

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

16th December 2003

M & M Manera  
126 Elimatta Road  
**MONA VALE NSW 2103**

Dear Sir/Madam,

**Re: Construction Certificate Application CC0612/03**  
**Property : 126 Elimatta Road, MONA VALE**

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:

- 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.

A copy of these plans are to be submitted to Council.

- E37 - Screen planting having a maturity height of 3.5m is to be provided adjacent to the rear boundary of 126A Elimatta Road, Mona Vale so as to address issues of privacy for the adjoining property. Full details in this regard are to be submitted with the Construction Certificate. Species selection is to incorporate the dominant tree species growing in the area or locally indigenous species. The submitted plans only show 3m.
- Balustrading is to be provided to the South Eastern elevation of the terrace and the North Western elevation of the terrace in accordance with Part 3.9.2 of the Building Code of Australia.
- Provide Council with certification that the Structural Engineering details have been signed by a 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.

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 CC0612/03.

Yours faithfully

Renee Turner  
**DEVELOPMENT COMPLIANCE OFFICER**

---