



Manly Council

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PO Box 82 MANLY NSW 1655 AUSTRALIA
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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

Address

Contact no (tele/fax)

Email Address

Signature

LOCKLEY LAND TITLE SOLUTIONS
PO BOX 400 CLADESVILLE 1675
Tel 9879 6077 Fax 9879 7143
josephm@lockley.com.au
Joseph Monahan

Owner's Consent to lodge this application.

Name

Address

Contact no (tele/fax)

Email Address

Signature of ALL owners

Date

NORFOLK (MANLY) PTY LIMITED
LEVEL 1 OFFICE 2 57 PITWATER RD MANLY
Tel 9977 2555 Fax 9977 2966
n.l.b@blackmoredesign.com.au
19.10.11 [Signature] [Signature]

Formal Land Details

Address

Lot No. & DP and Zoning

53-57 PITWATER RD MANLY
Lot No 2 DP 1166353 Zoning _____

Proposed Complying Development

☐ demolition

☒ subdivision land / building

☐ erection of a 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 _____

Is a swimming pool or spa

☐ Existing

☐ Proposed

☒ Not Applicable

Value of Work (full commercial value of labour and materials) \$ NIL

Principal Contractor

Address

Licence # / Permit # or

Owner builder # (see note 1)

N/A

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? NIL m²
What is the number of storeys (including underground storeys)? NIL

Residential Building Only

Number of dwellings proposed to be built? NIL
Number of existing dwellings? N/A
Number of dwellings to be demolished NIL

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

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 Councils 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.

(see note 1)

☐ Yes ☐ No ☒ Not Applicable

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

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Residential Building Only

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N/A
NIL

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