

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

11 October 2006

Larry Kenneth Thorn
PO Box 261
CHURCH POINT NSW 2105

Dear Sir / Madam

Re: Construction Certificate Application CC CC0484/06
Property : 6 Robertson Road, Scotland Island

Thank you for selecting Council to assess your application.

As discussed, the following items remain outstanding and require your attention to enable Council to approve your Construction Certificate:

- Provide amended Working Drawings that comply with Volume 2 (Class 1 to 10 buildings) of the Building Code of Australia 2006 as these plans relate to New Zealand.
- Further, provide Two (2) copies of a Building Specification and a statement prepared by **Conecta** confirming that the Working Drawings comply in all respects with the Volume 2 (Class 1 to 10 buildings) of the Building Code of Australia 2006
- Provide Two (2) copies of **Structural Engineering Details** relating to the structural framing and Australian Standards for the proposed dwelling. 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.
- Provide a revised **Form No.2** of the "Geotechnical Risk Management Policy for Pittwater" to include the above mentioned Structural Engineering Details for the frame work.
- Condition B8 - Provide a revised site plan on the sub-surface irrigation that is to be location to the north-western side of the property (adjacent to Robertson Road).
- 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 1 - Construction in accordance with AS 3959-1999 "Construction of Buildings in Bush Fire Prone Areas".

Please note that the following conditions of the NSW Rural Fire Service dated 16 December 2004 are to be included in the Building Specification complying with Level 1- Construction, AS 3959 - 1999 "Construction of buildings in bushfire prone areas".

1. Construction shall comply with AS3959 - 1999 level 1 'Construction of Buildings in bushfire prone areas'.
 2. Roofing shall be gutter-less or have leafless guttering and valleys are to be screened to prevent the build up of flammable material.
 3. The entire property shall be managed as an 'Inner Protection Area' as outlined within section 4.2.2 in Planning for Bushfire Protection 2001.
 4. In recognition that no reticulated water supply exists, a 10,000 litre dedicated water supply tank shall be provided and a minimum of 3kW (5hp) petrol or diesel powered pump. A 65mm storz fitting and ball or gate valve shall be installed in the tank.
 5. All fencing shall be constructed from non-combustible materials.
- Condition B20 - Provide three (3) 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 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, 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).
 - Details and specifications prepared by Everhard Industries on the Polymer Cylindrical Septic Tanks and Collection Wells are to be endorsed by a Geotechnical Engineer as the site is located in a slip area.

Please be advised that the following Conditions C1, C2a, C3, C6, C6a, C6b, C18, C19 and C21 of Part C of the Development Consent needs to be addressed prior to the commencement of works.

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 CC CC0484/06.

Yours faithfully

Carl Georgeson
DEVELOPMENT COMPLIANCE OFFICER