

Carl Georgeson - Development Compliance Group
9am to 5pm – Mon to Fri
Phone 9970 1137

28 June 2005

Rocca Crea
177 Fisher Road
DEE WHY NSW 2099

Dear Sir

Re: Construction Certificate: No. CC0280/05

Property: No.117 Mona Vale Road, Ingleside

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:

- Condition B4 - Please ensure that a Quick Check agent/Sydney Water has appropriately stamped the approved plans.
- Condition B10 - Provide a building Specification that complies in all respects with the Building Code of Australia. The building Specification shall also relate to Level 2 - Construction in accordance with AS 3959-1999 "Construction of Buildings in Bush Fire Prone Areas".

Please note that the conditions of the NSW Rural Fire Service dated 16 December 2004 are to be included in the building Specification complying with Level 2 - Construction, AS 3959 - 1999 "Construction of buildings in bushfire prone areas".

- Condition B10 - Provide Three (3) copies of amended working drawings indicating the proposed machinery shed moved to the east so that it is not located within 5m of any existing canopy trees on site.
- Condition B19 - Provide Three (3) sets of Drainage details showing **on-site stormwater detention** facilities, are to be submitted prior to release of the Construction Certificate. Such details are to be accompanied by a certification by a qualified practicing 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, confirming that the plans/details comply with Council's Policy and Guidelines for the on-site detention of stormwater- Feb 1996. The details shall include disposal of the site stormwater from the OSD facility to a public drainage system (ie. kerb and gutter or natural watercourse.)

- Condition B29 - Provide Three (3) 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.
- Condition B29a - Provide a statement indicating the removal of clay or any other soil debris from vehicles shall be carried out within the above-mentioned property prior to leaving the site so as to maintain public roads in a clean condition. This statement may also be identified on the Erosion and Sediment Management Plan
- Condition B45 - Provide certification prepared by a qualified landscape architect, landscape designer/environmental designer or horticulturist, confirming that the Landscape plans/details are in accordance with Development Control Plan No 23 - Landscape and Vegetation Management.
- Condition B45a - In particular, the Landscape Plan is to be provided full details of the following:
 - a) All existing trees and vegetation to be retained, removed and proposed, including canopy spread, trunk location and condition.
 - b) At least two (2) canopy trees within the front yard and one (1) canopy tree in the rear yard of the residential allotment, which at maturity achieve a canopy height greater than 8.5 metres, to visually reduce the height, bulk and scale of dwelling.
 - c) 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 sets of Structural Engineering details relating to the slabs, footings, retaining walls and structural framing for the **Alterations, Additions & Swimming Pool**. Each plan/sheet is to be signed by a qualified practicing 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.
- Condition B60a - As the site is located in a slip liable area, the structural details relating to the slabs, footings, retaining walls and structural framing are to be endorsed by a qualified practicing 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.

- Condition B62 – Provide Three (3) copies of a Certificate from a qualified practicing 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.
- Condition B64 - Provide a revised Form No.2 of the "Geotechnical Risk Management Policy for Pittwater" as the form has not been completed correctly. This form is to be completed with details that include, but are not limited to, all of the recommended conditions in the Geotechnical Report VP 22187, prepared by Jack Hodgson Consultants, Section 11.
- Condition B65 - Provide an amended Site Plan, to scale and legible, indicating the location of the septic (holding) tank and details of drainage lines from the residence to the tank and then the boundary of the premises adjacent to the sewer connection.
- Condition B66 - Provide a copy of the NSW Health Certificate of Accreditation for the proposed On-Site Wastewater Treatment System. The Certificate shall identify the model/type of system, the manufacturer's name and business address/contact details, date of issue of the Certificate, Certificate number and expiry date of the Certificate.
- Condition B67 - Provide Six (6) copies of the Certified Engineering Details for the On-Site Wastewater Treatment System drawn to scale on A3 paper. The drawings shall be dimensioned and accompanied by a listing of all components with name, model, size, description, function, material of manufacture and location of the wastewater system. All components are to be shown including electric motor(s), gearbox, compressor, pump(s), valves, diffusers, venturi, media, media fixings, chlorinator, pipe work, scum collection and sludge pumping equipment, baffles, partitions, brackets, fastenings, electrodes, float switches, control panel and the arrangement of alarms.

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 CC0280/05.

Yours faithfully

Carl Georgeson
DEVELOPMENT COMPLIANCE OFFICER