

Carl Georgeson - Development Compliance Group
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1137

25 July 2005

ELLIOTT MARTIN RYAN
6 MONTEREY ROAD
BILGOLA NSW 2107

Dear Sir,

Re: Construction Certificate: No. CC0601/03

Property: No.6 Monterey Road, Bilgola Plateau

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:

- Provide a Long Service Levy fee of \$200.00, which is based on the proposed value of building works.
- Condition B11 – Provide amended working drawings that indicate a front setback of 11.8m from the front boundary to the southern external face of bedroom No. 4.
- Condition B15 – Provide a statement indicating the removal of the existing Norfolk Island Pine within the front setback of the property and that two extra canopy trees are be provided onsite and placed so as to not impact on the neighbours ocean views.
- Condition B22 – Provide certification prepared by a licensed Plumber certifying that the existing stormwater system performs satisfactorily and is capable of servicing the proposed additions.
- Condition B45 – Provide Three (3) sets of detailed landscape working drawings, which comply in all respects with the conditions of development consent. 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.
- Condition B45a – In conjunction with above mentioned Landscape Plan, the following details are to be provided:
 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;
 9. **screen planting** having a maturity height of 3.0 metres is to be provided to the western boundary adjoining the new works, so as to address issues of privacy and bulk and scale between neighbouring properties to the west.
 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.
- Condition B60 - Provide Three (3) sets of Structural Engineering details relating to the slabs, footings, retaining walls and structural framing. 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.

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.

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

Yours faithfully

Carl Georgeson
DEVELOPMENT COMPLIANCE OFFICER