

Building Regulations Consultant

Principle Certifying Authority

Construction Certification

Fire Upgrade Surveys

Planning

Private Certifiers Australia

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Made under the *Environmental Planning and Assessment Act 1979*

Sections 85, 85A

IDENTIFICATION OF BUILDING

Address _____

Lot, DP/MPS etc _____

Suburb or town _____ Post Code _____

DESCRIPTION OF DEVELOPMENT

Detailed Description:

APPLICANT

Name _____ Company _____

Address _____

Suburb or town _____ Post Code _____

Phone B/H _____ Fax No _____

Mobile _____ Email _____

As the owner / applicant, I/we hereby;

1. *Submit this Complying Development Certificate Application under the Environmental Planning & Assessment Act 1979, with Private Certifiers Australia.*
2. *Appoint Grant Harrington of Private Certifiers Australia as the Principal Certifying Authority for the building work identified in this application.*
3. *And allow Grant Harrington to submit the notice of commencement to council if required on my behalf*

Signature of applicant/owner:

Sign _____ **Date** _____

CONSENT TO ALL OWNER(S)

Name _____ Company _____

Address _____

Suburb or town _____ Post Code _____

Phone B/H _____ Fax No _____

Mobile _____ Email _____

I/We as the owner of the above building/property, consent to the Appointed PCA (Principal Certifying Authority) or their representative to lodge the Notice of Commencement on our behalf.

Signature of Owner

Sign _____ **Date** _____

VALUE OF WORK

Estimated Cost of work:

\$

GST:

\$

For developments over \$5 million, a Quantity Surveyors Certificate verifying the cost must be submitted on lodgement of the application.

**BUILDING CODE OF AUSTRALIA
BUILDING CLASSIFICATION**

Nominated on the Development Consent

Class

RESIDENTIAL BUILDING WORK

Relevant only to residential building work

Owner-builder Permit No. _____

OR

Principal

Contractor _____

Address _____

Telephone _____

Fax _____

Contractor License No. _____

REQUIRED ATTACHMENTS

- Note 1 details the information that must be submitted with an application for a complying Development certificate for proposed building works
- Note 2 details the additional information that may be submitted with an application for a complying Development certificate for proposed residential building work.

Schedule 1 information to be
Collected for ABS Particulars of the proposal

DESCRIPTION

What is the area of the land (m²)

Gross floor area of existing building (m²)
What are the current uses of all or parts of the building(s)/land?

(If vacant state vacant)

Location Use

Does the site contain a dual occupancy?
What is the gross floor area of the proposed addition or new building (m²)
What are the proposed uses of all parts of the building(s)/land?

Location Use

Number of pre-existing dwellings

Number of dwellings to be demolished

How many dwellings are proposed?

How many storeys will the building consist of?

MATERIALS TO BE USED

Walls	Code	Roof	Code
Brick veneer	12	Aluminium	70
Full brick	11	Concrete	20
Single brick	11	Concrete tile	10
Concrete block	11	Fibrous cement	30
Concrete/ masonry	20	fibreglass	80
Concrete	20	Masonry/terracott a shingle tiles	10
Steel	60	Slate	20
Fibrous cement	30	Steel	60
Hardiplank	30	Terracotta tile	10
Timber/weatherboard	40	Other	80
Cladding aluminium	70	Unknown	90
Curtain glass	50		
Other			
Unknown	90		
Floor	Code	Frame	Code
Concrete	20	Timber	40
Timber	10	Steel	60
Other	80	Other	80
Unknown	90	Unknown	90

Notes for completing Complying Development Certificate Application

Note 1 In the case of Crown land within the meaning of the *Crown Lands Act 1989* the owner's consent must be signed by an officer of the Department of Land and Water Conservation, authorised for these purposes by the Governor-in-Council from time to time.

Note 2 A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/fol etc.

Note 3 A plan of the land must indicate:

- Location, boundary dimensions, site area and north point of the land;
- Existing vegetation and trees on the land;
- Location and uses of existing buildings on the land;
- Existing levels of the land in relation to buildings and roads; and
- Location and uses of buildings on sites adjoining the land.

Note 4 Plans or drawings describing the proposed development must indicate (where relevant):

- 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;
- Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
- Elevations and sections showing proposed external finishes and heights;
- Proposed finished levels of the land in relation to buildings and roads;
- Building perspectives, where necessary to illustrate the proposed building;
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
- Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity; and
- Proposed methods of draining the land.

Note 5 The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

In the case of an Application for a Complying Development Certificate for **building work**:

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan.

The general plan of the building is to:

- show a plan of each floor section;
- copy of 149/ 2 planning certificate obtained from the local council
- show a plan of each elevation of the building;
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground; and
- indicate the height, design, construction and provision for fire safety and fire resistance (if any).
- Structural engineering details
- Demonstrate compliance with the Building Code of Australia

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; and

- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.
- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
- details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.
- d) If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: *If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.*

- e) 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.

Change of Building Use

In the case of an application for a Complying Development Certificate for a **change of building use** (except for an application that, if granted, would authorise the building concerned being used as 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 in connection with the proposed change of building use; and
- 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 those measures concerned.

Note 6

Other information must indicate (where relevant):

- a) In the case of shops, offices, commercial or industrial development:
- Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- b) In the case of demolition:
- Details of age and condition of buildings or works to be demolished.
- c) In the case of advertisements:
- Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- d) In the case of development relating to an existing use:
- Details of the existing use.
- e) In the case of a development involving the erection of a building, work or demolition:
- Details of the methods of securing the site during the course of construction.

Note 7

Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- (a) in the case of work by a licensee under that Act:
- (i) a statement detailing the licensee's name and contractor licence number; and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- (b) in the case of work done by any other person:
- (i) a statement detailing the person's name and owner-builder permit number; or

(ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.

* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 8

Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 1979* 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 instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.