

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

29 July 2004

Dear Sir/Madam

Re: Construction Certificate Application CC0603/03
Property : 158 Crescent Road, NEWPORT

Thank you for selecting Council to assess your application.

After due consideration, the following items remain outstanding and require your attention to enable Council to approve your Construction Certificate:

- B9. A minimum side setback of 10m to the western side boundary is to be provided for the top floor ensuite/dressing/main bedroom area where it exceeds the height of the existing house roof ridge.
- B10. Three sets of detailed working drawings that comply in all respects with the Building Code of Australia and the conditions of the Development Consent are to be submitted prior to the release of the Construction Certificate.
- B12. Pool fencing is to be designed and located in accordance with the Swimming Pool Act 1992, AS 1926.1-1993 "Fencing for swimming pools", AS 1926.1-1995 "Location of fencing for private swimming pools". Details are to be submitted prior to the issue of a Construction Certificate.
- B20. Three sets of Drainage details showing **site stormwater management** are to be submitted prior to the release of the Construction Certificate. Such details are to be accompanied by a certificate from either a Licensed plumber or qualified practising Civil 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, that the stormwater management system complies with the requirements of section 3.1.2 "Drainage" of the Building Code of Australia Housing Provision and AS/NZS 3500.3.2 - Stormwater Drainage. The details shall include disposal of site stormwater to a public system (if the site is in a known slip area the stormwater disposal system must comply with the recommendations of a Civil (Geotechnical) Engineer's report).
- B27.
 - a) Street Levels must be obtained from Council for all access driveways across the public road verge to road edge. The street levels provided by Council must be incorporated into and attached to design plans for the access driveway and

internal driveway.

- (b) A Deed of Agreement indemnifying Council must be entered into for construction of a cosmetic access driveway i.e. other than a plain concrete finish, within the public road reserve.
 - (c) All construction of the access driveway must be undertaken by a Council authorised contractor.
 - (d) Council's Fees and Charges apply to Street Levels and Deed of Agreement for Access Driveway.
- B28. Three copies of plans, Street Levels provided by Council and a certificate submitted by a chartered Professional Engineer, Architect or Surveyor, confirming to the satisfaction of Council or the accredited certifier that the access driveway and internal driveway complies with Council's policy DCP E3 "Driveways and Internal Roadways" and the Council street levels, are to be submitted with the Construction Certificate application.
 - B29. Three copies of an Erosion and Sediment Management Plan are to be submitted with the Construction Certificate application. Control over discharge of stormwater and containment of run-off and pollutants leaving the site/premises shall be undertaken through the installation of erosion control devices such as catch drains, diversion drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams, sedimentation basins. Such plan is to be accompanied by a certification from an appropriately qualified person, that the plans/details have been designed in accordance with the requirements of the N.S.W. Department of Land and Water Conservation's "Urban Erosion and Sediment Control" manual.
 - B33. The finished surface materials, including colours and texture of any building, shall blend with the surrounding and/or natural materials and shall be non-glare. Three copies of a specification shall be submitted with the Construction Certificate application in the form of a "Schedule of Finishes". Materials and finishes are to comprise those approved for the development application.
 - B45. Three sets of detailed landscape working drawings, which comply in all respects with the conditions of development consent, are to be submitted prior to release of the Construction Certificate. Each plan/sheet is to be certified by a qualified landscape architect, landscape designer/environmental designer or horticulturist, confirming that the plans/details provide for the works to be carried out in accordance with Development Control Plan No 23 - Landscape and Vegetation Management.
 - B47. The development is to be phased so that the land disturbance is confined to areas of workable size. Further, stabilisation measures are to be finalised in the first section, before works commence in the next section. Further, all disturbed areas which would otherwise remain exposed for 30 days or more are to be treated with an organic mulch or, on steep sites, an erosion control mat and nylon netting. Three sets of full details in this regard are to be included in the Construction Certificate details.
 - B48. The landscape plan is to incorporate a landscape maintenance strategy for the owner/occupier to administer over a **12 month** establishment period. This strategy is to
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address irrigation, soil testing, weeding, plant staking, fertilising, pest and disease control, replanting, remedial pruning and the like.

- B53. Two canopy trees are to be provided in the rear yard area, which at maturity will achieve a canopy height greater than 8.5 metres, to visually reduce the height, bulk and scale of the dwelling. Species selection is to incorporate the dominant tree species growing in the area or locally indigenous species. Full details in this regard are to be submitted with the Construction Certificate.
- B54. Screen planting is to be provided, which after three years will, in conjunction with the canopy planting, screen 50% of the built form when viewed from the Pittwater foreshore. Species selection is to incorporate the dominant species growing in the area or locally indigenous species. Full details in this regard are to be submitted with the Construction Certificate.
- B55. The Jacaranda located on the neighbouring premises at 156 Crescent Road, Newport shall be protected during construction. Prior to the issue of the Construction Certificate, an Arborist report shall be provided detailing measures required to protect the tree during construction.

We endeavour to make phone contact with our Customers to ensure a timely turn around in information although at times this may not be possible and/or Customers require written confirmation. If you have attended to these issues please disregard this letter.

This Construction Certificate Application will be reviewed after 28 days from the date of this letter and should the abovementioned information not be received, Council will proceed to determine the Application with a refusal.

All new information provided to Council should clearly quote your application number CC0603/03.

Yours faithfully

Darren Greenow
PRINCIPAL DEVELOPMENT COMPLIANCE OFFICER
