



COMPLYING DEVELOPMENT CERTIFICATE

Part 6 Subdivisions Code

Issued under Part 4 Division 4.5 of *Environmental Planning and Assessment Act 1979* and Part 7 of *Environmental Planning and Assessment Regulation 2000* and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

This certificate is issued by a certifying authority (a Council or a private certifier) and verifies that, if the applicant carries out the proposed work in accordance with the plans and specifications that are approved, the work will comply with the *Environmental Planning and Assessment Act 1979*.

Certificate No	58740/2020
Applicant Name	Clarke Dowdle & Assoc
Address	PO Box 3122 UMINA BEACH NSW 2257
Email	anthony@cdasurveys.com.au
Date application received	13/07/2020
Land to be developed Address	LOT: 1 DP: 1262555 48 Webb Street EAST GOSFORD
Zoned	R1 GENERAL RESIDENTIAL
Proposed development	4 LOT STRATA TITLE SUBDIVISION
Building Code of Australia (BCA) building classification	1a
DETERMINATION	Approved with conditions
Date of determination/ Commencement	22 July 2020 * A CDC becomes effective and commences from the date endorsed on the certificate



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259
Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250

P 1300 463 954 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

Date of lapse

22 July 2025

**Plans and specifications
approved/refused
Plan No's and Specifications
reference**

Architectural Plans by: Clarke Dowdle & Associates

Drawing	Description	Sheets	Issue	Date
-	Location plan	1 of 2	-	-
-	Ground & First floor plan	2 of 2	-	-

CERTIFICATE

Central Coast Council certifies that:

- the proposed development is complying development.
- the proposed development will comply with all development standards that apply to the development.
- 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 Regulation under the *Environmental Planning and Assessment Act 1979*.
- will upon completion be a Class 1a building under the Building Code of Australia.*
- an inspection of the site for the approved development was carried out by Clayton Votano on the 21st July 2020 for the purposes of clause 129B of the *Environmental Planning & Assessment Regulation 2000*.
- the plans and specifications accompanying the application for the CDC adequately and accurately depict the existing site conditions.
- there are no features of the site, or any building on the site, that would result in the proposed development the subject for the CDC not being complying development, or not complying with the *Building Code of Australia*.

Signature*C J Votano***Date**

22 July 2020

Certificate Number

58740/2020

**Certifying Authority
Name
Address**

Central Coast Council
49 Mann Street
PO BOX 21, Gosford 2250
Ph: 1300 463 954 Fax: (02) 4323 2477
ask@centralcoast.nsw.gov.au

Schedule 6B Conditions applying to complying development certificates under the Subdivisions Code

Note 1. Complying development under the Subdivisions 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.

1 Evidence of certain matters relating to services and works

(1) Sufficient evidence must be provided to the principal certifier before the subdivision certificate for the site is obtained to reasonably satisfy the person of the following—

(a) each new lot on which there will be a dwelling will be adequately serviced with water, sewerage, electricity, natural gas (where available) and telecommunications,

(b) an occupation certificate for any new building or part of a building to which this Schedule relates has been obtained.

(2) A survey certificate prepared by a registered surveyor that certifies that the services to each lot are located on the lot or on appropriate easements must be provided to the principal certifier before the subdivision certificate for the site is obtained.

(3) After the completion of the subdivision works and before the subdivision certificate for the site is obtained, copies of the plans approved in relation to the issue of the complying development certificate are to be provided to the principal certifier that—

(a) are marked in red to show how the works as executed depart from those approved plans, and

(b) are certified and dated by a registered surveyor or design engineer.

2 Boundary fencing

Fencing must be provided along all property boundaries located behind the building line before the subdivision certificate for the site is obtained.

Note. See the [Dividing Fences Act 1991](#) for requirements in relation to boundary fences.

3 Easements for stormwater drainage

(1) Evidence that any stormwater pipelines that are on lots other than the lots that they benefit are on appropriate easements must be provided to the principal certifier before the subdivision certificate for the site is obtained.

(2) An easement is appropriate for the purposes of this clause if—

(a) it was created (by registration of an instrument under Division 1 of Part 7 of the Real Property Act 1900), and

(b) its location was approved by the council, and

(c) it has a minimum width of—

(i) if the diameter of the stormwater pipeline is less than 350mm—1m, or

(ii) if the diameter of the stormwater pipeline is 350mm or more and no more than 1.4m—2.4m, or

(iii) in any other case—the diameter of the stormwater pipeline plus 1m.

4 Common driveways

If lots share a common driveway, rights of carriageway over that driveway to the benefit of each of those lots must be created.

5 Plan of subdivision

(1) The plan of subdivision that is to be lodged with the Registrar-General and an instrument under section 88B of the Conveyancing Act 1919 must be provided to the principal certifier before the subdivision certificate for the site is obtained.

(2) The principal certifier must not issue the subdivision certificate unless the instrument and plans properly reflect the consent including the conditions to which the complying development certificate is subject.