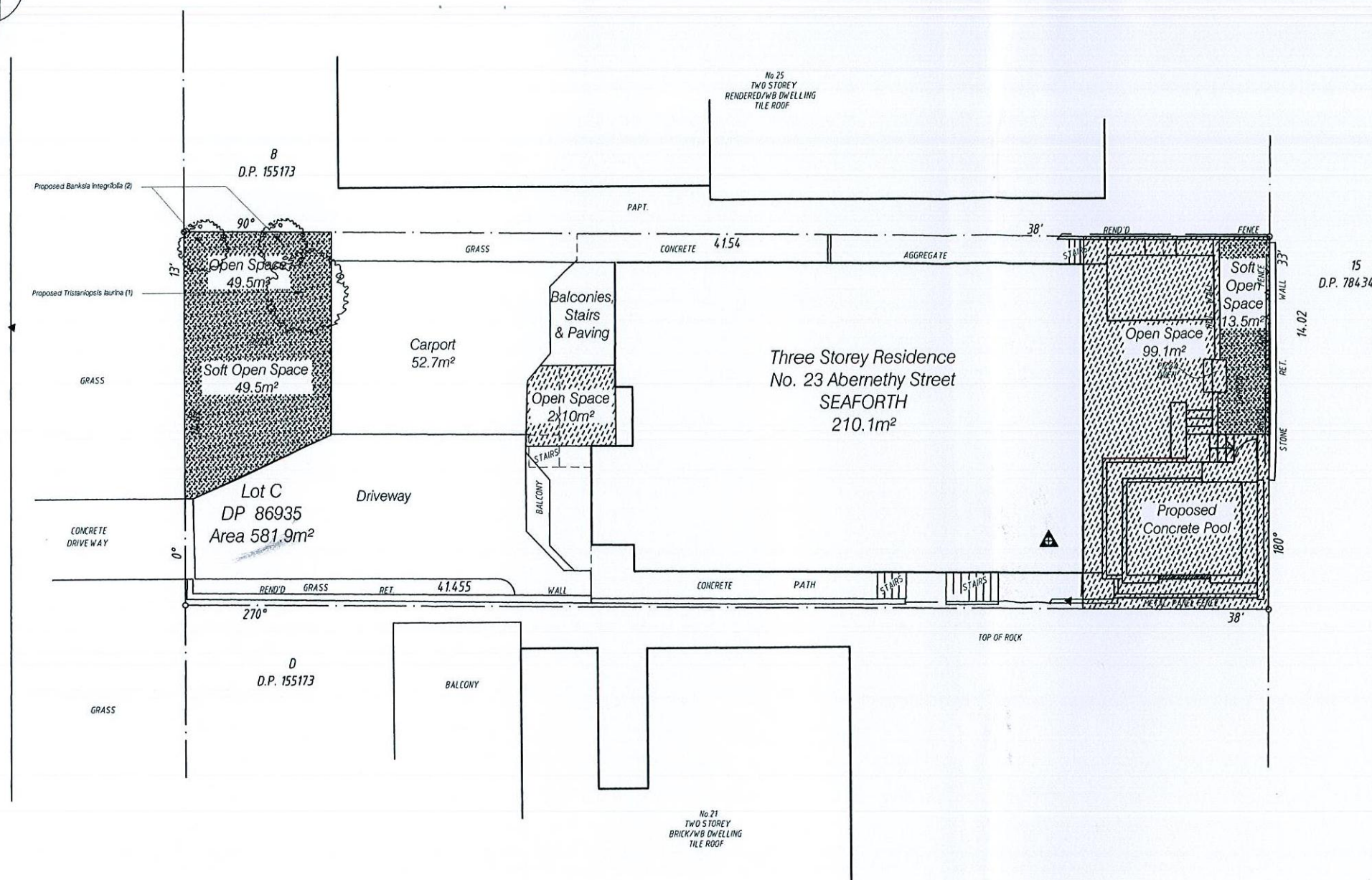
AMENDMENT	NOTES TO THE PLAN	PROJECT	DRAWN BY	DRAWING	CLIENT	JOB No	SCALE	DATE	DWG No
	THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT	PROPOSED SWIMMING POOL & LANDSCAPING	Unit 20 12 Phillip Mall West Pymble 2073 Phone 9440 5451 Facsimile 9402 6499 Member of - Australian Institute of Horticulture - Australian Institute of Landscape Designers and Managers	outside LIVING	EROSION & SEDIMENT CONTROL PLAN E GAINES & K MANUEL 23 ABERNETHY STREET SEAFORTH	10-128	1:200 @A3	8 JUN 2011	CC.1
	THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT. INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION								
	ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED								



ABERNETHY STREET

Legend

- Boundary
- To Be Removed
- Paving
- Existing Tree
- Open Space
- Soft Open Space



PLANTING LEGEND

PROPOSED TREES & SHRUBS			
BOTANIC NAME	COMMON NAME	NUMBER	MIN POT SIZE
Banksia integrifolia	Coastal Banksia	2	25 Litre
Tristaniopsis laurina	Water Gum	1	25 Litre

SITE CALCULATIONS

SITE - 581.9m²

PROPOSED SITE COVERAGE

Residence -	210.1m² ✓
Carport -	52.7m²
Driveway, Balconies, Stairs, Paving -	140.2m²
Proposed Pool, Balance Tank & Coping -	25.3m²
Proposed Decks, Stairs & Landing -	44.6m²

PROPOSED OPEN SPACE

(Not including Driveways & Enclosed Areas,
Not including areas <3m, Including Pool)
168.6m² (28.9% of Site Area)

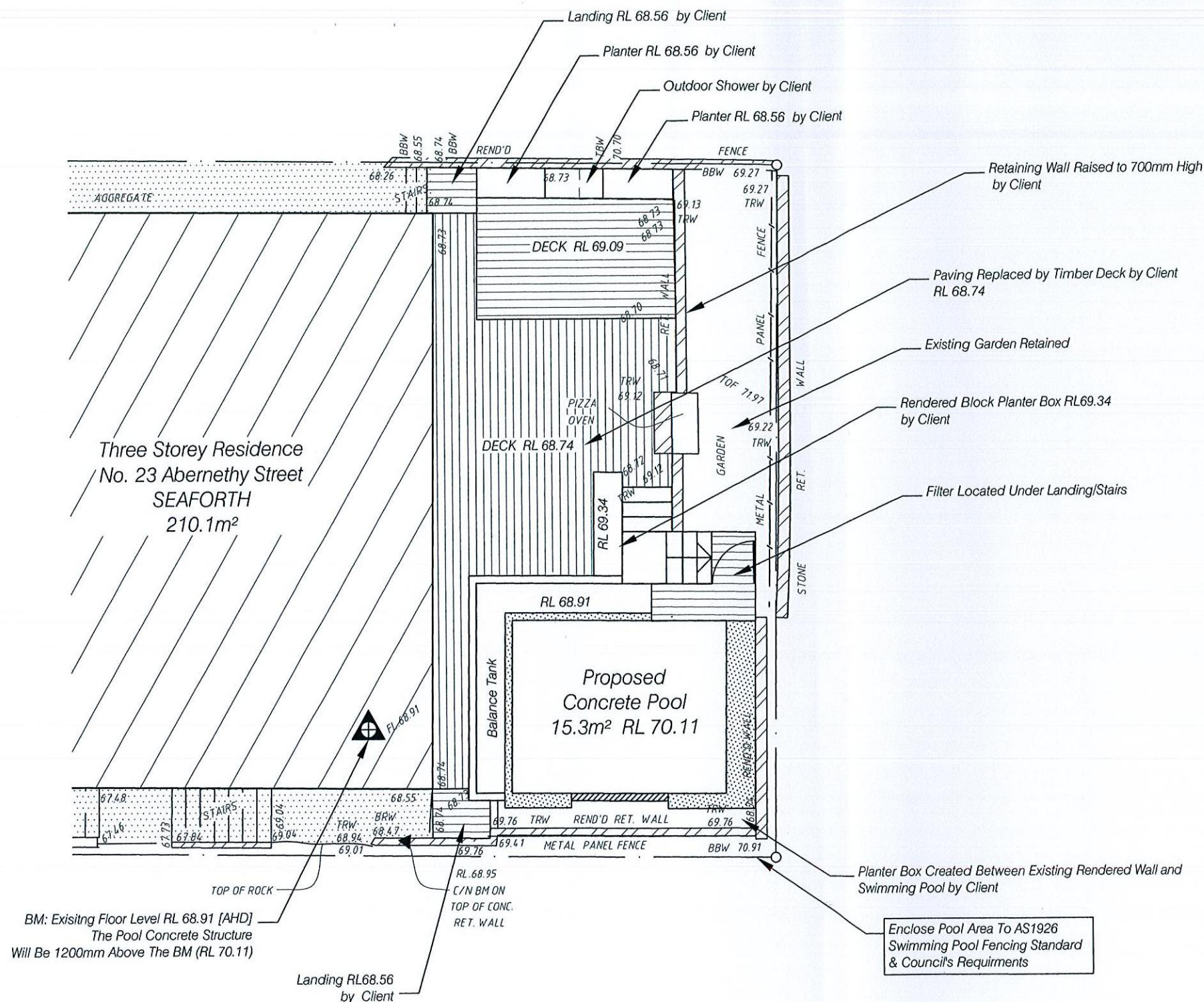
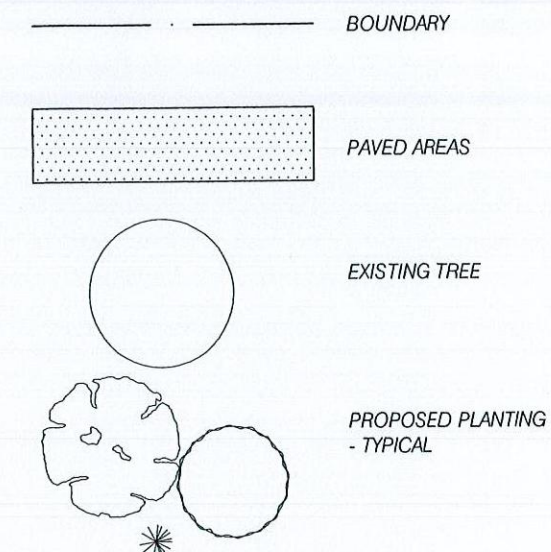
PROPOSED SOFT OPEN SPACE
63.0m²

These plans relate to Development
Consent No. 35/11
The plans are NOT for construction.

This is the plan/spec. referred to in
Fitzgerald Certifiers Certificate
Cert. No. 2011/2081
Paul Fitzgerald Accreditation No BPB 0119

AMENDMENT	NOTES TO THE PLAN	PROJECT	DRAWN BY	DRAWING		
	THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT	PROPOSED SWIMMING POOL & LANDSCAPING	Unit 20 12 Phillip Mall West Pymble 2073 Phone 9440 5451 Facsimile 9402 6499 Member of - Australian Institute of Horticulture - Australian Institute of Landscape Designers and Managers	LANDSCAPE PLAN		
	THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT. INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION			CLIENT E GAINES & K MANUEL 23 ABERNETHY STREET SEAFORTH		
	ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED			JOB No 10-128	SCALE 1:200 @A3	DATE 8 FEB 2011
						DWG No 1

LEGEND



These plans relate to Development

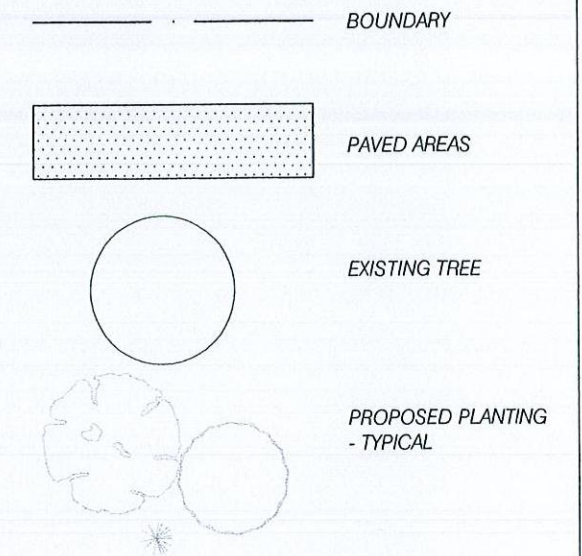
Consent No. 35/11
The plans are NOT for construction.

This plan forms part of the approved
Certificate as issued by
Fitzgerald Building Certifiers Pty Limited

AMENDMENT	NOTES TO THE PLAN	PROJECT	DRAWN BY	JOB No	SCALE	DATE	DWG No
	THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT	PROPOSED SWIMMING POOL & LANDSCAPING	outside LIVING Unit 20 12 Phillip Mall West Pymble 2073 Phone 9440 5451 Facsimile 9402 6499 Member of - Australian Institute of Horticulture - Australian Institute of Landscape Designers and Managers	10-128	1:100 @A3	8 FEB 2011	2
	THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT. INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION						
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DRAWING
LANDSCAPE PLAN -
MATERIALS & LEVELS
CLIENT E GAINES & K MANUEL
23 ABERNETHY STREET
SEAFORTH

原



PROPOSED TREES & SHRUBS - Rear Yard				
BOTANIC NAME	COMMON NAME	NUMBER	MIN POT SIZE	MATURE DIMS
<i>Chrysalidocarpus lutescens</i>	Golden Cane Palm	2	300mm	4-5 x 2m
<i>Rhapis excelsa</i>	Rhapis Palm	11	200mm	3-4 x 2m
<i>Alpinia formosana</i>	Alpinia formosana	2	200mm	
<i>Calathea zebrina</i>	Zebra Plant	12	200mm	
<i>Clivea miniata</i>	Clivea	10	200mm	
<i>Hedychium gardnerianum</i>	Ginger Lily	8	200mm	
<i>Strelitzia nicholai</i>	Giant Bird of Paradise	1	300mm	10 x 3m
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	8	200mm	4-5 x 2-3m

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			THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT. INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION					PLANTING PLAN		
			ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED					CLIENT		
								E GAINES & K MANUEL		
								23 ABERNETHY STREET		
							JOB No	SCALE	DATE	DWG No
							10-128	1:100 @A3	8 FEB 2011	3