



Reference: MC/15/5258 140115 CD2/15 BF:NG
Enquiries: Landuse & Sustainability

Ms N Antill

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.**

2/2015

Land to be developed

**SP 16056;
3 East Esplanade, Manly**

Proposed development

**Alterations & Additions to an
existing Residential Flat Building
including new ensuite and robe area
to bedroom 1 - Unit 4**

Determination

APPROVED

Date of Determination/Commencement

15 January 2015

Date of lapse

15 January 2020

**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 plans DA001-A, DA002-A and DA003- A dated 28/10/10
prepared by GE Hunt Architect.

Conditions applying before works commence

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

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

SCHEDULE 7 – Conditions applying to complying development certificates under Housing Alterations Code and General Development Code
(Clauses 4.7 and 4A.13)

- Note 1 :** Complying development under the Housing Alterations Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.
- Note 2 :** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.
- Note 3 :** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
- Note 4 :** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
- Note 5 :** Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 - Conditions applying before works commence

1 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.

2 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.

Part 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 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.

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

4 Compliance with plans

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

5 Demolition

Any demolition must be carried out in accordance with AS 2601-2001, *The demolition of structures*.

6 Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) At the completion of the works, the work site must be left clear of waste and debris.

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:

15/1/15.

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

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



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

Certificate No. CD 2/2015

This Certificate is issued to -
Ms N Antill

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>	3 East Esplanade Manly
Lot No.	4
Strata Plan	16056

DESCRIPTION OF COMPLYING DEVELOPMENT

Alterations & Additions to an existing Residential Flat Building including new ensuite and robe area to bedroom 1 - Unit 4

PLANS AND SPECIFICATIONS APPROVED

This approval relates to the following;

- (1) Architectural plans DA001-A, DA002-A and DA003- A dated 28/10/10 prepared by GE Hunt Architect.

CERTIFYING AUTHORITY

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

02 9976 1500

DATE OF ISSUE **15 January 2015**

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

NOTICE TO APPLICANT OF CRITICAL STAGE INSPECTIONS

Made under part 4 of the environmental planning and assessment act 1979 sections 81a(2)(b1)(ii)

INSPECTION TELEPHONE NUMBER

9976 1414

That I **Brett Franklin** of Manly Council, 1 Belgrave Street, Manly acting as the principal certifying authority hereby give notice in accordance with Section 81A(12)(b1)(ii) of the Environmental Planning and Assessment Act 1979 to the person having the benefit of the development consent that the mandatory critical stage inspections identified in Schedule 1 & Schedule 2 are to be carried out in respect of the building work.

The applicant, being the person having benefit of the development consent is required under Section 81A(2)(b2)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Failure to request a mandatory critical stage inspections will prohibit the principal certifying authority under with Section 109E(3)(d) of the Environmental Planning and Assessment Act 1979 to issue an Occupation Certificate.

Dated this 15 day of January 2015

Brett Franklin
Building Inspector

SCHEDULE 1

MANDATORY CRITICAL STAGE INSPECTIONS

NO	CRITICAL STAGE INSPECTION	INSPECTOR
1.	Prior to covering of the framework for any floor, wall, roof or other building element	Councils Building Inspector
2.	Prior to covering waterproofing in any wet areas	Councils Building Inspector
3.	After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Councils Building Inspector