

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

23rd December 2003

Carol Voss  
PO Box 300  
**CHURCH POINT NSW 2105**

Dear Madam,

**Re: Construction Certificate Application CC0608/03**  
**Property : 12 Corniche Road , Church Point**

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:

- Show evidence that the Long Service Levy has been paid.
- B4 - The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately stamped. For Quick Check agent details please refer to "Your Business" section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) <<http://www.sydneywater.com.au>> then see Building & Renovating under the heading Building & Developing, or telephone 13 20 92.

The consent authority or a private accredited certifier must ensure that a Quick Check agent/Sydney Water has appropriately stamped the plans before the issue of any 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).

- 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.
- 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.
- B45a - In particular, the landscape working drawing is to provide full details of the following:
  1. the usage of the dominant tree species growing in the area or locally indigenous species.
  2. all existing trees and vegetation to be retained, removed and proposed, including canopy spread, trunk location and condition;
  3. a plant schedule including stratum, species/common names, species' numbers, pot size and staking details;
  4. a schedule of materials (including such elements as turfing, edging, walling, paving and fencing);
  5. the proposed finished treatment of garden areas, including soil depth and mulching details;
  6. the location of underground/overhead services;
  11. understorey planting of species growing in the area or locally indigenous species, which, after three years will in conjunction with the canopy planting screen 50% of the built form, when viewed from the street.
- B60 - Three sets of Structural Engineering details relating to the slabs, footings, retaining walls are to be submitted 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.

- B60a - As the site is located in a slip liable area, the structural details relating to the slabs, footings, retaining walls, structural framing are to be endorsed by a qualified practising Geotechnical 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.
- B61 - Three copies of 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 are to be submitted 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.
- B62 - Three copies of a Certificate from 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, certifying the adequacy of the existing structure to support the additional loading.
- B65 - Prior to issue of the Construction Certificate, details are to be submitted to Council or the Accredited Certifier that include, but are not limited to, all of the recommended conditions in the Geotechnical Report referred to in Council's Deferred Commencement Consent.

Form 2 of the "Geotechnical Risk Management Policy for Pittwater" is to be completed and submitted with the above details before issue of the Construction Certificate.

- Council has issued a Deferred Commencement Consent N0146/02 and written confirmation from Council's Planning & Assessment Group to confirm compliance with Part 1 of the Deferred Commencement Consent is required prior to further consideration of the Construction Certificate Application.
- Reference is made to the stairs leading to the Studio. Please refer to Part 3.9.1 of the Building Code of Australia and amend the plans appropriately.
- Submit to Council Specifications for the proposed works prior to the release of the Construction Certificate.
- Reference is made to the studio being built on the boundary on Lot 21, DP 661001 & Lot Y, DP 28908. Submit to Council's details on the construction material for the studio

that is within 900mm from the boundaries in accordance with Part 3.7.1 of the Building Code of Australia.

- Reference is made to the Development Consent approval and note that the consent is only granted for Lot Y, DP 28908.

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 CC0608/03.

Yours faithfully

Renee Turner  
**DEVELOPMENT COMPLIANCE OFFICER**