

New Home Certification Group Pty Ltd
Documents Received in Conjunction with

COMPLYING DEVELOPMENT CERTIFICATE 240311/01 (RESIDENTIAL)

Issued under Part 4, Division 4.5 of the *Environmental Planning and Assessment Act 1979*

CDC230747/02

Date: 02/10/2025

APPLICANT DETAILS

Applicant:

Catherine Scalercio

Address:

41 Victor Road, Dee Why NSW 2099

OWNER DETAILS

Person/s having the benefit of the Consent:

Catherine Scalercio

Address:

41 Victor Road, Dee Why NSW 2099

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:

Northern Beaches Council

Decision Made Under:

SEPP (Exempt and Complying Development Codes)
2008 - Part 4

Date of Determination:

18/06/2025

Complying Development Certificate Number:

240311/01

Lapse date: Part 4, Division 4.5, Section 4.29 of the *Environmental Planning and Assessment Act 1979* stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Part 6, Division 6.3 of the Act is applicable.

PROPOSAL - APPROVED

Address of Development:

41 Victor Road, Dee Why NSW 2099

Lot/DP:

4 DP6596

Land Use Zone:

R2 - Low Density Residential

Building Classification/s:

10b

Scope of Building Works:

Construction of a retaining wall

Value of Construction (incl. GST)

\$164,500.00

Plans and Specifications approved:

Schedule 1

Conditions:

See Conditions Attached

Bonds & Contributions:

Bond - \$2,000.00

Contributions - \$822.50

BCA Edition Applied:

NCC 2022 Volume 2

Exclusions:

CERTIFYING AUTHORITY

Accredited Certifier:

Sam Harrington

Registration Number:

BDC05220

I, Sam Harrington, as the Accredited Certifier, certify that the proposed development is a Complying Development, and, if carried out as specified in this certificate, will comply with all development standards applicable to the development and with the requirements prescribed by the *Environmental Planning and Assessment Regulation 2021* concerning the issue of this certificate. The issue of this certificate has been endorsed on the documents listed in Schedule 1 which were provided in connection with the application for this certificate.

Dated:

18/06/2025

Sam Harrington

Sam Harrington

Note: See Appendix for requirements before building work commences as per Part 6 of the EP&A Act 1979.

Note: Part 8 provides that there is no right of review or appeal in relation to a determination of, or a failure to determine, an application for a Complying Development Certificate.

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DATE:

INITIAL:

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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

Endorsed Engineering Plans

Prepared by	Document	Drawing number	Revision	Date
Strongaxis Engineers	General Notes - Sheet 1	S01	A	28/05/2025
Strongaxis Engineers	General Notes - Sheet 2	S02	A	28/05/2025
Strongaxis Engineers	Retaining Wall Plan	S03	A	28/05/2025
Strongaxis Engineers	Retaining Wall Details	S04	A	28/05/2025
Strongaxis Engineers	Retaining Wall Section	S05	A	28/05/2025
Strongaxis Engineers	Sedimentation Control Plan	S06	A	28/05/2025
Strongaxis Engineers	Sedimentation Control Details	S07	A	28/05/2025

Endorsed other documents

Prepared by	Document	Reference number	Revision	Date
	Pre-Application Submission Form			
Private Certifiers Australia	S139 Pre-Approval Inspection Summary Report			16/06/2025
Sydney Water	Building Plan Assessment Approval	2152238		12/06/2025
icareHBCF	Certificate of Insurance - HBCF25026387			08/05/2025
East Coast Positioning Surveyors	Survey Plan			14/05/2025
Strongaxis Engineers	Structural Design certificate			17/06/2025
Strongaxis Engineers	Email regarding stormwater Drainage			17/06/2025

OWNER'S OBLIGATIONS

- Please note that this Complying Development Certificate (CDC) has been issued in accordance with the provisions contained within the applicable State Environmental Planning Policy (SEPP) as listed in the CDC.
- The CDC certificate forms part of and is to be read in conjunction with the Conditions of Consent attached with your CDC.
- You must pay the relevant Council fees (stipulated below).
- You must ensure the Mandatory Critical Stage Inspections are successfully booked in to be undertaken by a PCA Accredited Certifier at the relevant stages.
- The plans and specifications referenced are the only works to be constructed. Any building variations to this CDC will require a Modified Complying Development Certificate which will be the subject of a new application under Part 4 Division 4.5 Clause 4.30 of the EP&A Act and a new CDC will be assessed against the legislative provisions applied for.
- Do not undertake works which are not approved on this CDC and retrospective approval will not be given and classified as "unauthorised works"
- Should the onsite works not be done in accordance with this approved CDC, then the Accredited Certifier will not be issuing an Occupation Certificate (OC) under Part 6 Division 6.3 Sections 6.9 & 6.10 of the EP&A Act 1979.
- Once Private Certifiers Australia has become aware that works are not in accordance with this CDC, a Written Direction Notice will be issued on the Owner of the Land under Part 6, Division 6.8, and Section 6.31 of the EP&A Act 1979.

CONTRIBUTIONS/LEVIES/BONDS PAYABLE

- PCA has advised you what your contributions and bonds will be in the Conditions of Consent and also below.

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2. The EP&A Act Part 7, Division 7.1 and EP&A Regs 2021 Part 6, Division 5, Clause 156 & Clause 157, along with your Conditions of Consent require you to pay Council "Section 7.11/7.12 Development Contributions" and/or "Council Infrastructure Damage Security Bonds/Deposits".
3. The following Contributions and/or Council Infrastructure Damage Bonds/Deposits apply to your project - Bond - \$2,000.00
Contributions - \$822.50
 - * The CDC is required to be lodged at Council before you can pay your contributions and bonds. These can be paid on line or by going to Northern Beaches Council will lodge the CDC with Council but it could take up to 10 days before this will be cleared within Council's internal process.

MANDATORY CRITICAL STAGE INSPECTIONS

Mandatory Critical Stage Inspections are compulsory and failure to comply shall result in PCA not issuing your Occupation Certificate. Please refer to the *"Notice to Applicant of Mandatory Critical Stage Inspections"* Report in your Certificate for the mandatory inspections. We require 48 hours' notice to book an inspection. Please call the office on 02 9907 6300 to book as we do not accept email bookings.