

PITTWATER COUNCIL

**BUILDING CERTIFICATE
INFORMATION** (OFFICE USE ONLY)

S149A



PAGE

CASHIER CODE FHEA

FEE \$535

RECEIPT NO.

DATE 30/10/06

WORD PROCESSING

BC 0152 106

PROPERTY ADDRESS

NO. 4A STREET ORANA ROAD

Property No:

SUBURB MONA VALE

RECORDS

FILES

OFFICER: PRE-DATAWORKS Y DA/BA Y

FILE:

OFFICER:

GRR / ATTACHED / MFC

FILE:

OFFICER:

GRR / ATTACHED / MFC

REGISTRATION STAMP

ASSISTANT DEVELOPMENT OFFICER

FEE OK

SURVEY DATE 20/10/06

GEOTECH REPORT: REQUIRED No PROVIDED No

MICROFICHE

ATTACHED N/A

ALL FILES & MFC ATTACHED YES / NO OTHER:

OWNER / REAL ESTATE / OTHER

**PROPERTY
ACCESS**

CONTACT: L. Garnier

PHONE: 9999 4963

DEVELOPMENT OFFICER

NOTES

OFFICER:



PITTWATER COUNCIL

APPLICATION FOR BUILDING CERTIFICATE

Environmental Planning and Assessment Act, 1979 (as Amended)
Section 149A, B, C, D

APPLICANTS DETAILS

Applicants Name: WAYNE GARNIER & ANNE DOGSON

Address: PO BOX 1370 MONA VALE

Post code: 2103 Telephone: 9999 4963

Note: You can apply for a Building Certificate for the Whole or Part of a building if you are:
(Please tick appropriate box)

- ☒ I am the owner of the building
- ☐ I have the owner's consent to lodge this application (see below)
- ☐ I am the purchaser under a contract for the sale of property
- ☐ I am the owner's or purchaser's solicitor or agent
- ☐ We are a public authority which has notified the owner of its intention to apply for the certificate.

PROPERTY DESCRIPTION

Street No: <u>4A</u>	Lot No: <u>30</u>	Section:
DP No:	Street: <u>ORANA ROAD</u>	
Suburb: <u>MONA VALE</u>		

FOR ACCESS TO THE BUILDING PLEASE CONTACT

Name: W GARNIER Telephone: 9999 4963

Do you wish to collect the certificate or have it mailed ☒ Mailed ☐ Will collect

DETAIL OF BUILDING OR PART

- ☐ Whole Property.....
- ☐ Whole Building, i.e. _____
- ☒ Part Building, i.e. UNAPPROVED WORKS (BACKYARD FILL)
- ☐ Pool, Fencing and Access _____

INFORMATION TO BE SUBMITTED

1. I have provided an original, or a copy, of a current survey which clearly identifies all structures on the site at the time of lodgement.

2. Where the property is

- Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
- or
- Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas

I have provided a Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy, together with completed forms 4 & 4(a) pursuant to that Policy.

3. Where the application is for unapproved structures or work, I have provided the necessary information as set out on page two of this application.

Note: Council may require additional information to enable appropriate assessment and determination of the Building Certificate.

APPLICANT'S SIGNATURE

W. Garner P. Pogson DATE: 27/10/06
CONSENT OF OWNERS

I/ We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections.

Owner/s W. GARNIER & ANNE POGSON

X W. Garner X P. Pogson
Signature Owner/s
Date 27/10/06 Telephone Number 9999 4963

Office Use Only:

CODE: FHEA
FEE: \$535 DATE: 30/10/06
RECEIPT NO: 203975 ISSUED BY: J. Visser

Any enquiries please contact Customer Service
Ph: (02) 9970 1111 Fax: (02) 9970 7150

Postal Address: P.O. Box 882, Mona Vale 1660
Visit Council at Village Park, 1 Park Street, Mona Vale OR
Avalon Customer Service Centre, 59A Old Barrenjoey Road, Avalon

BC 0152/06

ACCOMPANYING INFORMATION TO BE SUBMITTED WITH APPLICATION

- 1. A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.
- 2. **Where the property is**
Land identified on Pittwater Council's Geotechnical Risk Management Map 2003 as being areas subject to Pittwater Council's Geotechnical Risk Management Policy
or
Land identified on Pittwater Council's Coastal Hazard Map 96-080 as being Bluff Management Areas

A Geotechnical Engineers Report prepared in accordance with Council's Interim Geotechnical Risk Management Policy is to be provided, together with completed form 4 pursuant to that Policy

UNAPPROVED STRUCTURES OR WORKS

Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:

- 1. A detailed survey prepared by a Registered Surveyor clearly showing the site of location of the structures and/or works in relation to the existing structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications and outlined on Council's Development Application form will satisfy this requirement).
- 2. Works as constructed plans. These plans should be prepared by a suitably professional e.g. Architect/Town Planner and clearly annotate the unapproved structures and/or works as well as the existing approved structures and works on the land. These plans should be accompanied by a statement assessing the structures and/or works as to their compliance with the relevant Council's development controls.
- 3. Certification as to the structural and/or geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified and experienced Geotechnical Engineer as to their adequacy.
- 4. Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.

FEES PAYABLE:

(1)	Class 1 Building (together with any class 10 building on the site) or a Class 10 Building	<u>\$210.00</u> each
(2)	In the case of any other Class of Building - as follows Floor area of building or part -	
	(i) Not exceeding 200 square metres	<u>\$210.00</u> each
	(ii) Exceeding 200 square metres but not exceeding 2000 square metres	\$210.00 plus 42c for each sq. m in <u>excess of 200 sq. m</u>
	(iii) Exceeding 2000 square metres	\$966.00 plus 6.3 cents for each sq. m in <u>excess of 2000 sq.m</u>
	(iv) Fee for additional inspection	<u>\$75.00</u>
(3)	In the case of any unapproved structures or works (being \$210 Certificate plus \$325 Inspection and Assessment fees on unauthorised building works)	<u>\$535.00</u>

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

Suite 6,
Heron Cove Marina
Queens Pde (West)
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

MR W GARNIER
PO BOX 1370
MONA VALE
NSW
2103

REF : 26-59
20 OCTOBER 2006

SURVEYOR'S REPORT No.4A ORANA ROAD MONA VALE

As requested I have researched the Development Consents and Construction Certificates for both the cottage and the pool under construction on the above land. I have also observed levels in the rear yard of the property to assess any filling of the land.

The Development Consent for the swimming pool, DA N0. 022/06, notes in Condition C4 that engineering documentation is to be provided. *"the procedures for excavation and retention of cuts, to ensure the site stability is maintained during earthworks."*

The Construction Certificate application provides the appropriate engineering report & Schedule of Works from Neilly Davies & Partners Pty Ltd, dated 10 March 2006.

Item 4 of the Schedule of Works report by Neilly Davies & Partners notes "any soil that is to remain on site is to be track rolled as directed by the site manager".

The Development Consent also notes in Condition D4, *"waste materials generated through demolition, excavation & construction works are to be minimised by re-use on site, recycling or where reuse or recycling is not practical, disposal at an appropriate authorised waste facility."*

The pool builder, Premier Pools, have also issued specifications for the works. Item 1, "Excavation", of the specifications notes *"By Kato style machine with spoil left on site."*

From this above information, and the approved plans of the pool, it is clear that excavated soil could be spread on site.

I have also observed ground levels in the rear yard of the above property to try & estimate the quantities of any fill that has been deposited. These levels are shown on my plan accompanying this report. On my plan, I have also superimposed the previously observed ground levels from the survey plan lodged with the pool application.

It appears that only the 7 metre contour line has shifted since the start of construction works. Perimeter levels and the 8 metre contour line remain virtually unaltered. The

It appears that only the 7 metre contour line has shifted since the start of construction works. Perimeter levels and the 8 metre contour line remain virtually unaltered. The 7 metre contour line has shifted, probably due to excavated material being spread on site in accordance with the conditions of approval as previously noted. The shift in the 7 metre contour line equates to a maximum rise in ground level from zero to 370 millimetres over an area of about 12 metres. The pool excavation averages 1 metre over 48 square metres. The volume of soil for excavation of the pool is similar to that spread in the rear yard of the property.

Please find enclosed a copy of the following attachments that have been highlighted in the appropriate parts.

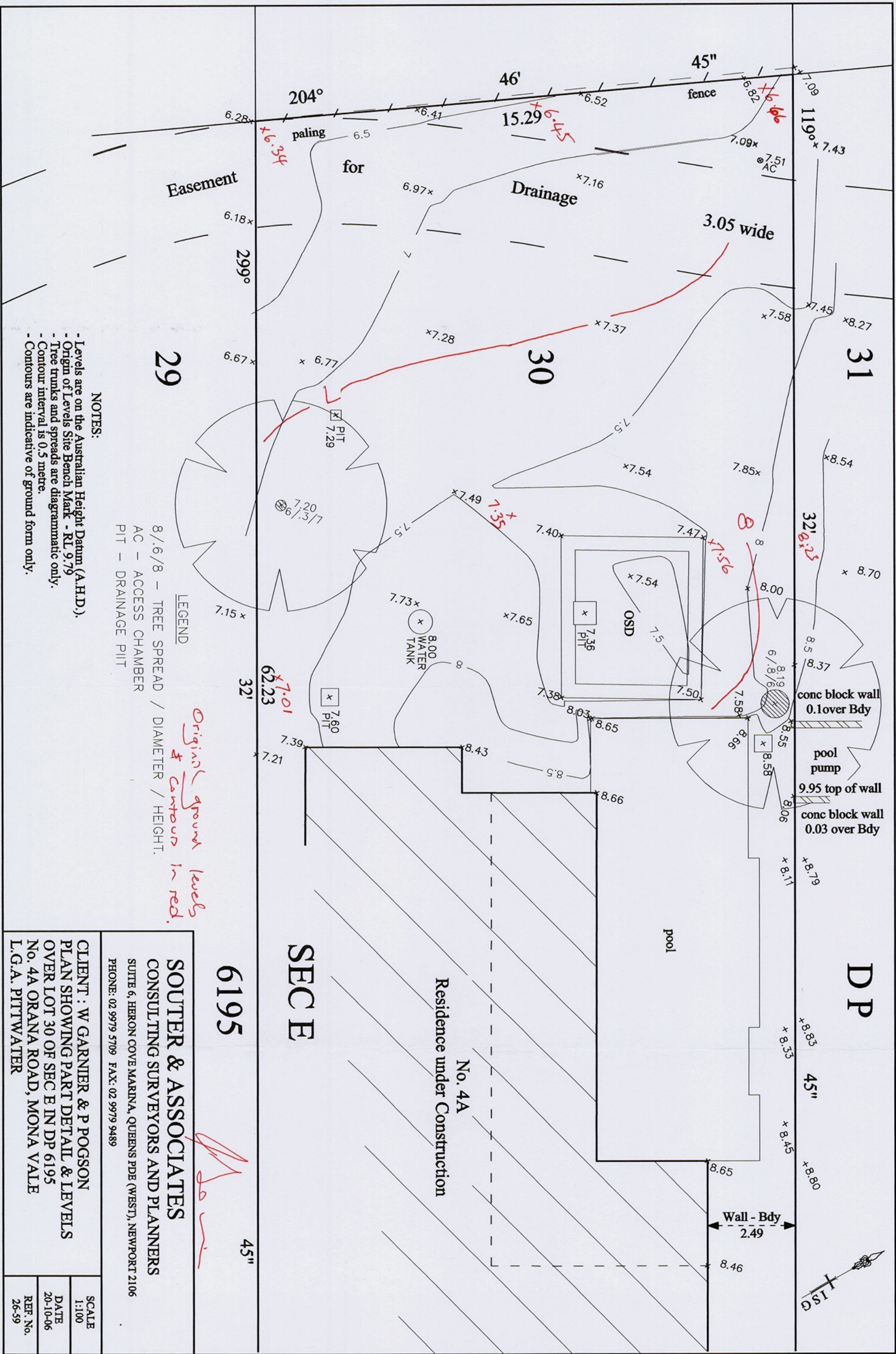
1. My survey plan with original ground levels shown in red.
2. Original survey plan of the DA for the residence with spot levels & contours shown.
3. DA N0.0022/06 Consent conditions C4 & D4.
4. Construction Certificate noting Schedule of Works.
5. Schedule of Works lodged with the Construction Certificate application.
6. Swimming pool approved plan noting on site dispersal of fill.
7. Specifications from Premier Pools.

Please contact me should you require any further information.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'I. Souter', with a long horizontal line extending to the right.

IAN SOUTER B Surv. M.I.S.(Aust)
Registered Surveyor



- NOTES:
- Levels are on the Australian Height Datum (A.H.D.).
 - Origin of Levels Site Bench Mark - RL 9.79
 - Tree trunks and spreads are diagrammatic only.
 - Contour interval is 0.5 metre.
 - Contours are indicative of ground form only.

LEGEND

8/6/8 - TREE SPREAD / DIAMETER / HEIGHT.

AC - ACCESS CHAMBER

PIT - DRAINAGE PIIT

Original ground levels & contours in red.

6195

SEC E

DP

Residence under Construction

No. 4A

SOUTER & ASSOCIATES

CONSULTING SURVEYORS AND PLANNERS

SUITE 6, HERON COVE MARINA, QUEBENS PDE (WEST), NEWPORT 2106

PHONE: 02 9979 5709 FAX: 02 9979 9489

CLIENT : W GARNIER & P POGSON

PLAN SHOWING PART DETAIL & LEVELS

OVER LOT 30 OF SEC E IN DP 6195

No. 4A ORANA ROAD, MONA VALE

L.G.A. PITTWATER

SCALE

1:100

DATE

20-10-06

REF. No.

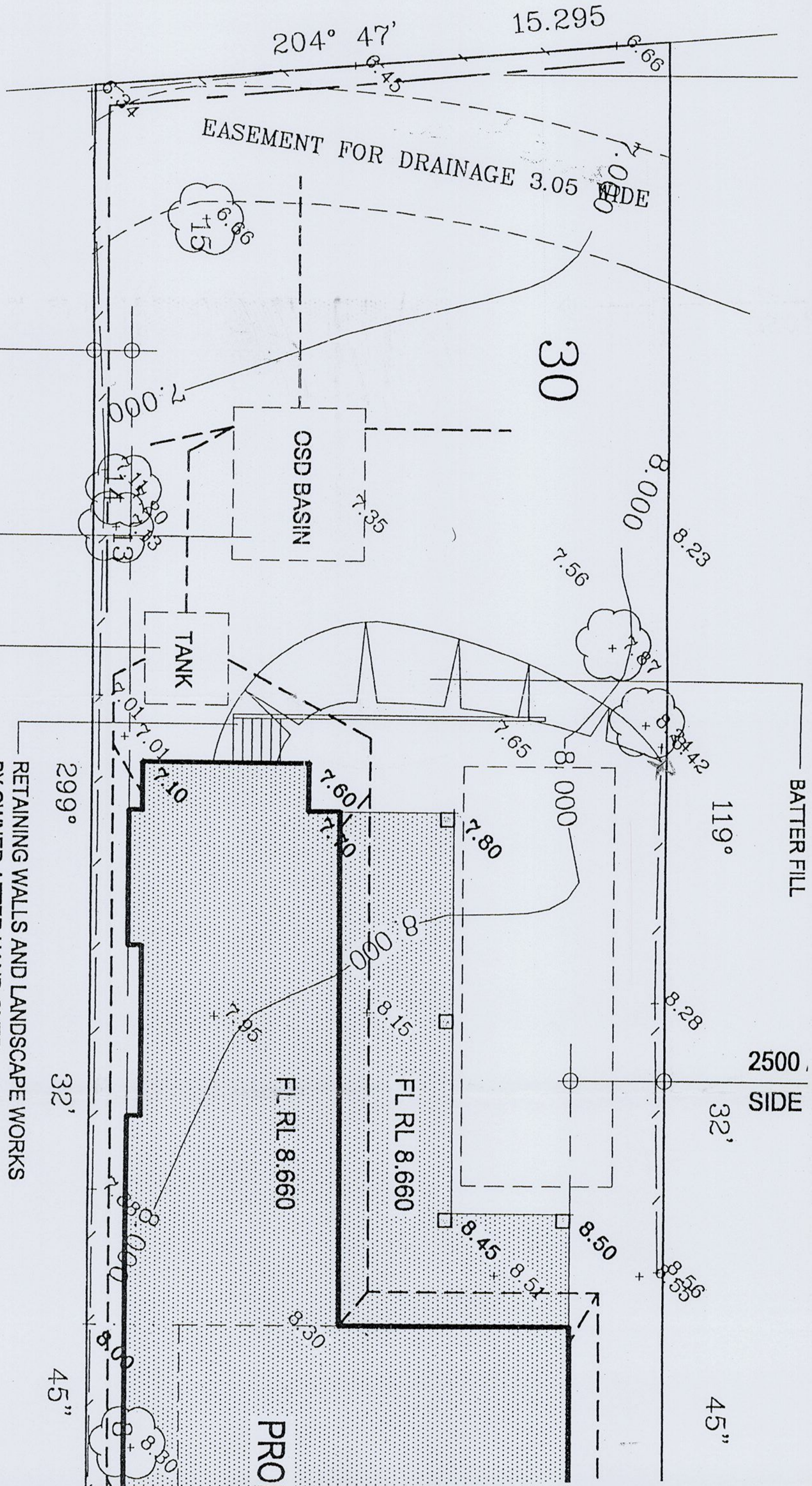
26-59

1000 MINIMUM
SIDE SETBACK

OSD TO STORMWATER ENGINEER'S DETAILS

BELOW GROUND RAINWATER TANK.
CAPACITY 5200 LITRES

RETAINING WALLS AND LANDSCAPE WORKS
BY OWNER AFTER HAND OVER



CONSENT NO: N0022/06
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)
NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Applicants Name and Address:

VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD
PO BOX 49
NEWPORT NSW 2106

Being the applicant in respect of Development Application No **N0022/06**

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of Development Application No **N0022/06** for:

Swimming pool

At: 4A ORANA ROAD, MONA VALE (Lot 30 DP 6195)

Decision:

The Development Application has been determined by the granting of consent based on information provided by the applicant in support of the application, including the Statement of Environmental Effects, and in accordance with **Drawing No. SA4664-1B, 2B, 3B, 4B, and 5B dated December 2005 and prepared by Premier Pools Pty Ltd** as amended in red (shown clouded) or as modified by any conditions of this consent.

The reason for the imposition of the attached conditions is to ensure that the development consented to is carried out in such a manner as to achieve the objectives of the Environmental Planning and Assessment Act 1979 (as amended), pursuant to section 5(a) of the Act, having regard to the relevant matters for consideration contained in section 79C of the Act and the Environmental Planning Instruments applying to the land, as well as section 80A of the Act which authorises the imposing of the consent conditions.

Endorsement of date of consent **16/02/2006**

Mark Ferguson
GENERAL MANAGER

Per:

C. Matters to be satisfied prior to the issue of the Construction Certificate:

Note: The issue of partial or limited Construction Certificates is not permissible under the terms of this consent unless otherwise specifically stated. All outstanding matters referred to in this section are to be submitted to the accredited certifier together. Incomplete Construction Certificate applications / details cannot be accepted.

1. Submission of construction plans and specifications and documentation which are consistent with the approved Development Consent plans, the requirements of Building Code of Australia and satisfy all conditions shown in Part B above are to be submitted to the Principal Certifying Authority.
2. The Accredited Certifier or Council must be provided with a copy of plans that a Quick Check agent/Sydney Water has stamped the plans before the issue of any Construction Certificate.
3. Structural Engineering details relating to the swimming pool are to be submitted to the Accredited Certifier or Council prior to release of the Construction Certificate. Each plan/sheet is to be signed by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field.
4. A Schedule of Works prepared by a qualified practising Structural Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field is to be submitted to the Accredited Certifier or Council in respect of the following items:
 1. The details and location of all intercept drains, provided uphill of the excavation, to control runoff through the cut area.
 2. The proposed method of disposal of collected surface waters is to be clearly detailed;
 3. Procedures for excavation and retention of cuts, to ensure the site stability is maintained during earthworks.
5. The landscape Plan (Dwg No SA 4664- 5"B") is to be amended to provide details of proposed plant species to be utilised and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

D. Matters to be satisfied prior to the commencement of works and maintained during the works:

Note: It is an offence to commence works prior to issue of a Construction Certificate.

1. Temporary sedimentation and erosion controls are to be constructed prior to commencement of any work to eliminate the discharge of sediment from the site.
2. Sedimentation and erosion controls are to be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the Principal Certifying Authority's satisfaction.
3. Adequate measures shall be undertaken to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.
4. Waste materials generated through demolition, excavation and construction works are to be minimised by re-use on-site, recycling or where reuse or recycling is not practical, disposal at an appropriate authorised waste facility.

Plans & Specifications certified

List plans no(s) & specifications
Reference

1. Site Plan, Pool Plan & Section Details, reference no. SA 4664-2B, 3B & 4B, prepared by Premier Pools, dated December 2005
2. Copy of Sydney Water approval dated 11 January 2006
3. Structural Details, reference no. 4664(1), prepared & endorsed by Neilly Davies & Partners Pty Ltd, dated February 2006
4. Landscape Plan (as amended), reference no. SA 4664-5(C), prepared by Premier Pools, dated 28 February 2006
5. Schedule of Works, prepared by Neilly Davies & Partners Pty Ltd Consulting Engineers, dated 14 March 2006

Certificate

I certify that the work if completed in accordance with these plans and specifications will comply with the requirements of S81A(5) of the Environmental Planning and Assessment Act 1979.

Signed



Date of endorsement
Certificate No.

15 MAR 2006
2006/1138

Certifying Authority

Name of Accredited Certifier
Accreditation No.
Accreditation Authority

Tom Bowden
93

Dept of Infrastructure, Planning & Natural Resources
(NSW Accreditation Scheme)
(02) 9999 0003

Contact No.
Address

13/90 Mona Vale Road, Mona Vale NSW 2103

Development Consent

Development Application No.
Date of Determination

NO022/06
16 February 2006

BCA Classification

106

Neilly Davies & Partners Pty.Ltd.

10 MAR 2006

Consulting Civil & Structural Engineers

A.B.N. 27 084 844 614 PH: 0884 8637 FAX: 9419 8241 neillydavis@optusnet.com.au
SUITE 405A/44 HAMPDEN RD ARTARMON NSW 2064 (PO BOX 848 ARTARMON)

14th March 2006

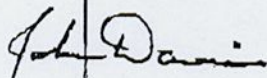
Schedule of Works

Proposed Swimming Pool
4a Orana Rd
Mona Vale NSW 2103

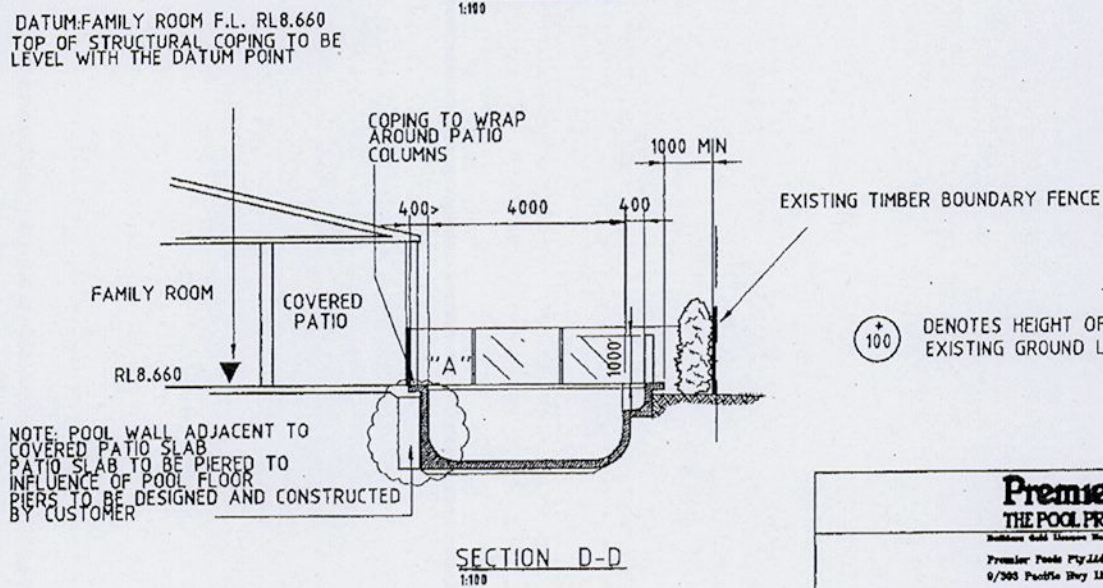
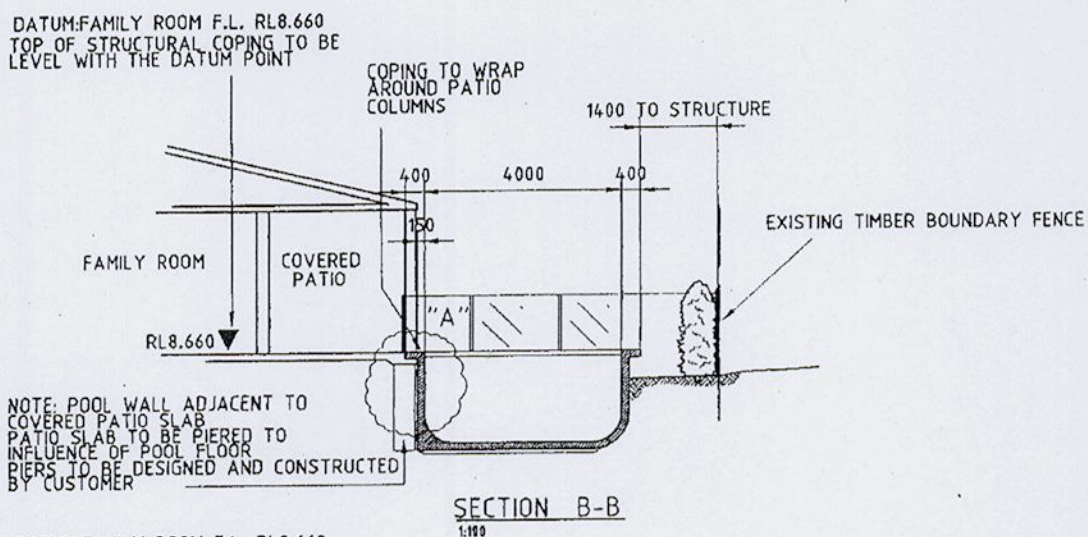
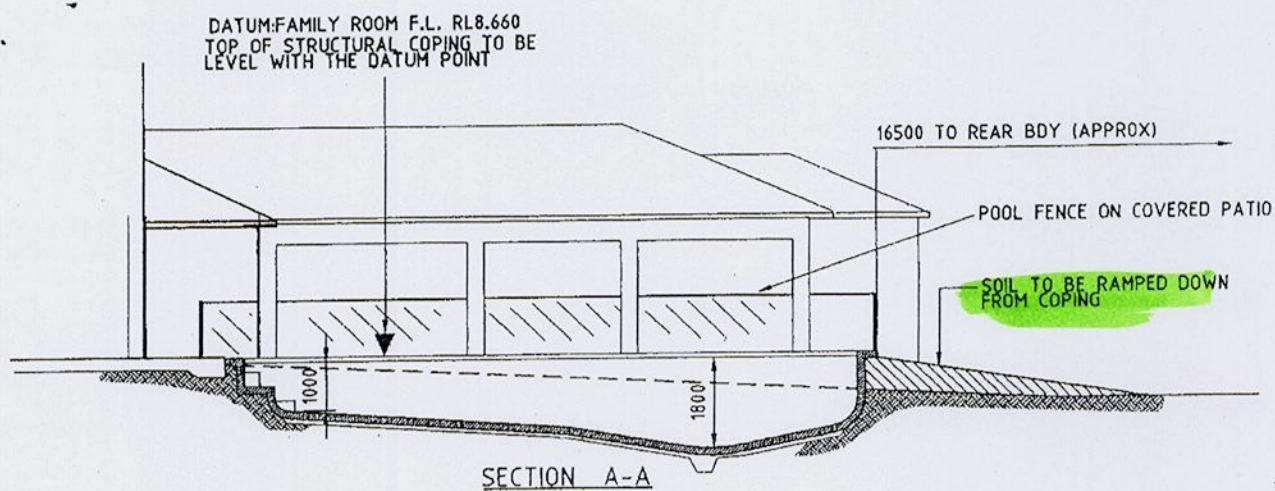
Peg out Site for proposed pool

1. Install sediment and erosion control barrier, running parallel to the land contours located between the pool site and the drainage easement.
2. Prepare access to pool site and an area for vehicles to be cleaned prior to leaving site. As this site will have a proposed new residence, there are several areas that will be suitable.
3. Excavate for pool.
4. Any soil that is to remain on site is to be track rolled as directed by the Site Manager.
5. Spoil that is to be removed from site is to be transported in accordance with the requirements of the relevant standards and EPA and Council requirements.
6. Once pool is excavated to depth, provide a safety fence around the pool site.
7. Form and steel for concrete pool as per the structural details.
8. When required apply finishes and install and connect plumbing.

Yours faithfully,



J.T. Davies B.E. F.I.E. (Aust) NPER-3 No. 1312209



⊕ 100 DENOTES HEIGHT OF COPING ABOVE EXISTING GROUND LEVEL

Premier Pools THE POOL PROFESSIONALS Business Unit License No. 80975 Premier Pools Pty Ltd A.C.N. 088 064045 9/305 Pacific Hwy Lindfield NSW 1570

POOL PLAN AND SECTION FOR
PROPOSED SWIMMING POOL FOR
WAYNE GARNIER & ANNE POGSON
4a ORANA RD MONA VALE

DATE: DEC 2005

Dwg No: SA 4664-4"B"

CALL 0418 888 000

9415 8899

Premier Pools

THE POOL PROFESSIONALS

Builders Licence No. 34971

FAXED

Premier Pools Pty Ltd
ABN 45 002 664 048
9/303 Pacific Highway Lindfield 2070
PO Box 173 Lindfield NSW 2070
Tel 9415 8888 Fax 9415 8899
premierpools@bigpond.com
www.premierpools.com.au



23rd September 2005

4979 5800

Mr Wayne Garnier & Anne Pogson
68 Barrenjoey Road
MONA VALE NSW 2103

9999 4963

0418 7000 76

Dear Wayne & Anne

Re: Pool at 4A Orana Road, Mona Vale

Thank you for your invitation to quote for your proposed swimming pool.

Premier Pools is one of Australia's leading Pool builders. Established in 1983 we have earned an enviable reputation for excellence in design and construction of Concrete Pools.



Pool & Spa Of The Year Awards.

Each year the Swimming Pool & Spa Association of NSW conducts a competition to find the best looking Pools and Spas in the State. In 2004 Premier Pools was proud to receive the following awards:

GOLD	Water Feature: Sydney/Illawarra
SILVER	Water Feature: Sydney/Illawarra Commercial Pools: Sydney/Illawarra
BRONZE	Water Feature: NSW

Lifestyle Magazine Pool of the Year Awards 2004
- Best Formal Pool

Over the years we have constructed pools for thousands of families to enjoy and take pride in. Premier Pools improve lifestyles as well as Real Estate values for our customers.

Our standards are the highest and our commitment to your new pool will be total.

SPECIFICATIONS

1. EXCAVATION

By Kato style machine with spoil left on site.

2. ENGINEERING

STEEL RE-INFORCEMENT

Premier Pools uses only traditional bar steel re-enforced concrete method of construction, using S12 deformed steel bars hand placed and tied to an independent engineer's specification.

CONCRETE

Pool mix of strength in accordance with Australian Standard AS2783-1992 pneumatically placed to an independent engineer's specification at a minimum thickness of 150mm.

WE DO NOT USE PRE-MIXED STEEL FIBRE CONCRETE

ENGINEERING DRAWINGS

The preparation of engineer's structural drawings is included.

DATUM

As plan supplied.

3. DIMENSIONS

The pool is to be 12m in length and 4m in width.

The water depths will be 1.0m in the shallow end and 1.8m at the deep end.

The coping finish (or surround) width will be 400mm. /

4. SURFACE FINISHES

COPING

We will lay non-clay pavers supplied by you. /