



Manly Council

Council Offices 1 Belgrave Street Manly
PO Box 82 MANLY NSW 1655 AUSTRALIA
DX 9205 Manly email: records@manly.nsw.gov.au
Phone 02 9976 1500 Fax 02 9976 1400
www.manly.nsw.gov.au

Complying Development

Application

☐ NEW CDA ☐ Modification

Office Use:

CD Application #: _____

Date Received: _____

Applicant

Name Checkpoint Building Surveyors
Address 29 North Street, Port Melbourne VIC 3207
Contact no (tele/fax) Tel 03 9673 0000 Fax 03 9673 0099
Email Address andrea@checkpoint.com.au
Signature [Signature]

Owner's Consent to lodge this application.

Name Hampic Management Pty Ltd
Address 1 Joalah Road, Duffys Forest NSW 2004
Contact no (tele/fax) Tel _____ Fax _____
Email Address _____
Signature of ALL owners See attached letter of consent
Date _____

Formal Land Details

Address 17-19 Sydney Road, Manly
Lot No. & DP and Zoning Lot No 20 DP 235980 Zoning _____

Proposed Complying Development

☐ demolition ☐ erection of a building
☐ subdivision land / building ☒ other

Complying Development Application is made under ☐ Manly LEP 1988 ☐ 2008 State Environmental Planning Policy (Exempt and Complying Development Codes).

Brief description of development Proposed signage for Bike Store
Is a swimming pool or spa ☐ Existing ☐ Proposed ☒ Not Applicable

Value of Work (full commercial value of labour and materials) \$ 14,000

Principal Contractor

Address Mark Walkley - 372 Hoddle Street, Clifton Hill
Licence # / Permit # or CB-U3214
Owner builder # (see note 1) _____

Long Service Levy

(see note 1)

If the value of work is \$25,000 or more, the Building & construction Industry long Service levy must be paid before the complying Development Certificate is issued. Has the levy been paid?

☐ Yes ☐ No ☒ Not Applicable

A list of all documents accompanying this application must be attached.

Schedule 1 – Australian Bureau of Statistics Information (for building work only)

This is required to be completed for the purposes of providing information to the Australian Bureau of Statistics.

All Building Work

What is the total floor area of the new building work only? _____ m²
What is the number of storeys (including underground storeys)? _____

Residential Building Only

Number of dwellings proposed to be built? _____
Number of existing dwellings? _____
Number of dwellings to be demolished? _____

Materials to be Used

Place a tick in the box which best describes the materials the new work will be constructed of.

Walls	Code	Roof	Code
<input type="checkbox"/> brick veneer	BV	<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> full brick	FB	<input type="checkbox"/> concrete	CO
<input type="checkbox"/> single brick	SB	<input type="checkbox"/> concrete tile	CT
<input type="checkbox"/> concrete block	CB	<input type="checkbox"/> fibrous cement	FC
<input type="checkbox"/> concrete	CO	<input type="checkbox"/> fibreglass	FG
<input type="checkbox"/> steel	ST	<input type="checkbox"/> slate	SL
<input type="checkbox"/> fibrous cement	FC	<input type="checkbox"/> steel	ST
<input type="checkbox"/> hardiplank	HP	<input type="checkbox"/> terracotta tile	TT
<input type="checkbox"/> timber/weatherboard	TM	<input type="checkbox"/> other	OT
<input type="checkbox"/> cladding-aluminium	AL	<input type="checkbox"/> unknown	UN
<input type="checkbox"/> curtain glass	GL		
<input type="checkbox"/> other	OT		
<input type="checkbox"/> unknown	UN		
Floor	Code	Frame	Code
<input type="checkbox"/> concrete	CO	<input type="checkbox"/> timber	TM
<input type="checkbox"/> timber	TM	<input type="checkbox"/> steel	ST
<input type="checkbox"/> other	OT	<input type="checkbox"/> other	OT
<input type="checkbox"/> unknown	UN	<input type="checkbox"/> unknown	UN

N/A

Does the site contain a dual occupancy?

☐ Yes ☒ No

If the development is a dual occupancy are the dwellings detached?
(ND dual occupancy = two dwellings on the same

☐ Yes ☐ No

Guide for information to be submitted with your application

The following information must also accompany a complying development certificate application for building or subdivision work:

Building Work

In the case of an application for a complying development certificate for **building work**:

- ✓ **A.** Four (4) copies of detailed plans and specifications in accordance with Schedule 1, Part 2 Clause 4(1) (d) and Clause 4 (A) of the EP&A Regulations.

The plan for the building must be drawn to a suitable scale and consist of a general plan and a site plan. The general plan of the building must indicate (where relevant):

1. the location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development.
2. floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building.
3. elevations and sections showing proposed external finishes and heights.
4. proposed finished levels of the land in relation to buildings and roads.
5. building perspective's, where necessary to illustrate the proposed building.
6. proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) and a driveway profile showing grades, levels and transitions.
7. proposed landscaping and treatment of the land (indicating plant types and their height and maturity).
8. proposed method of draining the land. Note: Compliance must be demonstrated with Council's Specification for On-site Stormwater Management – Main Document (available on Council's website – Planning & Development – LEP, DCP & Policies).

The site plan must be drawn to scale and must indicate the:

- i. location, boundary dimensions, site area and north point of the land.
- ii. existing vegetation and trees on the land.
- iii. location and uses of existing buildings on the land including wall to boundary setbacks.
- iv. existing levels of the land in relation to buildings and roads.
- v. location and uses of buildings on sites adjoining the land.
- vi. location of the proposed work.

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply.
- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand materials to be used.

B. The required application fee. The fee can be confirmed by calling our Customer Service staff on 9976 1500 option 4 during business hours.

C. If relevant, evidence of any accredited component, process or design sought to be relied upon.

D. Except in the case of a class 1a or class 10 building:

- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and .
- if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

E. for new dwellings, additions and alterations to dwellings (where the value of the work is \$50,000 or more) and new swimming pools having a volume of 40000 litres or greater, a BASIX certificate must accompany the application.

Subdivisions

The plan must include all existing and proposed lot boundaries, dimensions of the new boundaries and the areas of the proposed lots. The application must also be accompanied by the required application fee. The fee can be confirmed by calling Council's Customer Service on 9976 1500 option 4 during council business hours.

Note 1 Home Building Act Requirements

If a licensed builder is not engaged and the value of any residential work exceeds \$5,000, a copy of an Owner Builders Permit may be attached to this form.

If a licensed builder is engaged and the value of residential work exceeds \$12,000, a copy of the Builder's Home Building Act Insurance for the building work can be attached to this form.

If these documents are not available when lodging your application they must be submitted with your Notice of Commencement form one (1) week before you commence work.

Note 2 Long Service Levy

A complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by installments of the levy) has been paid. The levy is payable when the estimated value of work is \$25,000 or greater. Manly Council is authorised to accept payments under an agency agreement with the NSW Government.

Note 3 Trust Fund Deposit

Under Section 97 of the Local Government Act 1993 Council requires payment of a security deposit for compliance with Conditions of Consent and as security against damage to Council property during works on the site. The deposit will be refunded following the issue of a Final Occupation Certificate for the approved works and subject to an infrastructure inspection of Council's property. Payment must be made prior to commencement of any excavation, demolition or building works. The amount of the deposit is to be in accordance with Council's presented fees and charges which are reviewed annually.



MANLY COUNCIL

2011/2012

Development Application Fees Calculator

D/A No.:/.....

Date Paid: 23.9.11

Rec. No.: 813 638

Ensure that the Value of the Development entered into any of the boxes below is the same for each fee type

Place X
in
box if
fee to
be paid

Fee
Code

Is the Development Application for a dwelling-house with an estimated construction cost of \$100,000 or less? (Mark X)

Yes

False

Fee

41

Development Application Fee

[Enter Total Value of Development] -

\$ 14,000.00

\$ 0.00

☐

0.064%

117

PlanFirst Fee [for Planning NSW]

Applies to DA's with Value > \$50,000.

\$ 14,000.00

\$ FALSE

Total Development Application Fee

\$ 0.00

43

Notification Fee

\$ 0.00

\$ 0.00

☐

43

Fee for Development that Requires Advertising

\$

\$

41

Fee for Other Types of Development

\$

\$

44

Construction Certificate

[Enter Total Value of Development] -

\$

\$ 0.00

☐

48

Inspection Fees

[Enter No & Type of Inspections] -

First Inspection -

@

280.00

\$ 0.00

Subsequent Inspections -

@

150.00

42

Long Service Levy [Long Service Payments Corporation]

Levy applies to Building Construction work costing \$25,000 or more (0.35% from 1/01/2006).

\$ -

\$ 0.00

☐

50

Builders Damage deposit

[Enter Total Value of Development] (Additional Fee may apply for Development > \$1,000,000)-

\$ -

\$ 0.00

☐

49

S96 Modification of Consent

Fee for application under S96(1), (1A) (2)(i) or (ii) -

\$

Fee for application under S96(2)(iii) as per Scale:

[Enter Total Value of Development] -

\$ -

\$ 0.00

☐

47

Complying Development Application

[Enter Total Value of Development Above] -

\$ 14,000.00

\$ 287.10

☒

118

S82 Review

Fee for application under S82(1) or (2) -

\$

Fee for application under S82(3) as per Scale:

[Enter Total Value of Development Above] -

\$ -

\$ 0.00

☐

41

Additional Administration Fee for Integrated Development

\$

Other Fees

[Description:]

Fee Code

47

Short paid

\$ -75.10

\$

TOTAL FEES

\$ 212.00

21/09/11

City of Manly Council
PO Box 82
MANLY



ATTN: PLANNING DEPARTMENT

Dear Sir / Madam

RE: PROPOSED SIGNAGE at
17-19 Sydney Road, Manly - 2095

Please find enclosed the complying development application for the above property. The proposal is for signage and minor shopfront works.

Please also find enclosed photo's showing the existing signage and joint shopfronts of the property.

For further discussion, please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in blue ink, appearing to be "Andrea Pearson", written over the "Yours faithfully" text.

Andrea Pearson
Building Surveying Administrator

Hampic Management Pty Limited

1 Joalah Road Duffys Forest 2084

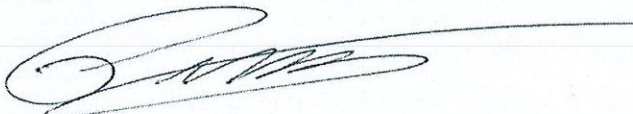
20 September 2011

To whom it may concern

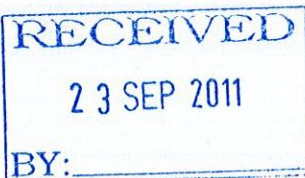
Landlord's consent to tenant fit out at 17-19 Sydney Road Manly

This letter is to confirm that we, as owners of the above property, have viewed the prospective plans for Manly Cycles fit out and consent to the works as shown in the plans.

Regards



Alf Picello
Director



21/09/11

City of Manly Council
PO Box 82
MANLY

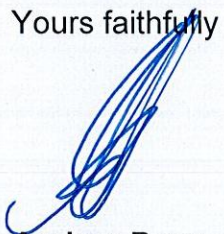
Dear Sir / Madam

RE: PROPOSED SIGNAGE at
17-19 Sydney Road, Manly - 2095

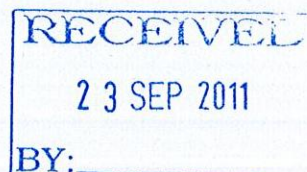
- 1) **Waste Management-** The alterations to the existing tenancy will not affect the existing waste management services.
- 2) **Deliveries-** All deliveries will be via the existing loading dock currently in place for the existing store.
- 3) **Fire Safety Measures-** There will be no requirement for the implementation of any new fire safety measures as these works will not affect the existing fire safety measures of the property.

For further discussion, please do not hesitate to contact the undersigned.

Yours faithfully



Andrea Pearson
Building Surveying Administrator



Proposed Signage and Minor External Works for
17- 19 Sydney Road, Manly



checkpoint
building surveyors

Sydney Road (Called Central Avenue on Drawings)

- Above Glazing Area to be Reclad, High Windows to be Covered by Cladding and Existing Fascia Sign to be Replaced
- Above Glazing Fascia Signs to Replace Existing Sign with be as follows:
 - Specialized Bikes- 1000mm (height) x 3000mm (length)
 - Manly Cycles- 500mm (height) x 600mm (length)
- New Lightbox- Dimensions: 1000mm (height) x 1000mm (length)
- Existing Awning Sign to be Painted Over in Red

Courtyard Facade

- Existing Frames and Lintels to be Painted Dark Grey
- Two Existing Mid-Glazing Signs to be Clad in Red Alucobond
- One Existing Mid-Glazing Sign to be Replaced with Red Alucobond and Specialized Bikes Lettering
- New Lightbox- Dimensions: 1000mm (height) x 1000mm (length)



SIDNEY ROAD (Cenita/Ae) Shopfront