

2 March 2017

General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir,

**Determination of Modified Complying Development Certificate  
Application – 2 Howell Close, Newport**

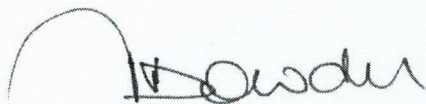
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For Council's information, please find enclosed **Modified** Complying Development Certificate No. 2016/941(A)CDC issued for construction of a rear timber deck and detached studio at the above address, accompanied by:

- Copy of **Modified** Complying Development Certificate application form
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

**NB:** Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully



**Tom Bowden**  
**Insight Building Certifiers Pty Ltd**



\$36

PRVC

Rec: 408462



# Determination of a Modified Complying Development Certificate Application

made under the Environmental  
Planning and Assessment Act 1979  
Section 85 and 85A

## Modified Certificate No. 2016/941(A)CDC

<b>Council</b>	Northern Beaches
<b>Determination</b> Date of issue	2 March 2017
<b>Subject land</b> Address Lot No, DP No. Land Use Zone	2 Howell Close, Newport Lot 2 DP 229781 R2 - Low Density Residential
<b>Applicant</b> Name Address Contact No.	Mr Matthew Stevens 2 Howell Close, Newport NSW 2106 0416 510 067
<b>Owner</b> Name Address Contact No.	Mr Matthew Stevens 2 Howell Close, Newport NSW 2106 0416 510 067
<b>Description of Development</b> Type of Work	Construction of a Rear Timber Deck & Detached Studio
<b>Builder or Owner/Builder</b> Name Contractor Licence No/Permit	Clareville Constructions Pty Ltd 106039C
<b>Value of Work</b> Building	\$71,399.00





The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with ***Insight Building Certifiers*** stamp:

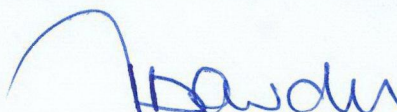
1. Architectural Plans & Construction Specification, including General Housing Code Compliance Table & Sediment & Erosion Control Details, reference no. 195, drawing no's. 001 & 002 (all Revision R2, Issue C), prepared by Planatec dated 17 November 2016 (2016/941(A)CDC) Modified by Architectural Plan, including General Housing Code Compliance Table & Sediment & Erosion Control Details, reference no. 195, drawing no. 001 (Revision R2, Issue E), prepared by Planatec dated 17 November 2016
2. Flood Risk Assessment Report prepared & endorsed by Taylor Consulting dated 12 January 2017 (2016/941(A)CDC) Addendum Flood Risk Assessment letter prepared & endorsed by Taylor Consulting dated 20 February 2017
3. Stormwater Compliance Statement prepared & endorsed by Ruddy Plumbing Pty Ltd dated 23 November 2016
4. Long Service Corporation receipt no. 265348 dated 23 November 2016
5. Sydney Water approval dated 23 December 2016

and any other supporting documentation submitted as part of the application.

## Certificate

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, Part 3 (as amended on 22 February 2014) including the relevant conditions under Schedule 6, all requirements of the Environmental Planning and Assessment Regulations 2000 concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.

Signed



02 MAR 2017

Certificate No.

2016/941(A)CDC

Date on which this Certificate will lapse:

16 January 2022

### Certifying Authority

Name of Accredited Certifier

Tom Bowden

Accreditation No.

BPB0042

Accreditation Authority

Building Professionals Board

Contact No.

(02) 9999 0003

Address

13/90 Mona Vale Road, Mona Vale NSW 2103

BCA Classification

1 & 10b



**Conditions of Complying Development Certificate no. 2016/941(A)CDC**

*(Prescribed Conditions under the State Environmental Planning Policy: Exempt & Complying Development Codes 2008 (issued 22 February 2014))*

**Notification to neighbours**

The person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the intention to commence works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works shall be carried out.

**Schedule 6 Conditions applying to complying development certificates under the General Housing Code and the Rural Housing Code**

(Clauses 3.37 and 3A.39)

**Note 1.** Complying development under the General Housing Code and the Rural Housing Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

**Note 2.** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.

**Note 3.** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

**Note 4.** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

**Note 5.** Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

**Part 1 Conditions applying before works commence**

**1 Protection of adjoining areas**

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin, and must be kept in place until after the completion of works, if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

**Note.** Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

**2 Toilet facilities**

- (1) Toilet facilities must be available or provided at the work site before works begin, and must be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
  - (a) be a standard flushing toilet connected to a public sewer, or
  - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
  - (c) be a temporary chemical closet approved under the *Local Government Act 1993*.



### 3 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

### 4 Adjoining wall dilapidation report

- (1) If a wall on a lot is to be built to a boundary and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

### 5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

### 6 Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart:
  - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
  - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected:
  - (a) around its tree protection zone as defined by section 3.2 of AS 4970—2009, *Protection of trees on development sites*, and
  - (b) in accordance with section 4 of that standard.
- (4) The person having the benefit of the complying development certificate must ensure that:
  - (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
  - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.



- (5) The tree protection measures specified in this clause must:
- (a) be in place before work commences on the lot, and
  - (b) be maintained in good condition during the construction period, and
  - (c) remain in place for the duration of the construction works.

**Note.** A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

## **Part 2 Conditions applying during the works**

**Note.** The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

### **7 Hours for construction**

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

### **8 Compliance with plans**

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

### **9 Maintenance of site**

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- (4) During construction:
  - (a) all vehicles entering or leaving the site must have their loads covered, and
  - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (5) At the completion of the works, the work site must be left clear of waste and debris.

### **10 Earthworks, retaining walls and structural support**

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development):
  - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
  - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
  - (c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
  - (d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.



- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

### **11 Drainage connections**

- (1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the Local Government Act 1993 must be held before the connection is carried out.

### **12 Archaeology discovered during excavation**

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

**Note.** Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

### **13 Aboriginal objects discovered during excavation**

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- (a) all excavation or disturbance of the area must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the National Parks and Wildlife Act 1974.

**Note.** If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.

## **Part 3 Conditions applying before the issue of an occupation certificate**

### **14 Vehicular access**

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

### **15 Utility services**

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.



23 FEB 2017

Complying Development Certificate

Modified Complying Development Certificate

BY: .....

## APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

## Information for the Applicant

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to **Insight Building Certifiers Pty Ltd** "certifying authority" for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC may be made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

**However**, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

## Section A: Details of the Applicant

Mr ☒ Ms ☐ Mrs ☐ Dr ☐Other: 

First Name

Family name

Matthew

Stevens

Company (if applicable)

ABN (if applicable)

Unit/Street no.

Street name

2

Howell Close

Suburb or town

State

Postcode

Newport

NSW

2106

Daytime telephone

Fax

Mobile

0416 510 067

0416 510 067

## Section B: Location and title details of the land where the development is to be carried out

Unit/Street no.

Street name

2

Howell Close

Suburb or town

Postcode

Newport

2106

Lot no.

Section

2

Volume/folio

DP/ SP no.

229781



**Section C: Describe the development proposed to be carried out**

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc)

Construction of a rear timber deck & detached studio  
 Modification includes;  
 - Studio move closer to rear allotment boundary  
 - reconfiguration & increase in rear timber deck

**Section D: Estimated cost of the development**

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

\$ 71,399.00

**Section E: Environmental planning instrument**

Provide the name of the "environmental planning instrument" under which the development is complying development.

**Note:** The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

☒ State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment.  
 (Commercial & Industrial Development & Other Matters.) 2013.

OR

☐ State Environmental Planning Policy (Affordable Rental Housing) 2009

**Section F: Easements & Positive covenants**

Is the subject land affected or burdened by any easement (eg. Drainage, telecommunications, electricity power lines, sewer or similar), right of carriage way or similar, or any registered covenants or restrictions on the use of lands

☒ Yes

☐ No

If you don't know or are unsure a title search can be carried out online for a small fee by contacting NSW Departments of Land & Property Information.

[www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au) or call 1300 052 637



## Section G: Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?

square metres

## Section H: Attachments relating to the proposed development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

### Attachments for developments other than fire link conversions

☐

#### A site plan of the land

Provide a site plan indicating;

- a) the location, boundary dimensions, site area and north point of the land,
- b) existing vegetation and trees on the land,
- c) the location and uses of existing buildings on the land,
- d) existing levels of the land in relation to buildings and roads,
- e) the location and uses of buildings on sites adjoining the land,
- f) location of any easements or similar which burden the site

☐

#### A plan of the development

Provide a site plan which indicates; plan

- a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- d) elevations and sections showing heights of any proposed temporary structures and proposed finished levels of the land in relation to existing and proposed buildings and roads,
- e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- g) proposed methods of draining the land,
- h) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- i) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

Does the development involve building work (including work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?

☒

Yes

☐

No

If 'Yes' provide;



- 1) **A detailed description of the development by completing SECTION P.**
- 2) **Appropriate building work plans and specifications, which are to include:**
  - a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
    - i. a plan of each floor section, and
    - ii. a plan of each elevation of the building, and
    - iii. the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
    - iv. the height, design, construction and provision for fire safety and fire resistance (if any),
  - b) specifications for the development:
    - i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
    - ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
  - c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
  - d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979\*\*,
  - e) copies of any compliance certificate to be relied on,
  - f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
  - g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
  - h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

\*\* S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

**Does the development involve building work (other than work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?**

☐

Yes

☒

No

**If 'Yes' provide;**

- 1) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- 2) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

**Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary?**

☐

Yes

☒

No

**If 'Yes' provide;**

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.



Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?

☐ Yes

☒ No

If 'Yes' provide;

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternate solution relating to a fire safety requirement under the BCA?

☐ Yes

☒ No

If 'Yes' provide;

- 1) A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX Certificate has been obtained?

☐ Yes

☒ No

If 'Yes' provide;

- 1) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- 2) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX Notes at the end of this section)



## **BASIX NOTES**

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- a) development that involves the erection (but not the relocation) of a BASIX affected building,
- b) development that involves a change of building use by which a building becomes a BASIX affected building,
- c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

### ***BASIX excluded development is***

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

**BASIX optional development** means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.



**Section I: List of Documents**

Prepare and attach a list of all of the documents provided under SECTION G.

**Section J: Copyright**

*Information for the Applicant:* Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

**Section K: Authority to enter and inspect land**

*Information for the Applicant:* A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

**Section L: Long Service Payment Levy**

*Information for the Applicant:* Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

**Section M: Signature of Applicant(s)**Name: Name: 

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: Date: **Section N: Signature of Owner(s)**

**Note:** If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

*As the owner(s) of the above property, I/we consent to this application.*

Name: Name: Signature: 

Signature: \_\_\_\_\_

Date: Date:



**Section O: Delivery of the Application**

**Information for the Applicant:** Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications MAY NOT be sent by facsimile transmission.

**Section P: Date of Receipt of Application**

To be completed by the certifying authority immediately after receiving this Application.

This Application was received on

RECEIVED  
23 FEB 2017

(insert date).

**NOTE: COMPLETE SECTION P ON THE FOLLOWING PAGE**



**Section Q: Description of the development****1) For each proposed new building, indicate:**

The number of storeys (including underground storeys) in the building

The gross floor area of the building (in square metres)

The proposed site area of the land on which the building is to be erected (in square metres)

**2) For each proposed new residential building, indicate:**

The number of existing dwellings on the land on which the new building is to be erected

The number of those existing dwellings that are to be demolished in connection with the erection of the new building

The number of dwellings to be included in the new building

Whether the new building is to be attached to any existing building

Whether the new building is to be attached to any other new building

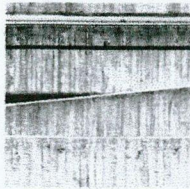
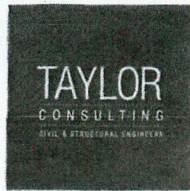
Whether the land contains a dual occupancy

The materials to be used in the construction of the new building by completing the table below

Place a cross in each appropriate box.

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input type="checkbox"/> Brick (double)	11	<input type="checkbox"/> Tiles	10	<input type="checkbox"/> Concrete/slate	20	<input checked="" type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (veneer)	12	<input type="checkbox"/> Concrete/slate	20	<input checked="" type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete/stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input checked="" type="checkbox"/> Steel	60	<input type="checkbox"/> Not Specified	90	<input type="checkbox"/> Other	80
<input checked="" type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not Specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not Specified	90				
<input type="checkbox"/> Aluminium cladding	70						
<input type="checkbox"/> Timber/weather board	40						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not Specified	90						





20 February 2017

General Manager  
Northern Beaches Council  
MONA VALE NSW

Dear Sir/Madam,

**Re: Flood Risk Assessment- 2 Howell Close, Newport**

With reference to the Complying Development Certificate application for the proposed works at the above address, this is to advise that I have reviewed the architectural details for the subsequently proposed timber deck extension at the rear of the dwelling.

The proposed deck extension will be carried out in accordance with AS1684.2 Residential Timber Framed Construction and it is considered that no specific engineering details are required.

In addition, the proposed deck extension is not affected by (or does not affect) the anticipated flood conditions at the site and subsequently the proposed works are still considered to be in accordance with the existing Flood Risk Management Report by this office dated 12 January 2017 and specifically Section 3.36C of the SEPP (Exempt & Complying Development Codes) 2008.

Should you require any further information please contact the undersigned.

Yours faithfully  
TAYLOR CONSULTING

D M SCHAEFER – Director  
B.E. Civil (Hons) M.I.E. Aust.



**COUNCIL  
COPY**

This plan / document  
forms part of Complying  
Development Certificate  
no.2016/941(A)CDC



The diagram illustrates a sediment fence designed to trap sediment while allowing water to pass. Key components and dimensions include:

- SEDIMENT FENCE**: The main structure, labeled at the bottom.
- 3m MAX.**: The maximum length of the fence section shown.
- DISTURBED AREA**: The area immediately upstream of the fence where sediment is being trapped.
- SEDEMENT TRAP**: The area where sediment is collected, shown as a shaded region.
- DIRECTION OF FLOW**: Indicated by an arrow pointing towards the fence.
- 0.6m MAX.**: The maximum height of the fence.
- 0.2m**: The height of the base of the fence.
- DETAIL OF OVERLAP**: A close-up view of the mesh or wire overlap.
- POSTS DRIVEN 0.6m INTO GROUND**: The vertical supports for the fence.
- WIRE OR STEEL MESH (WHERE REQUIRED)**: The material used for the fence structure.
- UNDISTURBED AREA**: The area downstream of the fence where the water flow remains clear.

**SEDIMENT FENCE**


▲ B.M.S.S.M IN CROSSING  
R.L 10.62 A.H.D



T. Bowden Accreditation No. BPB0042

HEIGHT DIFFERENCES ( MAXIMUM TO GL's )		
EGL 11.35	PROPOSED DECK FFL 11.87	HIGHT ABOVE GROUND 520mm
PROPOSED DECK FFL 11.87	PROPOSED STUDIO FFL 12.40	HEIGHT DIFF 530mm
EGL TO STUDIO RL 11.86	PROPOSED STUDIO FFL 12.40	HEIGHT DIFF 540mm

SITE COVERAGE CALCULATIONS	EXISTING	PROPOSED
LOT AREA	705.0m <sup>2</sup>	
SITE COVERAGE house / garage	231.03 = 32.77 %	267.72m <sup>2</sup> = 37.91 %
PRINCIPAL PRIVATE SPACE	160.58m <sup>2</sup>	House 108.31m <sup>2</sup> Studio 52.27m <sup>2</sup>
LANDSCAPE AREA	472.56m <sup>2</sup> = 67.02 %	436.30m <sup>2</sup> = 61.88 %
LANDSCAPE AREA behind building line of Howell Close ( of total landscaped area)	279.9m <sup>2</sup> = 59.3%	243.64 = 55.86 %
FRONTAGE OF SITE	25.34m	Total area 143.30m <sup>2</sup> forward of building line Landscape 125.85m <sup>2</sup> = 88.0%
STUDIO FLOOR AREA		27.72m <sup>2</sup>

PROJECT:  DETACHED STUDIO	CLIENT: <b>M Stevens</b>	DRAWING:  SITE PLAN		PROJECT No: <b>195</b>	DATE:  17 / 11 / 16	BUILDER:  BACKYARD CABINS ( B Lic 106039C ) PH ( 02 ) 99731691	DRAFTING:  planatec PH ( 02 ) 99183915
	LOCATION:  2 HOWELL CLOSE NEWPORT			ISSUE <b>E</b>	SCALE:  1:100 / 1 : 50 @ A3		CHECKED BY: <b>M Purves</b>

OR AREA	27.72m2
06039C )	DRAFTING: <b>planatec</b> PH ( 02 ) 99183915 CHECKED BY: M Purves