

Ron Owers, Development Compliance Officer  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1153 Mobile 0419 623 380

19 November 2004

ADR Illes Sydney Pty Ltd  
33a Rahooney Street  
**TURRAMURRA NSW 2074**

**Attention: John Gavallas**

Dear Sir

**Re: 243a Whale Beach Road, Whale Beach NSW DA N0338/02**

Reference is made to your request for a Final Inspection and subsequent inspection by Council.

The following items remain outstanding and require your attention prior to a satisfactory inspection:-

- Condition C6a – requires a certificate of Building Set Out (BS-1)
- Condition C6b – required a certificate for Erosion Control (ER-1)
- Condition E10b – requires a certificate from a Geotechnical Engineer (GEO-1). The certificate provided by Jack Hodgson Consultant Pty Ltd dated 29 September 2004 does not clearly state that all the works have been carried out in accordance with the Geotechnical requirements and the development consent requirements.
- Condition E10k – requires a certificate for ballustrading adequacy (BA-1). The certificate provided is only from the manufacturer and the development consent requires the ballustrading to be certified by a Structural Engineer.
- Condition E10s – requires a certificate for driveway Construction (DW-1). The certificate provided to Council nominates Council for the certification of the driveway construction however Council only certifies the access way across Councils footpath and the driveway from the footpath requires certification as required by the development consent.
- Condition E10w – requires a certificate for landscaping (LS-1)
- Condition E41 – requires a certificate from a landscaper for the practical completion report which is to be prepared by the consultant landscape architect/designer and submitted to Council. This report is to certify that all landscape works have been completed in accordance with the landscape working drawing.

On receipt of the above information Council will further consider the issue of a Final Occupation Certificate for the above referred development.

During the inspection it was noted that the rear timber access staircase to the beach varied from the consent plan and a sleeper log retaining wall had been built to the rear of the dwelling which is not indicated on the plans.

Please explain to Council why a \$600 infringement and demolition Order under the Planning and Assessment Act should not be issued for the staircase and retaining wall.

This matter will be reviewed after thirty days (30) from the date of this letter. Should the matters remain outstanding at this time Council may take more formal action to gain compliance.

Yours faithfully

Ron Owers  
**DEVELOPMENT COMPLIANCE OFFICER**

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Phone 9970 1153 Mobile 0419 623 380

19 November 2004

Cox Richardson Architects  
Level 2, 204 Clarence Street  
SYDNEY NSW 2000

Dear Sir

**Re: 243a Whale Beach Road, Whale Beach NSW DA N0338/02**

Reference is made to your request for a Final Inspection and subsequent inspection by Council.

The following items remain outstanding and require your attention prior to a satisfactory inspection:-

- Condition C6a – requires a certificate of Building Set Out (BS-1)
- Condition C6b – required a certificate for Erosion Control (ER-1)
- Condition E10b – requires a certificate from a Geotechnical Engineer (GEO-1). The certificate provided by Jack Hodgson Consultant Pty Ltd dated 29 September 2004 does not clearly state that all the works have been carried out in accordance with the Geotechnical requirements and the development consent requirements.
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- Condition E10s – requires a certificate for driveway Construction (DW-1). The certificate provided to Council nominates Council for the certification of the driveway construction however Council only certifies the access way across Councils footpath and the driveway from the footpath requires certification as required by the development consent.
- Condition E10w – requires a certificate for landscaping (LS-1)
- Condition E41 – requires a certificate from a landscaper for the practical completion report which is to be prepared by the consultant landscape architect/designer and submitted to Council. This report is to certify that all landscape works have been completed in accordance with the landscape working drawing.

On receipt of the above information Council will further consider the issue of a Final Occupation Certificate for the above referred development.

During the inspection it was noted that the rear timber access staircase to the beach varied from the consent plan and a sleeper log retaining wall had been built to the rear of the dwelling which is not indicated on the plans.

Please explain to Council why a \$600 infringement and demolition Order under the Planning and Assessment Act should not be issued for the changes to the staircase and retaining wall.

This matter will be reviewed after thirty days (30) from the date of this letter. Should the matters remain outstanding at this time Council may take more formal action to gain compliance.

Yours faithfully

Ron Owers  
**DEVELOPMENT COMPLIANCE OFFICER**