



Reference: 220814 CD8/14 BF:NG
Enquiries: Landuse & Sustainability

Australian Facilities Solutions
CARE: Adam Mainey

Dear Sir/Madam

**NOTICE OF DETERMINATION OF A COMPLYING DEVELOPMENT
APPLICATION**

Issued under Section 85, 85(A) of the Environmental Planning and Assessment Act
1979

Complying Development Application No.	8/2014
Land to be developed	Lot 70 DP 15377; 35 Fromelles Avenue, Seaforth
Proposed development	Alterations and additions to existing dwelling including a new granny flat and swimming pool.
Determination	APPROVED
Date of Determination/Commencement	22 August 2014
Date of lapse	22 August 2019

**A complying development certificate becomes effective and commences from
the date endorsed on the certificate.**

Plans and Specifications APPROVED

This approval relates to the following;

- (1) Architectural CDC Plan Nos. 0.01, 1.01, 1.02, 1.03, 1.04, 2.01, 2.02, 2.03, 2.04, 3.01 Revision C
- (2) Partridge Structural Engineer's Plan Nos. S1-Revision B, S2.1- Revision C, S2.2- Revision C & S3.1- Revision C.
- (3) ITM Design Stormwater Drainage Drawing No. H-CDA-01 Rev B and Sediment Control and Catchment Calcs. Plan No. H-CDA-00 Rev B
- (4) Energy Rating Certificate No. 14730888 CDC Drawing Nos. 1.03, 1.04, 2.01, 2.02, 2.03, 2.04
- (5) Basix Assessment Certificate Number 14730888 and
- (6) Basix Certificate Number 518726S_05.

COUNCIL OFFICES

1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS

PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

SURFCITY SURFCITY
MANLY AUSTRALIA® AUSTRALIA®
www.manly.nsw.gov.au

MANLY COUNCIL

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Division 3 Conditions applying to complying development certificate under this code

Note: Complying development must comply with the requirements of the Act, the Environmental Planning and Assessment Regulation 2000 and the conditions listed in this Part.

Note: A contributions plan setting out the contribution requirements towards the provision or improvement of public amenities or public services may specify that an accredited certifier must, under section 94EC of the Act, impose a condition on a complying development certificate requiring the payment of a monetary contribution in accordance with that plan.

Subdivision 1 Conditions applying before works commence

3.37 Protection of adjoining areas

- (1) 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.
- (2), (3) (Repealed)

Note: See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

3.38 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.

3.39 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.

3.39A Notification to neighbours

The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.

COUNCIL OFFICES

1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS

PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

SURFCITY **SURFCITY**
MANLY AUSTRALIA® AUSTRALIA®
www.manly.nsw.gov.au

3.39B 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.
- (3) In this clause:

dilapidation report means a report, prepared by a professional engineer, confirming the structural condition of the adjoining wall before the development commences.

Subdivision 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.

3.40 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.

3.41 Compliance with plans

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

3.42 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

3.43 Maintenance of site

- (1) Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials must be disposed of at a waste management facility.
- (3) The work site must be left clear of waste and debris at the completion of the works.

Subdivision 3 Construction requirements

3.44 Staging construction

- (1) If the complying development is the erection of, or alterations or additions to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof covering 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.
- (3) If the complying development involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the complying development on the site is obtained.

COUNCIL OFFICES

1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS

PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

SURFCITY **SURFCITY**
MANLY AUSTRALIA® AUSTRALIA®
www.manly.nsw.gov.au

3.45 Utility services

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

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.

A1

Form 7 of the regulation (notice of commencement of work and appointment of Principal Certifying Officer, i.e. the PCA) must be submitted to Council 2 days prior of any work commencing.

A2

All demolition and excess construction materials are to be recycled wherever practicable.

Yours faithfully,



Date: 25/8/14

**Environmental Planning Instrument decision made under
SEPP (Exempt and Complying Development Codes) 2008.**



COMPLYING DEVELOPMENT CERTIFICATE
Issued under the *Environmental Planning & Assessment Act 1979*
Sections 85, 85A

Certificate No. CD 8/2014

This Certificate is issued to -
Australian Facilities Solutions
CARE: Adam Mainey
Unit 3, 2-4 Endeavour Road
CARRINGBAH NSW 2229

CERTIFICATION

I certify that the proposed development
Is complying development and that if carried out in accordance with the plans and
specifications will comply with all development standards, any standards in a DCP
and all requirements of the *Environmental Planning and Assessment Regulation*
2000.

<u>LOCATION</u>	35 Fromelles Avenue, Seaforth
Lot No.	70
Deposited Plan	15377

DESCRIPTION OF COMPLYING DEVELOPMENT

**Alterations and additions to existing dwelling including a new granny flat and
swimming pool.**

PLANS AND SPECIFICATIONS APPROVED

This approval relates to the following;

- (1) Architectural CDC Plan Nos. 0.01, 1.01, 1.02, 1.03, 1.04, 2.01, 2.02, 2.03, 2.04, 3.01 Revision C
 - (2) Partridge Structural Engineer's Plan Nos. S1-Revision B, S2.1- Revision C, S2.2- Revision C & S3.1- Revision C.
 - (3) ITM Design Stormwater Drainage Drawing No. H-CDA-01 Rev B and Sediment Control and Catchment Calcs. Plan No. H-CDA-00 Rev B
 - (4) Energy Rating Certificate No. 14730888 CDC Drawing Nos. 1.03, 1.04, 2.01, 2.02, 2.03, 2.04
 - (4) Basix Assessment Certificate Number 14730888 and
 - (5) Basix Certificate Number 518726S_05.
-

CERTIFYING AUTHORITY

Manly Council
PO BOX 82
MANLY NSW 1655
Contact: Brett Franklin

02 9976 1500

DATE OF ISSUE 22 August 2014

Notes

Prior to commencement of work s 86(1) and (2) of the *Environmental Planning and Assessment Act 1979* must be satisfied.

COUNCIL OFFICES

1 Belgrave Street
Manly NSW 2095

POSTAL ADDRESS

PO Box 82
Manly NSW 1655

T: +61 2 9976 1500
F: +61 2 9976 1400
E: records@manly.nsw.gov.au

SURF CITY SURF CITY
MANLY AUSTRALIA® AUSTRALIA®
www.manly.nsw.gov.au

MANLY COUNCIL