

KN PLANNING PTY LIMITED

STATEMENT OF ENVIRONMENTAL EFFECTS

**SECTION 4.56 APPLICATION TO MODIFY CONSENT GRANTED TO
DEVELOPMENT APPLICATION DA2021/1408 FOR DEMOLITION OF EXISTING
DETACHED DWELLING AND ERECTION OF A PART 2/PART 3-STOREY
DETACHED DWELLING, CARPORT, BOATSHED, SITE WORKS AND
LANDSCAPING**

**16 ADDISON ROAD
MANLY**

**Prepared by
KN Planning Pty Limited**

October 2023

Ref: KN628

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1. INTRODUCTION

This report has been prepared in support of an application under Section 4.56 of the Environmental Planning and Assessment Act 1979 to modify the consent granted by the NSW Land & Environment Court to Development Application DA 2021/1405 for demolition of an existing single storey detached dwelling at 16 Addison Road Manly and the erection of a part 2/part 3 storey detached dwelling, carport, boatshed, site works and landscaping.

The Modification Application seeks consent for minor changes, exterior openings, internal layout of the dwelling and carport. The proposed modification will not change the approved building envelope. Details of the modifications to the approved development are detailed in Section 4 of this report.

Plans, elevations and sections of the proposed modification application have been prepared by Patterson Associates for the Applicant, Watermark Architects, and owners, Sarah Penelope Joyce and Nicholas John Fairfax.

The purpose of this report is to present a Statement of Environmental Effects in support of the modification application under Section 4.56 of the Environmental Planning and Assessment Act 1979 and to that end the report:-

- describes the site, context and development history;
- sets out the planning controls applying to the site;
- sets out the details of the proposed modification;
- assesses the key planning considerations associated with the proposed modification; and
- presents a summary assessment of the modification application in terms of the Matters for Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979.

2. SITE AND CONTEXT

2.1 Site Details

The site is in Manly, on the south-eastern side of Addison Road, approximately 150 metres south-west of the intersection with Oyama Avenue (*Figure 2.1*)

The site, known as 16 Addison Road is a battle-axe allotment being Lot 2 of DP 235220 and Lot LIC 30003605 is irregular in shape with frontage to Addison Road of 3.05 metres (access handle/right of way, frontage to Little Manly Cove and side boundaries to 18 Addison Road of 9.32 metres and 31.12 metres (access handle), 20 Addison Road of 38.97 metres and 14 Addison Road of 40.54 metres, as detailed on the Plan of Survey at *Figure 2.2*.

The site has an area of 543.8 square metres.

The topography of the site is slopes from the street (north-west) to the waterfront (south-east) with a fall in the order of 12 metres.

2.2 Context

The subject site is part of the Manly residential precinct on the southern end of the peninsula fronting Little Manly Cove.

The existing single storey dwelling on the site has been approved for demolition.

The surrounding development comprises:-

- To the north-west:** - a 2-storey detached dwelling (18 Addison Road);
- To the north-east:** - a 2-storey detached dwelling (20 Addison Road);
- To the south-east:** - Little Manly Cove
- To the south-west:** - a 2-storey detached dwelling (14 Addison Road); and
- a 2-storey detached dwelling (12 Addison Road).

The subject site, 12 and 14 Addison Road share access to their respective properties via the Right of Way off Addison Road.

Photographs of the site and surrounding development are at **Appendix 1**

2.3 Development History

The NSW Land & Environment Court in Proceedings 2022/107881 approved consent orders to Development Application DA2021/1408 on 5 August 2022 for "demolition works and construction of a dwelling house and boatshed" at 16 Addison Road Manly

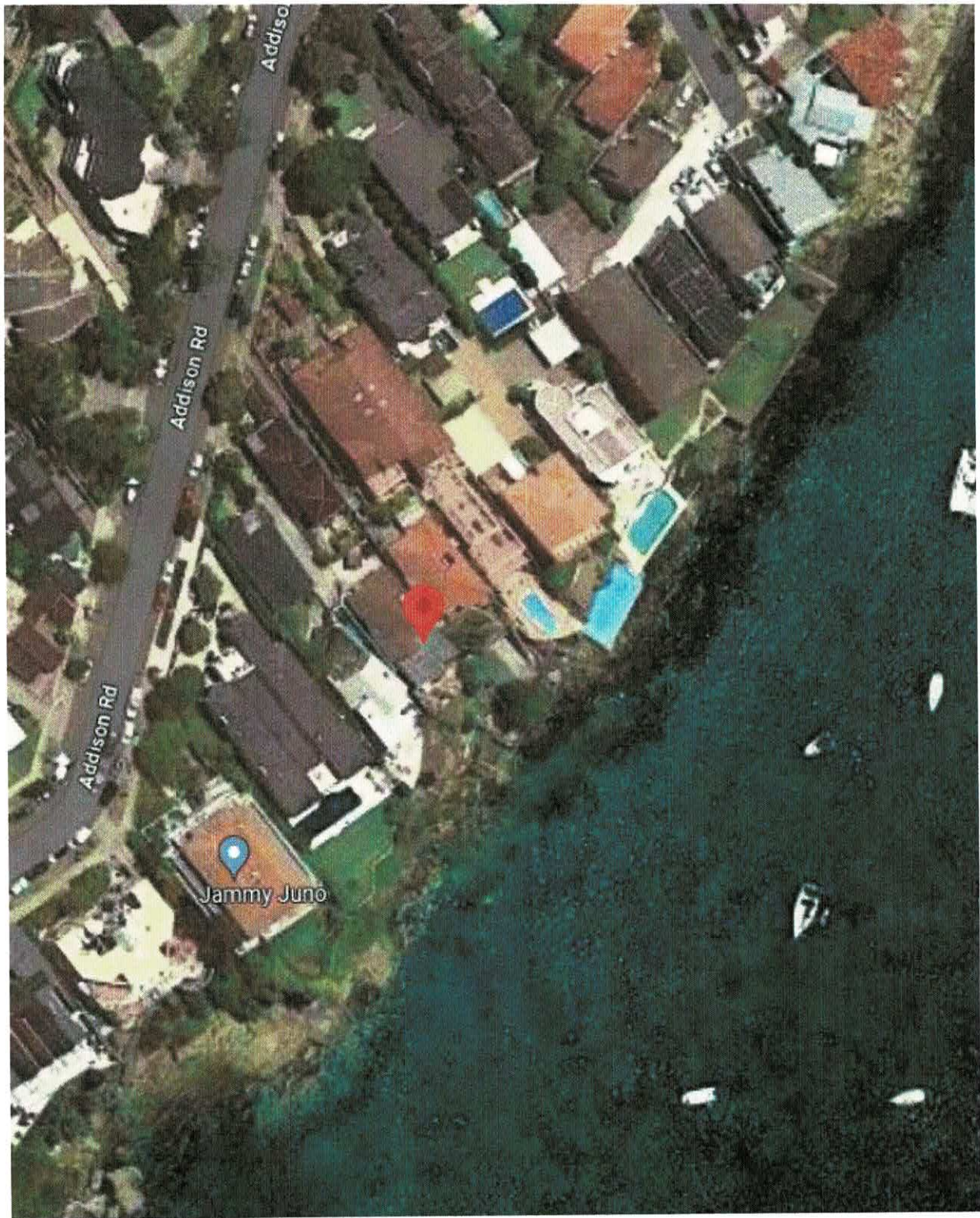


Figure 2.1 - Aerial Photograph

3. PLANNING FRAMEWORK

The application to modify DA/2021/1408 is made under s4.56 of the Environmental Planning and Assessment Act 1979 as the consent was granted by the NSW Land and Environment Court.

The site is zoned C4 Environmental Living under the Manly Local Environmental Plan 2013 (MLEP) (Figure 3.1).

The objectives and permissible uses in the C4 zone are:-

Zone C4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To protect tree canopies and ensure that new development does not dominate the natural scenic qualities of the foreshore.
- To ensure that development does not negatively impact on nearby foreshores, significant geological features and bushland, including loss of natural vegetation.
- To encourage revegetation and rehabilitation of the immediate foreshore, where appropriate, and minimise the impact of hard surfaces and associated pollutants in stormwater runoff on the ecological characteristics of the locality, including water quality.
- To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Dual occupancies (attached); **Dwelling houses**; Environmental protection works; Flood mitigation works; Health consulting rooms; Home businesses; Multi dwelling housing; Oyster aquaculture; Pond-based aquaculture; Residential flat buildings; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture; Water supply systems

4 Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Clause 4.3 provides for a maximum building height of 8.5 metres.

Clause 4.4 provides for a maximum floor space ratio of 0.6:1.

Clause 5.10 Heritage Conservation is relevant as the site has frontage to Sydney Harbour foreshores (Item 1).

Clause 6.5 Terrestrial Biodiversity is relevant as the site is mapped on the Terrestrial Biodiversity Map (Figure 3.2).

Clause 6.8 Landslip Risk is relevant as the site is mapped on the Landslip Risk Map.

Clause 6.10 Limited Development on foreshore is relevant to the proposed modification.

SEPP (Conservation and Biodiversity) 2021 is relevant as the SEPP embodies the previous provisions under the SREP (Sydney Harbour Catchment) 2005.

SEPP (Building Sustainability Index: BASIX) 2004 is relevant to the proposed modification.

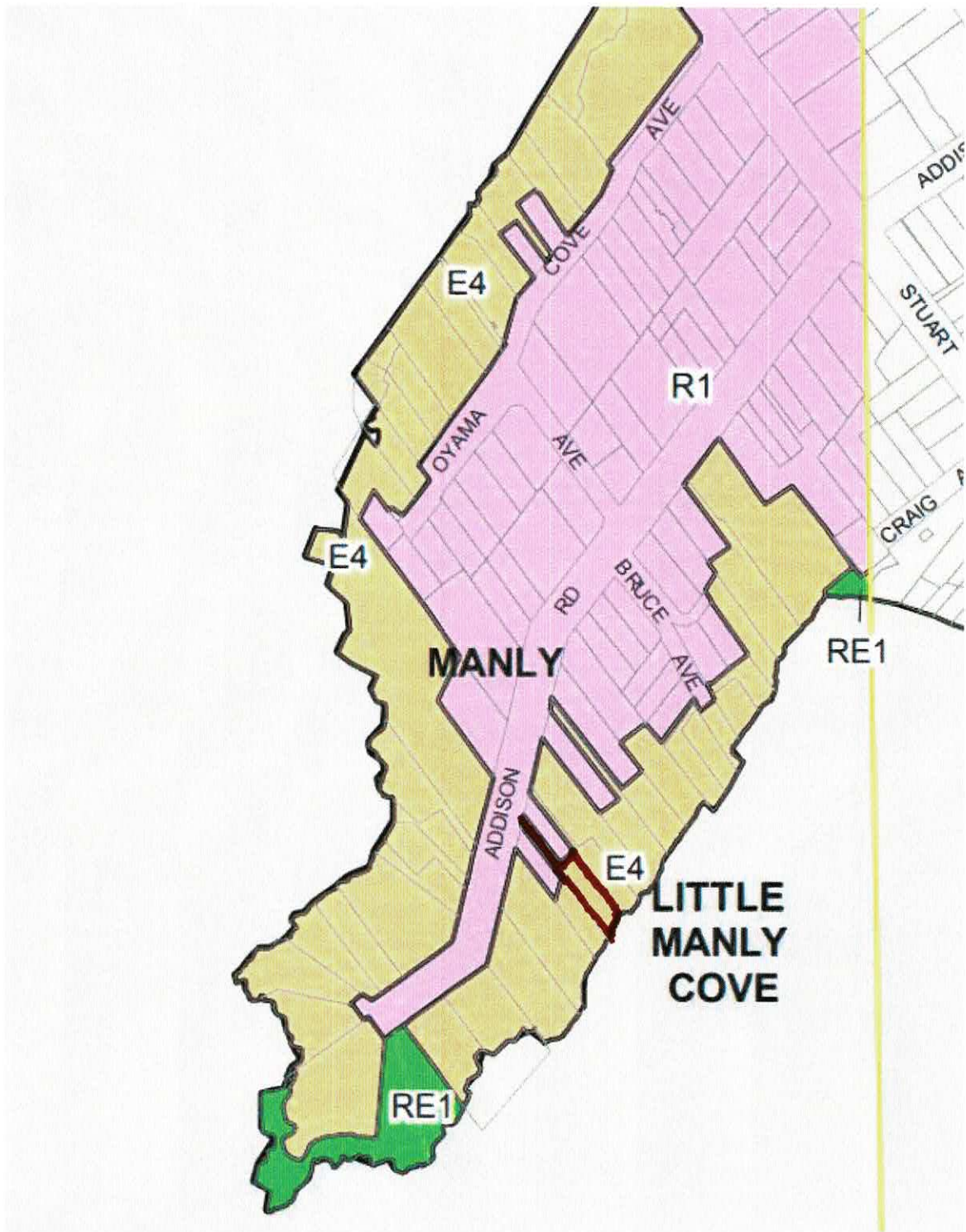


Figure 3.1 - Extract from Zoning Map
MLEP 2013

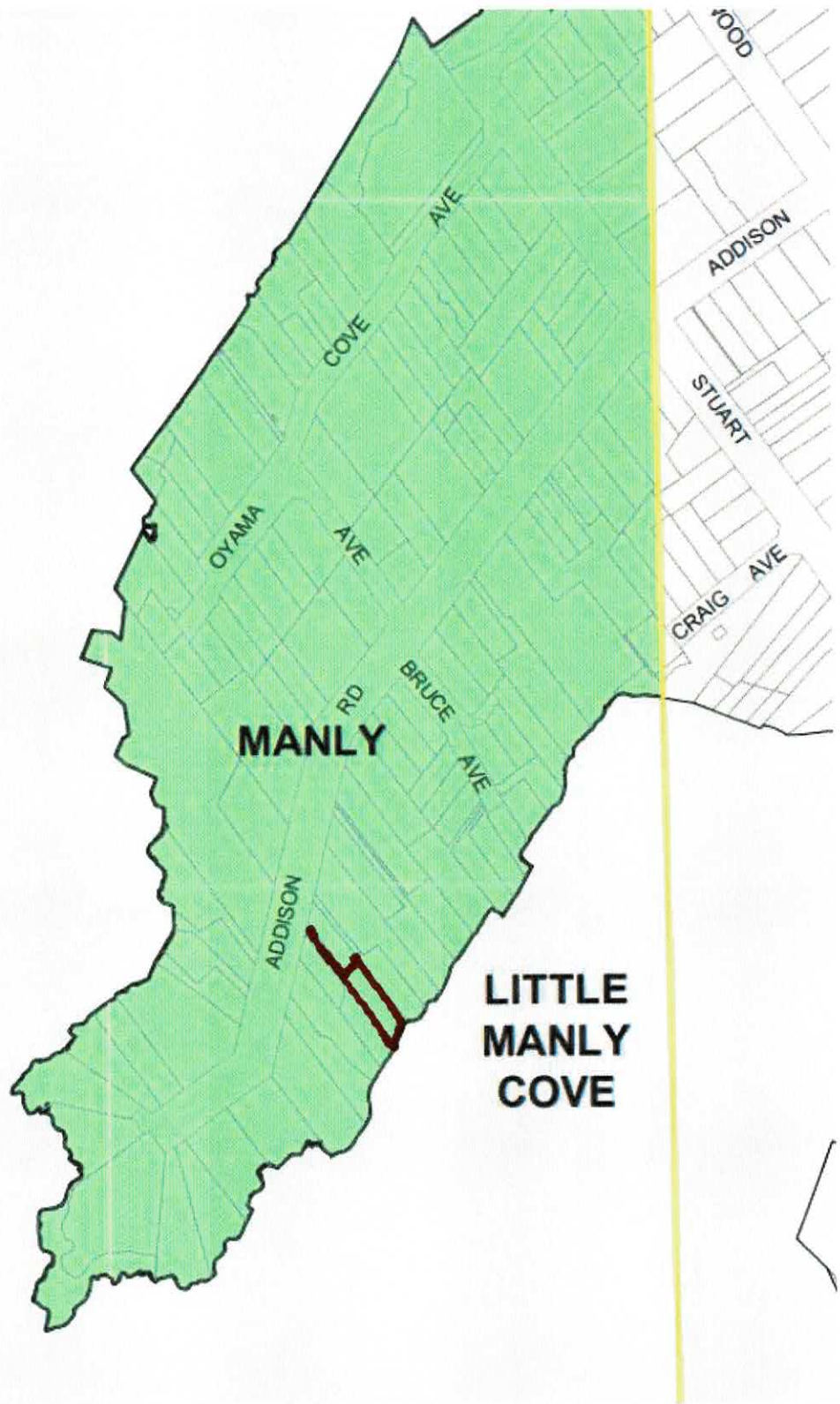


Figure 3.2 - Extract from Terrestrial Biodiversity Map MLEP 2013

The provisions in the Manly DCP also apply to the proposed modification.

An assessment of the proposed modification against the relevant planning controls embodied in the abovementioned planning instruments is addressed in Section 5.1 of this report.

4. PROPOSED MODIFICATION

The s4.56 application seeks consent to modify development application DA/2021/1408 to a new part 2/part 3 storey dwelling, carport, boatshed, site works and landscaping at 16 Addison Road Manly.

The existing dwelling on the site has been demolished in accordance with the consent granted under DA2021/1408 as detailed on *Photograph 9, Appendix 1*.

Plans, elevations and sections of the proposed modification application have been prepared by Patterson Associates Limited and are at *Appendix 2*.

The modification application comprises the following amendments to the approved development with reference to drawing numbers at *Appendix 2*, namely :

1.2 Site Plan

- 06. The sliding glazed doors accessing the north terrace have been moved approx. 1.0m to allow for a WC on the ground floor. The front door was moved to align with the sliding doors.
- 07. The metal clad wall on grid A was extended to the north to provide additional area for the WC. Opaque glass window added.
- 08. Approved internal gas fireplace replaced with solid fuel fireplace in same location
- 16. GFA increased from 313m² to 317.38m².

1.3 Boatshed Plan

- 01. No change to boatshed and landscaped foreshore areas.

1.4 Lower Floor Plan

- 02. Basement excavation extended to 2046 mm to the north to allow for additional plan equipment & store area, ensuite layout altered.
- 03. Window to bedroom 04 in western façade increased in length by 1.0m and 0.5m in height
- 16. GFA increased from 84.3m² to 89.8m²

1.5 Ground Floor Plan

- 06. The sliding glazed doors accessing the north terrace have been moved approx. 1.0m north to allow for a WC on the ground floor. The front door was moved to align with the sliding door.
- 07. The metal clad wall on grid A was extended to the north to provide additional area for the WC. Opaque glass window added.
- 08. Approved internal gas fireplace replaced with solid fuel fireplace in same location.
- 16. GFA increased from 106.4m² to 109.56m²
- 17. Carport slab level raised slightly to allow for existing drainage serviced and boundary fencing

1.6 First Floor Plan

- 09. Alterations to internal planning of bathroom, ensuite & robe.
- 10. East facade skylight widened by approximately 200mm.
- 12. Relocated skylight in roof over master ensuite bathroom 1 and hallway.
- 13. Additional skylight in roof added over master robe.
- 16. GFA reduced from 100.3m² to 96.02 m² accounting for the increased lightwell area and the sloping walls correctly measured at 1.4m above floor level.
- 17. Carport roof level raised slightly to match height of adjoining boundary wall to allow adequate height clearance from slab level.

1.7 Roof Plan

- 05. Direction of roof slope adjusted between grids 7 and 9 to suit gutter design and roof drainage.
- 10. East facade skylight widened by approx. 200mm.
- 11. PV solar panels added to roof.
- 12. Relocated skylight in roof over master ensuite bathroom 1 and hallway.
- 13. Additional skylight in roof added over master robe.
- 14. Relocated skylight to stairwell in west façade. Remains same size.
- 17. Carport roof level raised slightly to allow adequate height clearance from slab level.

2.1 Elevations

- 03. Window to bedroom 04 in western façade increased in length by 1.0m and 0.5m in height.
- 14. Relocated skylight to stairwell in west façade. Remains same size.
- 15. Outline of existing boundary wall / fence added to drawings.

2.2 Elevations

- 04. Increase height of landscape rock wall by 400mm.
- 06. The sliding glazed doors accessing the north terrace have been moved approx. 1.0m north to allow for a WC on the ground floor. The front door was moved to align with the sliding doors.
- 07. The metal clad wall on grid A was extended to the north to provide additional area for the WC. Opaque glass window added.
- 10. East facade skylight widened by approximately 200mm.
- 15. Outline of existing boundary wall / fence added to drawings.

17. Carport roof level raised slightly to allow adequate height clearance from slab level.

3.1 Sections

02. Basement excavation extended by 2046mm to the north to allow for additional plant equipment & store area, ensuite layout altered.

05. Direction of roof slope adjusted between grids 7 and 9 to suit gutter design and roof drainage.

06. The sliding glazed doors accessing the north terrace have been moved approx. 1.0m north to allow for a WC on the ground floor. The front door was moved to align with the sliding doors.

12. Relocated skylight in roof over master ensuite bathroom 1 and hallway.

13. Additional skylight in roof added over master robe.

17. Carport roof level raised slightly to allow adequate height clearance from slab level.

3.2 Sections

02. Basement excavation extended by 2046mm to the north to allow for additional plant equipment & store area, ensuite layout altered.

03. Window to bedroom 04 in western façade increased in length by 1.0m and 0.5m in height.

04. Increase height of interior rock wall by 400mm.

05. Direction of roof slope adjusted between grids 7 and 9 to suit gutter design and roof drainage.

07. The metal clad wall on grid A was extended to the north to provide additional area for the WC.

09. Alterations to internal planning of bathroom, ensuite & robe.

12. Relocated skylight in roof over master ensuite and bathroom 1.

13. Additional skylight in roof added over master robe.

17. Carport roof level raised slightly to allow adequate height clearance from slab level.

*Note: The numbers references above relate to the numbered changes on the architectural drawings at **Appendix 2**.*

The changes to the gross floor area of the approved dwelling are as follows:

	Approved m ²	Proposed m ²	Change m ²
Boatshed	22.00	22.00	-
Lower ground floor	84.30	89.8	+5.50
Ground floor	106.40	109.56	+3.16
First floor	100.30	96.02	-4.28
Total GFA	313.00	317.38	+4.38

The development, as modified, will achieve a floorspace ratio of 0.58:1.

The proposed modification does not seek to amend the approved Landscape Plan.

A BASIX Certificate is at **Appendix 3**.

5. KEY PLANNING CONSIDERATIONS

5.1 Compliance Assessment

Section 4.56 of the Environmental Planning and Assessment Act 1979

Section 4.56 of the Environmental Planning & Assessment Act 1979 (EP&A Act) states:

4.56 Modification by consent authorities of consents granted by the Court

(cf previous s 96AA)

1. A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the Court and subject to and in accordance with the regulations, modify the development consent if—
 - a. **it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and**
 - b. it has notified the application in accordance with—
 - i. the regulations, if the regulations so require, and
 - ii. a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
 - c. it has notified, or made reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person, and
 - d. it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.
 - e. (1A) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.
 - f. (1B) (Repealed)
 - g. (1C) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.
2. After determining an application for modification of a consent under this section, the consent authority must send a notice of its determination to each person who made a submission in respect of the application for modification.
3. The regulations may make provision for or with respect to the following—
 - a. the period after which a consent authority, that has not determined an application under this section, is taken to have determined the application by refusing consent,
 - b. the effect of any such deemed determination on the power of a consent authority to determine any such application,
 - c. the effect of a subsequent determination on the power of a consent authority on any appeal sought under this Act.
4. (4) (Repealed)

In respect to s4.56(a) the question of what constitutes “*substantially the same development*” is set out in *Moto Projects (No 2) Pty Limited v. North Sydney Council [1999] NSWLEC 280* where at paragraphs 55 and 56, Bignold, J. describes the process for consideration of a proposed modification of development as follows:-

“55. *The requisite factual finding obviously requires a comparison between the development, as currently approved, and the development as proposed to be modified. The result of the comparison must be a finding that the modified development is “essentially or materially” the same as the approved development.*

56. *The comparative task does not merely involve a comparison of the physical features or components of the development as approved and modified where that comparative exercise is undertaken in some type of sterile vacuum. Rather, the comparison involves an appreciation, qualitative, as well as quantitative, of the developments being compared in their proper contexts (including the circumstances in which the development consent was granted.)*

Development Application DA2021/1408 was approved by the NSW Land and Environment Court on 5 August 2022 for “*demolition works and construction of a dwelling house including a boatshed*”.

The existing dwelling has been demolished.

The proposed modifications to the approved dwelling are largely minor in scope and internal to the dwelling as the layout of the part 2/ part 3-storey dwelling has evolved.

The proposal does not result in any change to the approved building envelope and footprint. There are no changes proposed to the boatshed and landscaped foreshore area.

The modification application will include a net minor increase in gross floor area (4.38m²) achieved through a minor extension of the living room on the ground floor level into the undercroft (terrace area) at the rear and new powder room and other minor variations on each level are detailed in the table in Section 4 of this report.

The development, as modified, complies with the floor space ratio standard under the Manly LEP 2013 of 0.6:1.

In this context the development as modified remains “*essentially and materially*” the same as the approved development.

In *qualitative* terms, the proposed modification to the approved DA/2021/1408 is consistent with that approved with the scope of changes largely internal and within the approved building envelope and footprint of the dwelling.

The increase in excavation at the lower ground level and minor extension of the living room within the undercroft area on the ground floor level will not add to the visual bulk of the approved building.

The development, as modified, will continue to comply with the building height and wall heights controls under the Manly LEP/DCP reflected in the approved development. Similarly, the changes to windows and skylights will not introduce any new amenity impacts on adjoining residences.

Thus, it is considered that the proposed modification satisfies the “*substantially the same*” test in qualitative terms.

In *quantitative* terms the proposed modification will result in a minor increase in approved floor area amounting to 4.38m² whilst remaining compliant in respect to the floor space ratio standard.

In the circumstances, it is considered that the proposed modification satisfies the “*substantially the same development*” test in quantitative terms.

The proposed modification satisfies s4.56(a) of the EP&A Act 1979.

Manly LEP 2013

The subject site is zoned C4 Environmental Living under the Manly LEP 2013. ‘*Dwelling houses*’ are permissible with consent.

Clause 4.3 provides for a maximum building height of 8.5 metres. The modification does not change the approved height of the dwelling - complies.

Clause 4.4 provides for a maximum floor space ratio on the site of 0.6:1. The approved development achieved a gross floor area of 313m² and a floor space ratio of 0.576:1. The proposed modification increases the gross floor area by 4.38m² to a total of 317.38m² and an FSR of 0.583:1, thereby complying with the FSR standard.

Clause 5.10 Heritage Conservation is relevant as the site has frontage to Little Manly Cove/Sydney Harbour foreshores, a listed heritage item (Item 1) under Schedule 5. The proposed modification includes no change to the boatshed and landscaped foreshore area as approved under DA2021/1408 thus the objectives of clause 5.10 are satisfied.

Clause 6.5 Terrestrial Biodiversity is relevant as the site is mapped on the Terrestrial Biodiversity Map. As the modification proposed no changes to the boatshed and landscaped foreshore areas as approved under DA2021/1408 then the objectives and provisions under clause 6.5 are satisfied.

The site is mapped on the Landslip Risk Map under Clause 6.8 of the Manly LEP 2013. The proposed modification includes an increase in excavation at the rear of the lower ground floor area by 2.046 metres to accommodate a plant room, storage and a revised ensuite layout. The approved development was supported by a geotechnical report by JK Geotechnics which stipulated that the development will not have an unreasonable impact on existing ground and surface water flows. As such the proposed modification will comply with clause 6.8.

The proposed modification does not involve changes to the approved boatshed and landscaped foreshore area, thus clause 6.10 is satisfied.

The proposed modification satisfied the relevant provisions in the Manly LEP 2013.

SEPP (Biodiversity and Conservation) 2021

The proposed modification leaves the approved building envelope and footprint unchanged. No change to approved boatshed and landscaped foreshore areas will ensure that the matters for consideration embodied in the SEPP through the former SREP (Sydney Harbour Catchment) 2005 found acceptable under the approved development remain in the proposed modification.

The proposed modification satisfied the relevant provisions under the SEPP.

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate is at ***Appendix 3***

Manly DCP

The proposed amendments for the approved dwelling and carport satisfy the following relevant provisions in the Manly DCP 2013, namely:

Streetscapes and Townscapes (3.1) - satisfied as located on battle-axe lot and no change to approved building envelope and materials.

Heritage Considerations (3.2) - satisfied as no change to approved boatshed and landscaped foreshore area.

Landscape Design (3.3.1) - satisfied as no change to approved Landscape Plan.

Sunlight Access and Overshadowing (3.4.1) - satisfied as no change to approved building envelope.

Privacy and Security (3.4.2) - modification includes new window openings to powder room (obscure glazing) on ground floor level - no privacy impacts on 20 Addison Road; the increase in the size of the skylight over the void on first floor level by 200mm will not introduce any adverse privacy impacts on 20 Addison Road; increase in size of window to bedroom 4 on lower ground level will have no privacy impacts on 14 Addison Road as it is well below the height of boundary fence; and high level skylight on western elevation is 1600mm above first floor level thus no potential overlooking impacts on 14 Addison Road.

The proposed modification will not introduce any adverse amenity impacts on adjoining residential properties, thereby satisfying 4.3.2 of DCP.

Maintenance of Views (3.4.3) - modification involves no change to approved building envelope (compliant building height, compliant wall heights and setbacks) and floor space ratio thus the view impact analysis undertaken for the Land & Environment Court proceedings remains valid, that is, the totality of views currently enjoyed from adjoining and nearby residences (prior to demolition) was satisfactory in the context of the planning principle in "Tenacity Consulting". The changes to roof of the carport remain at the height of the existing brick wall on the rear boundary with 18 Addison Road, thereby no change to views from No.18. There will be no adverse view impacts arising from the proposed modification, thereby 3.4.3 of DCP satisfied.

Sustainability (3.5) - BASIX Certificate at **Appendix 3**

No change to approved development in respect to accessibility (3.6), stormwater management (3.7), waste management (3.8), mechanical plant equipment (3.9) and safety and security (3.10).

The proposed modification does not change the building envelope of the dwelling approved by the Land & Environment Court, thus the building form controls relating to Wall Height (4.1.2.1), number of storeys (4.1.2.2), roof height (4.1.2.3), side setbacks (4.1.4.2) and rear setback (4.1.4.4) in the Manly DCP are satisfied.

The modification makes no change to the boatshed and landscaped foreshore areas approved under DA2021/1408, thus residential open space area (4.1.5.1), landscaped area (4.1.5.2) and private open space (4.1.5.3) are satisfied.

The modification includes a minor increase in gross floor area of 4.38m² to 317.38m² and a floor space ratio of 0.583:1 compliant with development under clause 4.4.

Foreshore Scenic Protection Area (5.4.1) - modification does not include any changes to the approved boatshed and landscaped foreshore areas, thus 5.4.1 satisfied.

Threatened Species and Critical Habitat Lands (5.4.2) - no change to approved development in respect to foreshore areas and boatshed, thus 5.4.2 satisfied.

The proposed modification satisfies the relevant controls in the Manly DCP 2013.

5.2 Impact on adjoining properties

The subject site is adjoined by the following dwellings:

18 Addison Road - rear boundary adjoins subject site. Located to the north-west the modification does not change the approved building envelope – building height, wall height and setbacks so no change to view impacts agreed at the L & E Court. The minor changes to carport roof consistent with height of existing brick wall currently forming the rear boundary of No.18. The modification do not introduce any new overlooking impacts. The modification will not impact adversely on the amenity of 18 Addison Street.

20 Addison Road – side boundary adjoins subject site to north-east. The changes to the to the ground floor level opening to powder room with obscure glazing will be below the existing fence on the common boundary therefore no overlooking potential; increase in length of skylight opening above the first-floor level by 200mm will have no impacts on amenity of No.20 as no potential for overlooking. The modification will not introduce any adverse amenity impacts on 20 Addison Road.

14 Addison Road - side boundary adjoins subject site to the south-west. The changes to the window to bedroom 4 at the lower ground floor level will have no potential for overlooking as it will be well below the height of the fence on the common boundary; the high-level skylight on the western elevation (Drawing 2.1 at **Appendix 2**) is above eye height level on the first-floor level thereby preventing any potential for overlooking of No.14. The privacy measures incorporated in the approved development for No.14 remain. The modification will not introduce any adverse amenity impacts on 14 Addison Road.

12 Addison Road – proposed modification will have no impacts on the dwelling at 12 Addison Road.

6. SECTION 4.15(1) EVALUATION

Section 4.15(1) of the Environmental Planning & Assessment Act 1979 specifies the matters which a consent authority must consider when determining an application to modify a Development Application under Section 4.56 of the Act. The following is a summary assessment of the proposed modification against the Matters for Consideration in Section 4.15(1) of the Act.

(a)(i) The provisions of any environmental planning instrument.

The site is zoned C4 Environmental Living under the Manly LEP 2013. The proposed modification to DA2021/1408 satisfies the “*substantially the same development*” test under Section 4.56(a), as detailed in Section 5.1 of this report. The proposal, as modified, satisfies the relevant provisions under the SEPP (Biodiversity and Conservation) 2021, SEPP (Building Sustainability Index: BASIX) 2004 and Manly LEP 2013, as detailed in Section 5.1 of this report.

(ii) The provisions of any draft environmental planning instrument that has been subject to public consultation.

There are none.

(iii) Any development control plan.

The modification application satisfies the relevant provisions in the Manly DCP 2013, as detailed in Section 5.1 of this report.

(iiia) Any Planning Agreement or Draft Planning Agreement.

There are none.

(iv) Any matters prescribed by regulations.

There are none relevant to the Modification Application.

(v) Any Coastal Zone Management Plan.

Not applicable.

(b) Likely impacts of that development.

The proposed modifications to DA2021/1408 will not introduce any adverse amenity impacts on adjoining properties, as detailed in Section 5.2 of this Report.

(c) The suitability of the site for development.

The site is zoned C4 Environmental Living and the approval by the Land and Environment Court for demolition of the existing dwelling and erection of a part 2/part 3 storey detached dwelling, carport, boatshed and landscaped foreshore areas indicates that the site is suitable for the form of the building. The modification does not change the approved building envelope and footprint. The Modification does not propose any changes to the boatshed and foreshore areas and the amendments to the approved dwelling are largely internal to the building.

The site is eminently suitable for the development, as modified.

(d) Submissions.

None at this stage.

(e) Public interest.

The existing dwelling on the site has been demolished, in accordance with the consent granted to DA2021/1408

The application to modify DA2021/1408 arises from minor design changes, largely internal to the dwelling, as part of the Construction Certificate documentation process.

Given that the building envelope of the approved dwelling is not changed and the minor increase of gross floor area of 4.38m² maintains compliance with the 0.6:1 FSR standard under clause 4.4 and the minor scope of the proposed changes to the approved dwelling it is considered that the application to modify Development Application DA2021/1408 is in the public interest and worthy of approval by Council.

7. SUMMARY AND CONCLUSIONS

The s4.56 application seeks to modify the consent granted by the Land and Environment Court to Development Application DA2021/1408 to address largely internal layout and amenity considerations for the erection of a part2/part 3 storey detached dwelling, carport, boatshed and landscaped foreshore areas at 16 Addison Road Manly.

The proposed modification maintains the approved building envelope and footprint of the dwelling and does not proposed changes to the boatshed and foreshore areas. The changes are largely internal to the dwelling and will continue to comply with the building height and floor space ratio standards applying to the site under the Manly LEP 2013 and the relevant DCP controls.

The modification application satisfies the provisions in s4.56(a) of the EP&A Act 1979 and the relevant provisions in the SEPP (Biodiversity and Conservation) 2021.

The approved dwelling, as modified, will not adversely impact on the amenity of the adjoining residential properties.

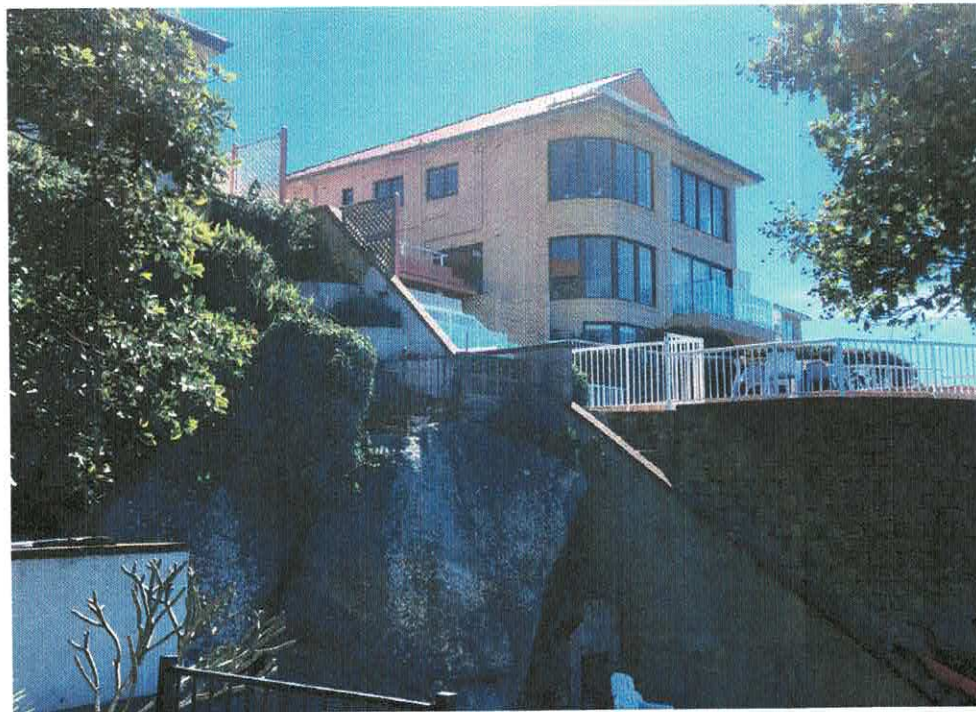
For these reasons and for the reasons detailed in this report it is considered that the application to modify Development Application DA2021/1408 is worthy of Council support and approval.

Kerry Nash
Director
KN Planning Pty Limited
20 October 2023

Appendix 1



Photograph 1: Subject site, 16 Addison Road Manly, as viewed from foreshore



Photograph 2: Looking east from rear yard of subject site



Photograph 3: Looking east from rear yard of subject site



Photograph 3: 14A Addison Road, viewed looking south-west from rear yard of subject site



Photograph 5: Front of the subject site



Photograph 6: Front of subject site



Photograph 7: View of subject site and 14 Addison Road from right of carriageway

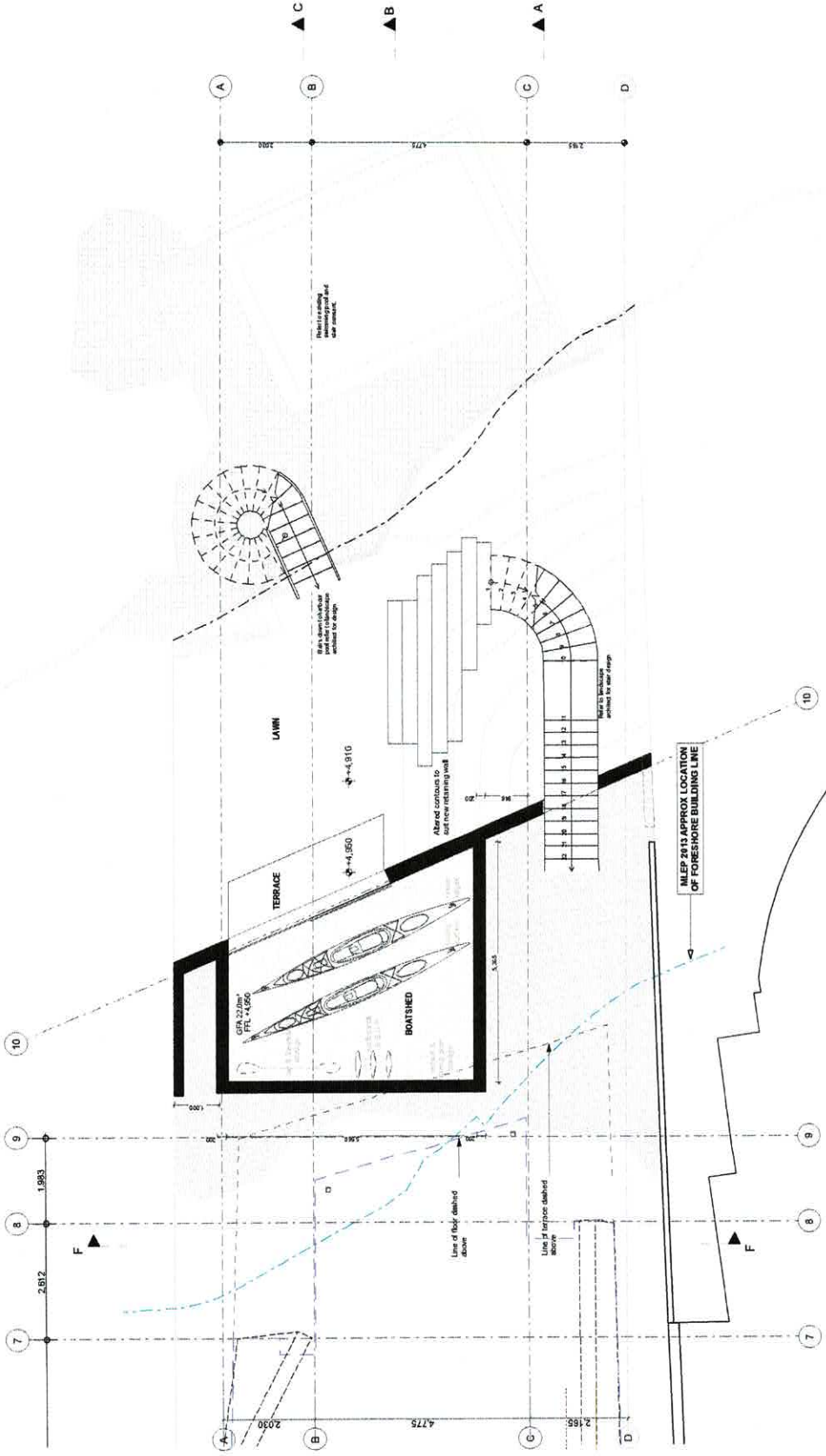


Photograph 8: Right of carriageway



Photograph 9: Existing dwelling demolished cleared site

Appendix 2



BOAT SHED PLAN 1:50

NOTE: Drawings subject to Architect's Development and Detail Design conditions. Not for Construction. To be read in conjunction with Specifications and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1981
 P.O. BOX 6778 STAMFORDS ST. AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-6001 FACSIMILE (09) 303-6001
16 Addison Rd, Sydney

Consultants
 Quantity Surveyors Urban, Murray & Patterson Ltd.
 Structural Engineers Law Shep Drayton Ltd.
 Town Planners Redcliffe Leggett Ltd.
 Geotechnical Engineer Chambers Consultants Ltd.

designed by ** peer review **
 drawn by ** checked by **

scale 1:50 @ A1 date 20/10/2023

file Boat Shed Plan - 1:100 @ A3

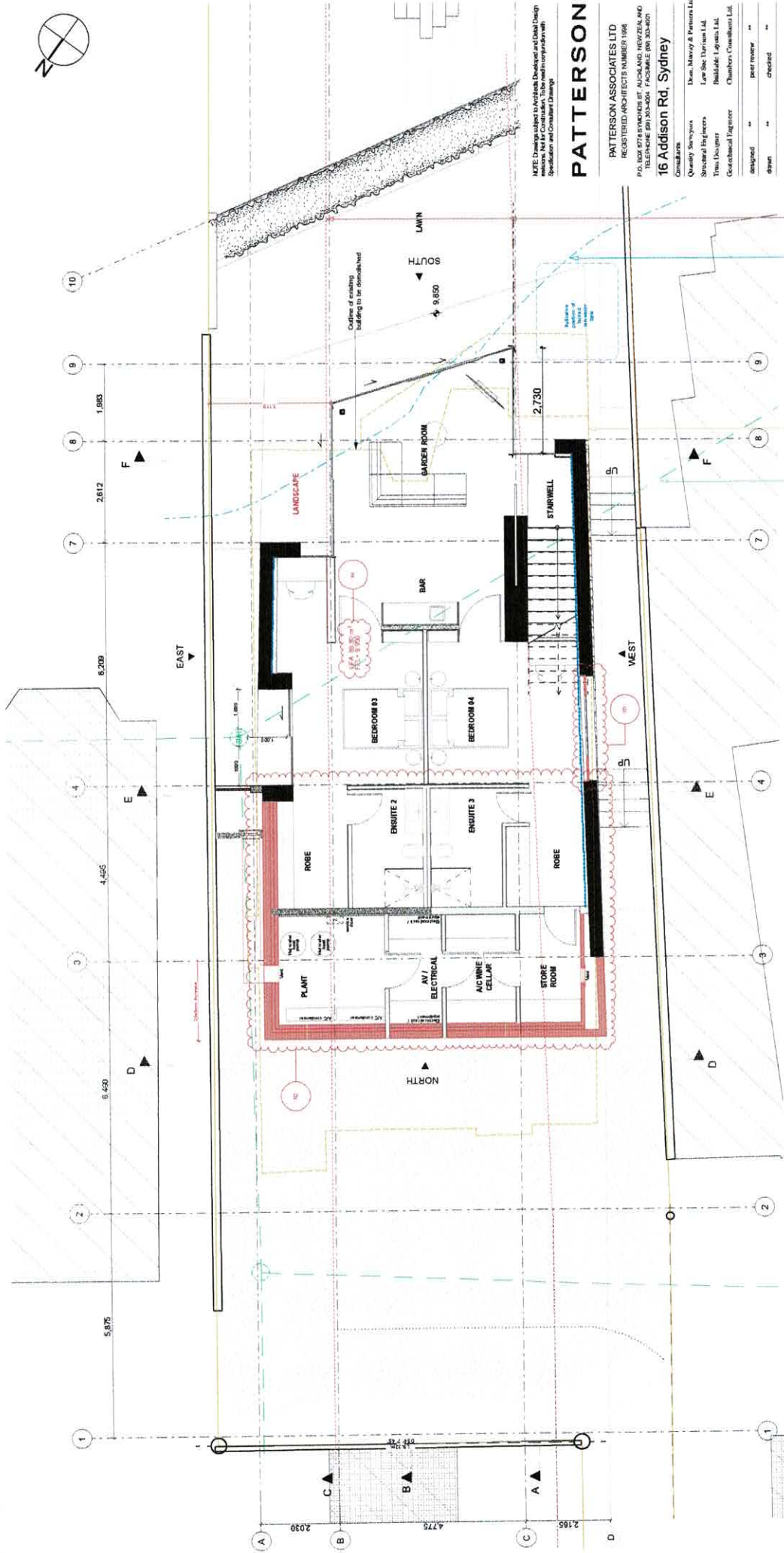
drawing set

New Development Application
 Not For Construction

sheet no.	18010
rev.	1.3 A

The contractor must check and verify all drawings, details, specifications and materials before commencing any work. Any discrepancies, errors or omissions must be reported to the architect or supervisor for modification and all parts thereof remaining, at all times the property of Patterson Associates Ltd, Auckland, New Zealand.
 K. Owen Projects 19/10/2023

Rev	Date	Reason for Change Issue	By	NO CHANGE	Description of change
A	18/10/2023				



LOWER FLOOR PLAN 1:50

1400mm Wall Height

- APPROX LOCATION OF BOARD'S SEWER CONNECTION SHOWN DASHED
- OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
- MEEP 2013 APPROX. LOCATION OF FORESHORE BUILDING LINE
- SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM FROM WALL CAPPING SWIFT FROM BOUNDARY

NOTE: Drawings subject to Architects' Deeds and Deeds of Design. Not for Construction. To be used in conjunction with Specification and Consultant Drawings.

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998
 P.O. BOX 878 STAMFORD ST. AUCKLAND, NEW ZEALAND
 TELEPHONE (91) 303-8004 FACSIMILE (91) 303-8021

16 Addison Rd, Sydney

Consultants:	Dean, Marney & Partners Ltd
Quantity Surveyors:	Lyle Shee Durie Ltd
Structural Engineers:	Blakely Lyttelton Ltd
Town Planners:	Chambers Consultants Ltd
Coordination Engineer:	
Designed:	peer review **
Drawn:	checked **
Scale:	1:50 @ A1 date: 20/10/2023

File: Lower Floor Plan - 1:100 @ A3

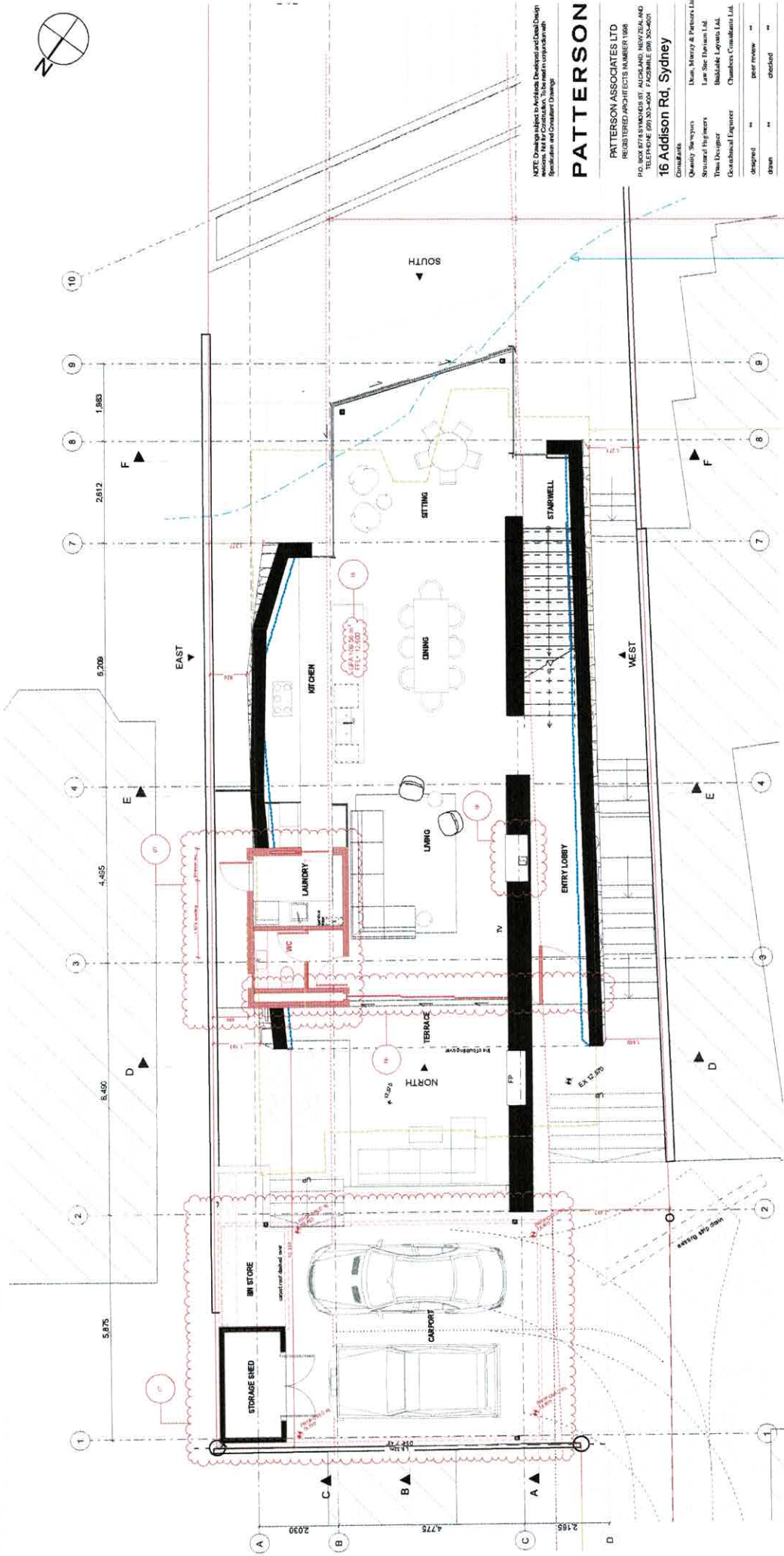
Drawing set

New Development Application
 Not For Construction

Ref no:	18010	Rev:	A
Sheet no:	1.4		

The contractor must check and verify all drawings, details, specifications and quantities before commencing any work. Any alterations, errors or omissions must be reported to the architect, or suggestions for modifications must be made in writing. The contractor is responsible for all parts thereof remaining at all times the property of the architect. The contractor must not use any drawings or details without the written consent of the architect. Do not scale dimensions from drawings.
 K.Chew@patterson.co.nz 09 303 8023

Rev	Date	Reason for Change	Description of change
Issue	Issued	Issued	Issued
1/5	19/10/2023	1/5	1/5
03		03	03
02		02	02



GROUND FLOOR PLAN 1:50

1400mm Wall Height

NOTE: Drawings which have been developed and designed in accordance with the National Construction Code (NCC) and the Building Code of Australia (BCA) are intended to be used in conjunction with the National Construction Code (NCC) and the Building Code of Australia (BCA).

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1868
 P.O. BOX 874 STANBROOK ST. AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-3004 FACSIMILE (09) 303-4021

16 Addison Rd, Sydney

Consultants:
 Quantity Surveyors: Munn, Murray & Partners Ltd
 Structural Engineers: Law, Sear, Spence & Partners Ltd
 Mechanical Engineers: Biddisale, Lygon & Co. Ltd
 Geotechnical Engineer: Chalmers Consultants Ltd

Designed: ** peer review: **
 Drawn: ** checked: **
 scale: 1:50 @ A1 date: 20/10/2023

Title: Ground Floor Plan - 1:100 @ A3

Drawing set

New Development Application
 Not For Construction

Ref No: 18010
 Sheet No: 1.5
 Rev: A

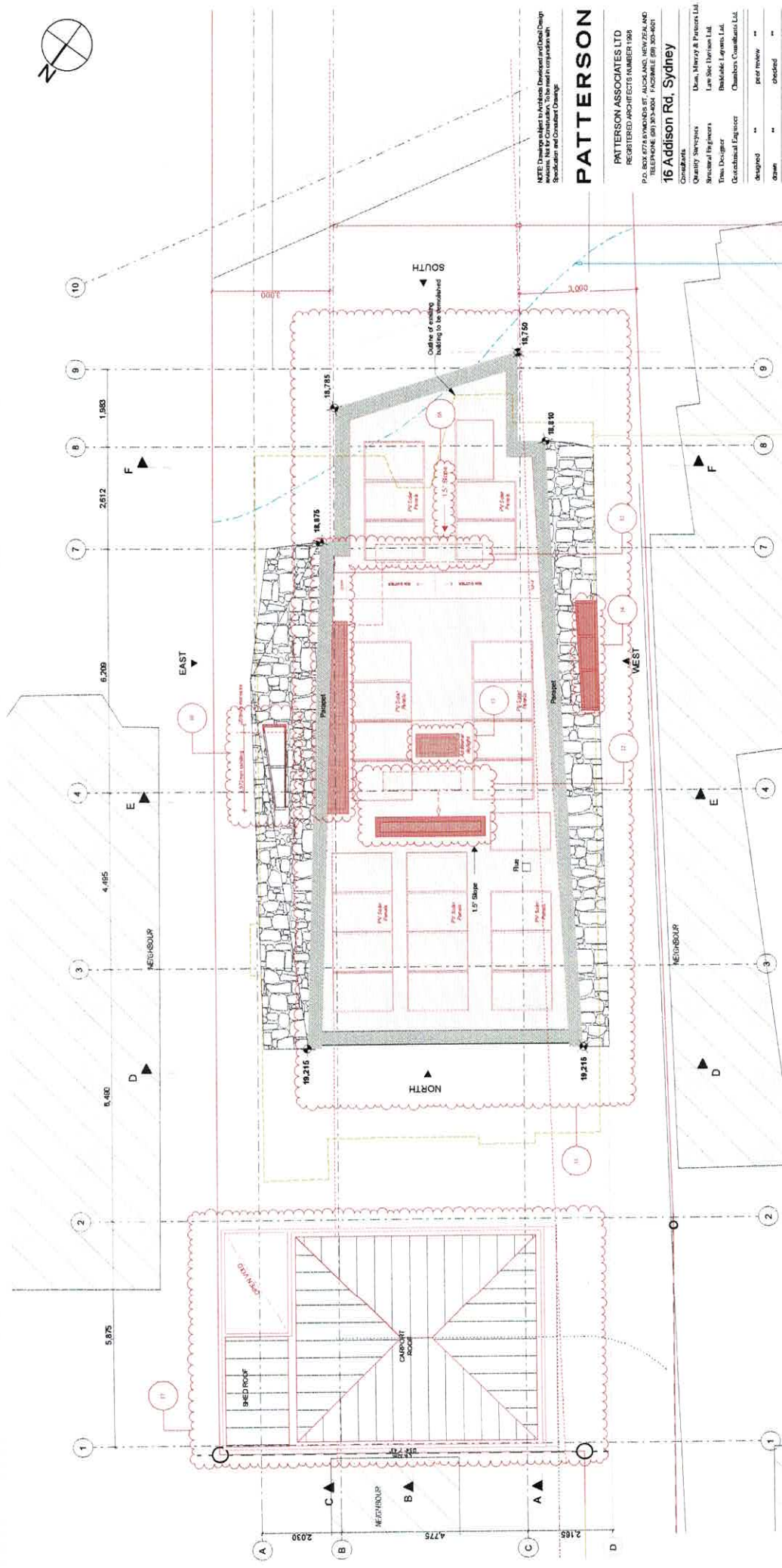
The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any variations or modifications to the drawings must be reported to the architect, or suggestions for modifications must be approved in writing by the architect. The architect and all parts thereof disclaim all liability for the property of Patterson Associates Limited. 9/2023
 K. David Project 16/161/23/04/01

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

APPROX. LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(1C) - NEW WINDOW FROM HABITABLE DWELLING 300mm FROM BOUNDARY

Rev	Date	Reason for Change Issue	Description of change
1/1			Issue: Initial design, to suit existing context.
1/2			Issue: Initial design, to suit existing context.
1/3			Issue: Initial design, to suit existing context.
1/4			Issue: Initial design, to suit existing context.
1/5			Issue: Initial design, to suit existing context.
1/6			Issue: Initial design, to suit existing context.
1/7			Issue: Initial design, to suit existing context.
1/8			Issue: Initial design, to suit existing context.
1/9			Issue: Initial design, to suit existing context.
1/10			Issue: Initial design, to suit existing context.



ROOF PLAN 1:50

NOTE: Drawings subject to Architects' Development and Design Specifications. Not for construction. Use in accordance with the Specification and Conditions of Contract.

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1589
 P.O. BOX 678, REMONDSEY, AUCKLAND, NEW ZEALAND
 PH: 09 308 3333 FAX: 09 308 3334

16 Addison Rd, Sydney

Client:	Dun, Mervyn & Patricia Ltd
Quantity Surveyors:	Law Sinc Davidson Ltd
Structural Engineers:	Bankside Systems Ltd
Town Designer:	Chambers Consultants Ltd
Consultant Engineer:	Chambers Consultants Ltd
Designed by:	per review **
Drawn by:	checked **
Scale:	1:50 @ A1 date: 20/10/2023

Rev: Roof Plan - 1:100 @ A3

drawing.pdf

New Development Application Not For Construction

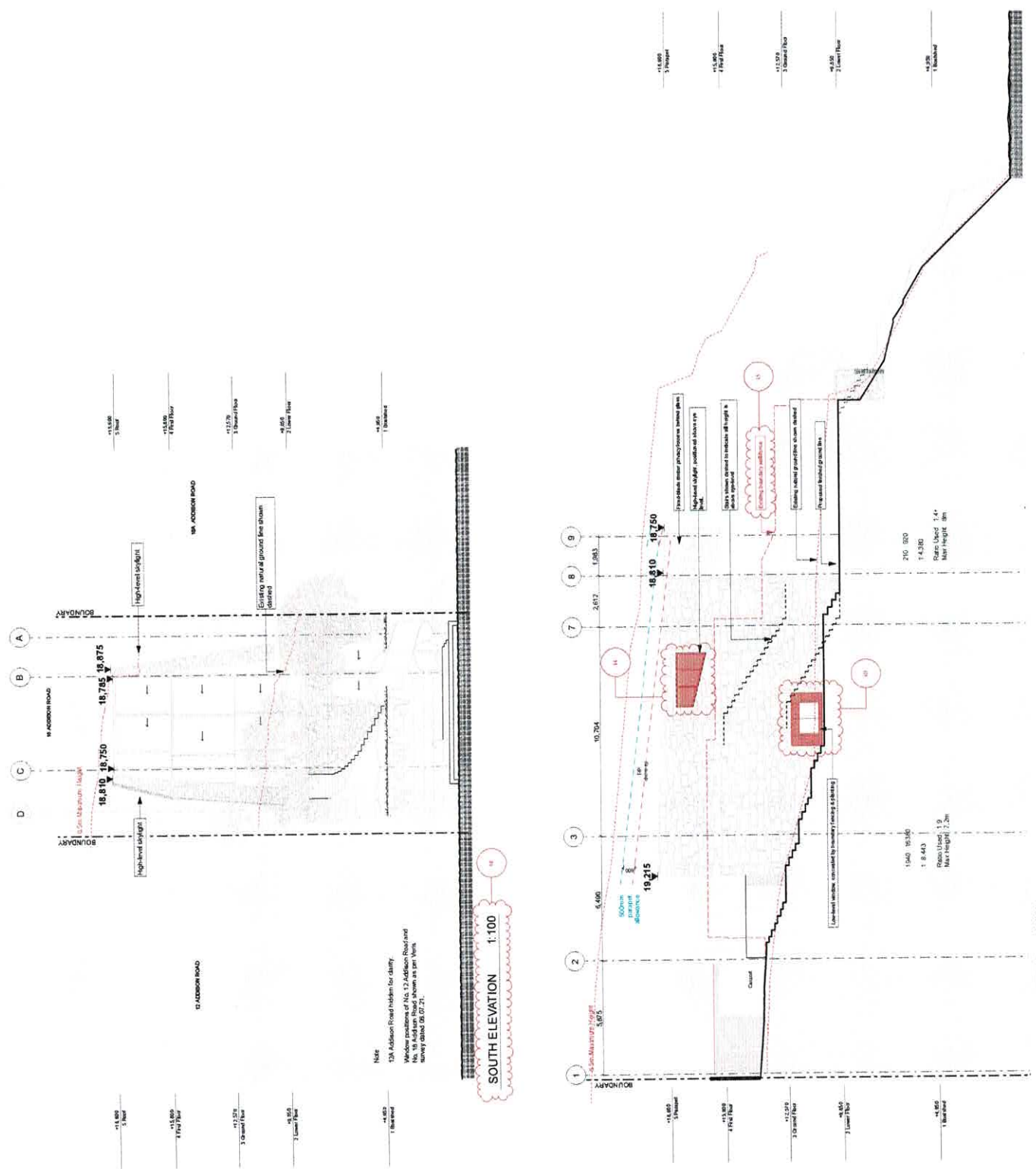
sheet no.	18010
rev.	1.7
area	A

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OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
 MSEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE
 SET BACK LINE REFERS TO SET BACK LINE FROM HABITABLE DWELLING 3.8M FROM BOUNDARY

Rev	Date	Reason for Change	Issue	no.	Description of change
1.0		Design levels adjusted to self existing services requirements			
1.1		Revised weight in north			
1.2		Revised weight in east			
1.3		Revised weight in west			
1.4		Revised weight in south			
1.5		Revised weight in north			
1.6		Revised weight in east			
1.7		Revised weight in west			
1.8		Revised weight in south			
1.9		Revised weight in north			
1.10		Revised weight in east			
1.11		Revised weight in west			
1.12		Revised weight in south			
1.13		Revised weight in north			
1.14		Revised weight in east			
1.15		Revised weight in west			
1.16		Revised weight in south			
1.17		Revised weight in north			
1.18		Revised weight in east			
1.19		Revised weight in west			
1.20		Revised weight in south			
1.21		Revised weight in north			
1.22		Revised weight in east			
1.23		Revised weight in west			
1.24		Revised weight in south			
1.25		Revised weight in north			
1.26		Revised weight in east			
1.27		Revised weight in west			
1.28		Revised weight in south			
1.29		Revised weight in north			
1.30		Revised weight in east			
1.31		Revised weight in west			
1.32		Revised weight in south			
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1.50		Revised weight in east			
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1.95		Revised weight in west			
1.96		Revised weight in south			
1.97		Revised weight in north			
1.98		Revised weight in east			
1.99		Revised weight in west			
1.100		Revised weight in south			

Rev	Date	Reason for Issue	Change no.	Description of change
A	15/09/2023	CR Modification	01	NO CHANGE
			02	Increased site cover to ambient facade
			03	Revised daylight in wind turbine, signs etc.
			04	Line of existing boundary wall fence added to drawings
			05	



NOTE
 10m Addition Road hidden for clarity
 Window positions of No. 12 Addition Road and
 No. 14 Addition Road shown as per plans
 drawn dated 06.07.21.

SOUTH ELEVATION 1:100

WEST ELEVATION 1:100

NOTE: Drawings subject to Architects' Development and Detail Design
 Standards and requirements. To be used in conjunction with
 Specification and Contract Documents.

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1396
 P.O. BOX 8778, STAMBUCKS ST., AUCKLAND, NEW ZEALAND
 TEL: 09 308 3333 FAX: 09 308 3331
 WWW.PATTERSON.CO.NZ

16 Addison Rd. Sydney

Consultants
 Quantity Surveyors: Dean, Mearns & Partners Ltd
 Structural Engineers: Lark Sea, Harrison Ltd
 Truss Designer: Baskdale Engineers Ltd
 Geotechnical Engineer: Chambers Consultants Ltd

Approved: peer review
 Drawn: checked
 Scale: 1:100 @ A1
 Date: 2010/02/23

Elevations - 1:200 @ A3

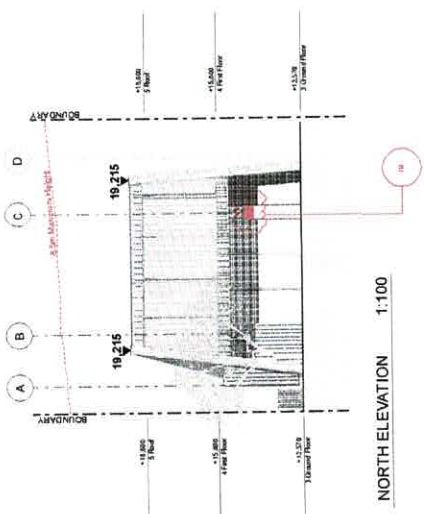
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**New Development Application
 Not For Construction**

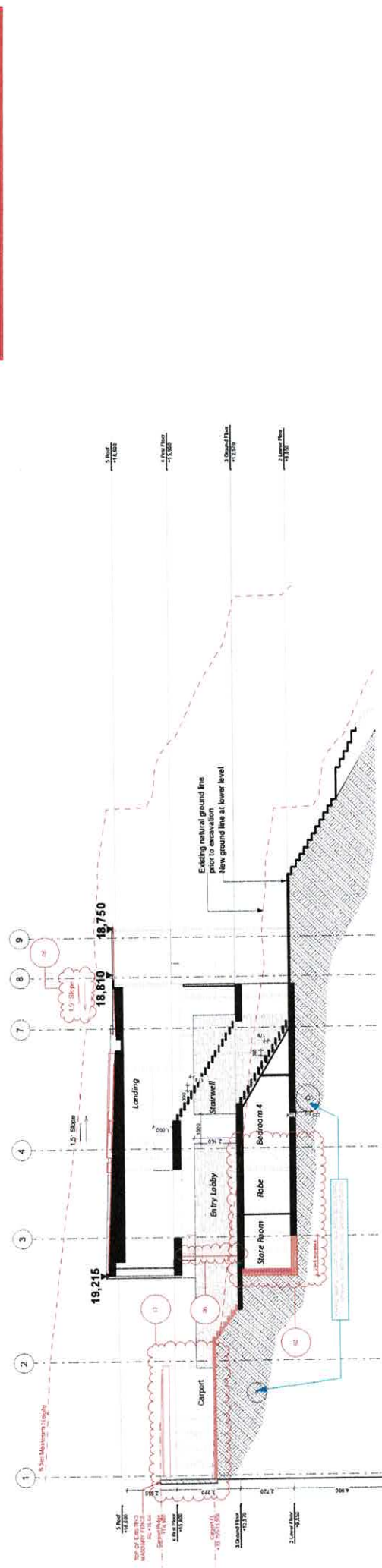
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 sheet no: **2.1**
 of: **A**

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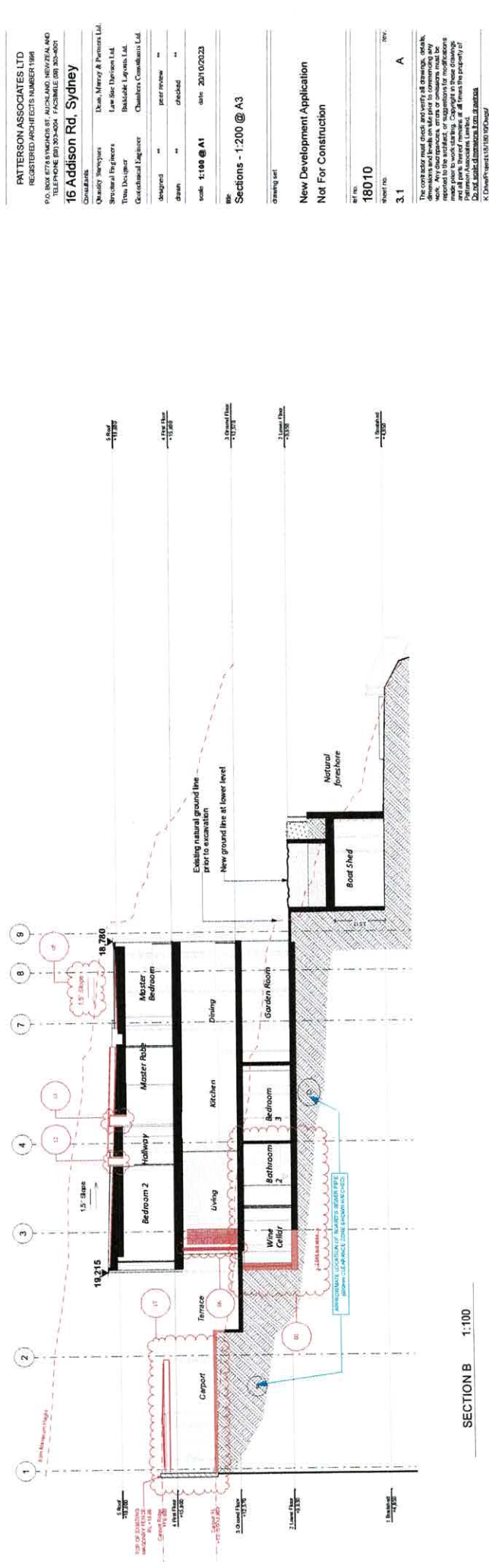
Rev	Date	Reason for Change	Description of change
A	18/03/23	Modification	<ul style="list-style-type: none"> 16 Increase height of barncase wall 400mm 17 Medium ground level paving & front door recessed 18 Small extension of external wall to new powder room 19 East facade with glazing to window 20 East facade with glazing to window 21 Line of existing boundary wall fence added to drawings 22 Carpet levels adjusted to suit existing services 23 Room smooth



Rev	Date	Reason for Change	Description of change
A	11/05/2023	Modification	<ul style="list-style-type: none"> Structural steelwork omitted for skirt elevation, external bracing added Direction of roof slope indicated Northern ground level shown & front door relocated Additional signage in pool Additional signage in roof Carport levels adjusted to suit existing services requirements



SECTION A 1:100



SECTION B 1:100

NOTE: Drawings subject to changes. Developer and Civil Design Engineers Not for Construction. To be used in conjunction with Specifications and Contract Drawings.

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1988
 P.O. BOX 6778 VINDICARS ST. AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001
16 Addison Rd, Sydney

Quantity Surveyors: Dean, Macey & Partners Ltd
 Structural Engineers: Lure Site Services Ltd
 The Designer: Backstage Layouts Ltd
 Geotechnical Engineer: Chambers Consultants Ltd
 Siteguard: peer review
 Drawn: checked
 Scale: 1:100 @ A1 date: 2010/2023

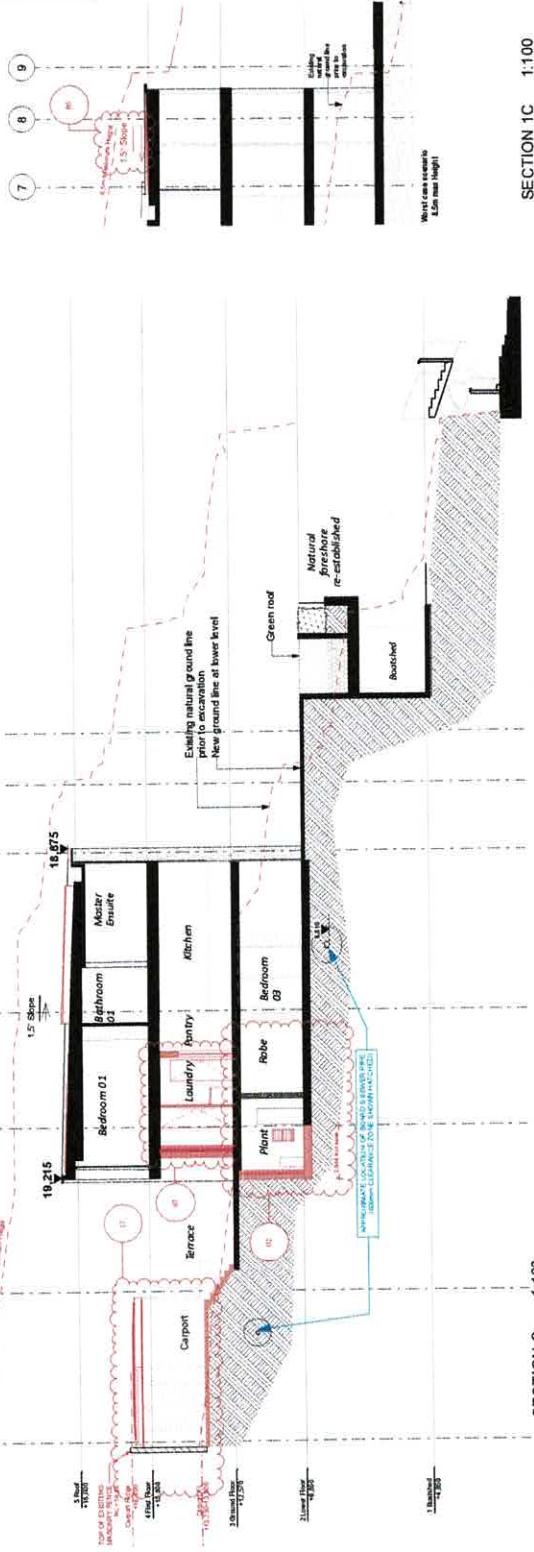
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New Development Application
 Not For Construction

Sheet No: 18010
 Rev: A
 3.1

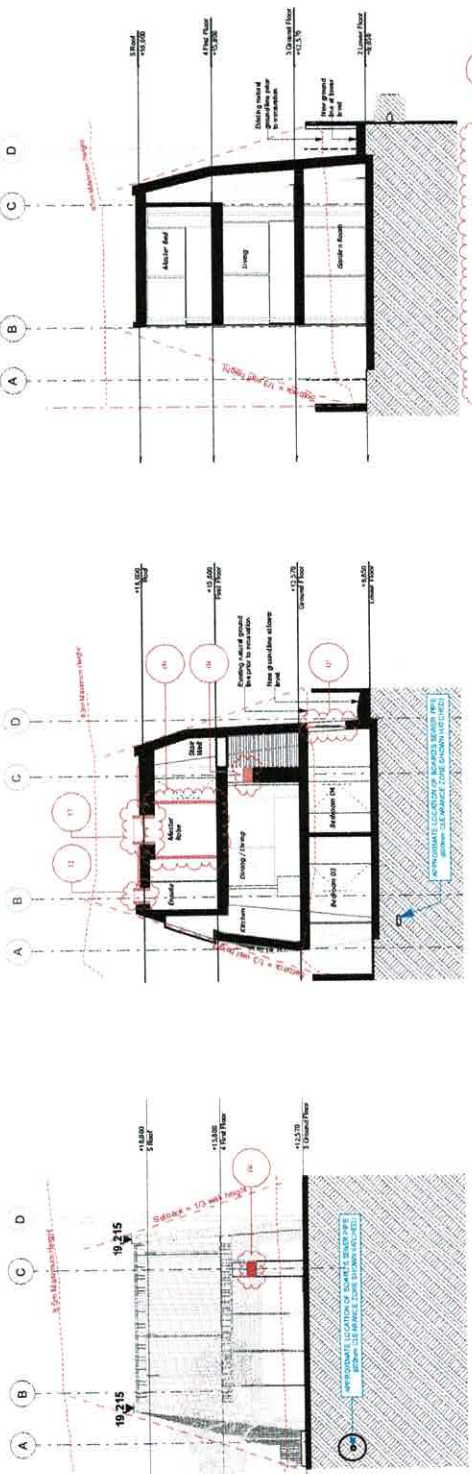
The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies or suggestions for modifications must be reported to the architect or engineer immediately. All work must be carried out in accordance with the specifications and standards of the relevant authorities. Patterson Associates Limited is not responsible for any errors or omissions in this drawing. © Patterson Associates Limited 2010/2023

Rev	Date	Reason for Change	Description of change
		01	NO CHANGE
		02	Reinforcement extended for plant equipment internal layout changed
		03	Increase height of landscape wall 800mm
		04	Decrease height of landscape wall 800mm
		05	Direction of roof slope adjusted
		07	Small extension of external wall to new power room, double glass to window
		08	Alteration to internal framing of bathroom, ensuite & linen
		12	Revised program cost
		13	Additional signum cost
		17	Support levels adjusted to suit existing services underground



SECTION C 1:100

SECTION 1C 1:100



SECTION D 1:100

SECTION E 1:100

SECTION F 1:100

NOTE: Designs subject to Architect, Designer and Detail Designer, who is responsible for construction, to be made in accordance with Specification and Contractor Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1988
 P.O. BOX 8774 BUNMONGH ST. AUCTIONLAND, NEW ZEALAND
 TELEPHONE 09-303-3004 FAX 09-303-4001
16 Addison Rd, Sydney

Quantity Surveyors: Dean Murray & Partners Ltd
 Structural Engineers: Lee See Engineers Ltd
 Thermal Engineer: Radiatex Engineers Ltd
 Geotechnical Engineer: Chantrelle Consultants Ltd

Designed by: **
 Drawn by: **
 Checked by: **
 Scale: 1:100 @ A1 date: 2010/02/23

WRC: Sections - 1:200 @ A3

Drawing set:
 New Development Application
 Not For Construction

Sheet no: 180110
 Title: A
 Date: 3.2

The contractor must check and verify all drawings, details, dimensions, and materials before construction. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications must be made in writing. The contractor shall retain the property of the drawings and drawings shall remain the property of Patterson Associates Limited. All drawings shall be submitted to the Council for approval. All drawings shall be submitted to the Council for approval. All drawings shall be submitted to the Council for approval.

Appendix 3

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1183912S_04

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1183912S_02 lodged with the consent authority or certifier on with application DA2021/1408.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 04 December 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	16 Addison Road Manly_04	
Street address	16 ADDISON ROAD MANLY 2095	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan a/325220	
Lot no.	2	
Section no.	n	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 42	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 100	Target 50

Certificate Prepared by
Name / Company Name: Certified Energy 1
ABN (if applicable): 95164564210

Description of project

Project address

Project name	16 Addison Road Manly_04
Street address	16 ADDISON ROAD MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan a/325220
Lot no.	2
Section no.	n

Project type

Project type	separate dwelling house
No. of bedrooms	5




Site details

Site area (m ²)	544
Roof area (m ²)	88
Conditioned floor area (m ²)	301.0
Unconditioned floor area (m ²)	22.0
Total area of garden and lawn (m ²)	100
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads

Assessor number	10056
Certificate number	0009007907-04
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	26
Area adjusted heating load (MJ/m ² .year)	30
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	 42	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 100	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 88 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓	✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor.	✔	✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔


Floor and wall construction	Area
floor - concrete slab on ground	124.3 square metres
floor - suspended floor/open subfloor	6.1 square metres


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric storage.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER < 2.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER < 2.5		✓	✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p>		<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a photovoltaic system with the capacity to generate at least 15 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.