

Steven Rodriguez- Development Compliance Group  
8am to 6pm Mon - Thurs, 8am to 5pm Fri  
Phone 9970 1142

Robert George Bruce  
105 Woorarra Avenue  
**ELANORA HEIGHTS NSW 2101**

Dear Sir

**Re: Construction Certificate - CC0038/03**  
**Property: 105 Woorarra Avenue, Elanora Heights**

Reference is made to Council's letter dated 23 March 2005 in regards to the assessment of the Construction Certificate Application.

Please be advised that Council has not received any further information to date to enable Council to approve the Construction Certificate.

**The following items remain outstanding and require your attention:**

- Condition B10 - Provide 2 copies of a building specification document confirming that detailed working drawings comply in all respects with the Building Code of Australia and the conditions of the Development Consent.
- Condition B10 (a) - Provide two (2) copies of plans, on the stairs that are to be provided on site between the lower site to the garage, and from the garage to the upper levels.
- Condition B10 (b) – Provide two (2) copies of the amended wall colour. Wall colour is to be of a dark earthy tone to blend in with the surrounding environment. Preferably dark browns, greens or greys.
- Condition B10 (c) – Provide a statement prepared by a chartered architect or licensed builder indicating that construction type: LEVEL 1 of the building works are to be carried out in accordance with the Australian Standard 3959 "Construction of Buildings in Bushfire-Prone areas" the following is the Bushfire Attack Category and the necessary level of construction.
- Condition B10(d) – Provide a statement indicating that the block is to remain in a fuel free state.
- Condition B12 – Provide a statement prepared by a Chartered Architect indicating that the 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".
- Condition B15 & B15 (a)- Provide Three (3) copies of a detailed Bushland Management Plan covering the regeneration/ revegetation/ restoration of the site. The Bushland Management Plan is to be accompanied by a certification by an appropriately qualified

and experienced person stating that the Bushland Management Plan is consistent with Department of Urban Affairs and Planning's Urban Bushland Management Guidelines, the Conservation of Biodiversity DCP, the Management Plan for Threatened Fauna and Flora in Pittwater and any relevant requirements.

In particular, the following matters are to be provided:

3. Local native species to be used - identify local native plant stock source.

9. Detail site preparation, including:

(d) Weed control prior to site disturbance (techniques and sequences of removal)

(e) Weed control immediately following completion of site works (techniques and sequences of removal)

- Condition B16 - A qualified bushland management consultant/bush regenerator is to provide a two-year noxious/environmental weed control map/plan for the southern section of the property. Where appropriate consideration must be taken to retain remnant native vegetation. This is to include the control of Asthma Weed prior to commencement of any site works.
- 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 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, 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 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.
- Condition B29 & B29 (a)– Provide Three (3) copies of an Erosion and Sediment Management Plan. 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.

The plan is to include specific details required to remove clay from vehicles leaving the site so as to maintain public roads in a clean condition.

- Condition B45 & B45 (a) – Provide Three (3) 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.

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;
7. Details of irrigation and any on-slab planting;
8. The provision of 2 trees within the footpath area. Species type is to be discussed with Council's Reserves and Recreation Business Unit. All plant species are to be minimum 100 litre stock and provided with protective tree guards, which are to remain in place for a period of 12 months from the date of planting;
9. Screen planting having a maturity height of 3.0 - 4.0 metres is to be provided along the entire eastern elevation towards the east, so as to address issues of spatial separation towards the east;
10. 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;

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;
  27. Replacement trees are to be provided on the adjoining road reserve to the east. For each tree removed a locally indigenous tree is to be planted on the site at a minimum height of 2m. Consultation in this regard is to occur with D.I.P.N.R. in relation to tree species and locations.
- Condition B46 - The landscape working drawing is to incorporate a landscape maintenance strategy for the owner/occupier to administer over a *12 month* establishment period. This strategy is to address maintenance issues such as irrigation, soil testing, weeding, plant staking, fertilising, pest and disease control, replanting, remedial pruning and the like.
- Further, provision is to be made for the landscape designer to visit the site on a 3 monthly basis from the date of issue of the Occupation Certificate.
- After the inspection, the landscape designer is to issue a report to the owner/occupier certifying that all plant material is healthy and performing to expectation.
- Condition 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.
  - Condition B64 - Prior to issue of the Construction Certificate, details are to be submitted to Council that include, but are not limited to, all of the recommended conditions in the Geotechnical Report Ref VN 20533D dated 15 September 2003, prepared by Jack Hodgson Consultants Pty Ltd.

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.

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 CC0038/03.

Yours faithfully

Steven Rodriguez  
**DEVELOPMENT COMPLIANCE OFFICER**