

Construction Certificate, Appointment of Council as PCA and Contract for Certification Work



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PART 1: Construction Certificate Application	
<i>Environmental Planning and Assessment Act 1979</i>	
CC Number	_____ / _____

Section A: Applicant Details (please only complete either Private or Company)			
Applicant Details - Private			
Ms/Mr/Mrs/ Other (please circle)	Given Name(s)		Surname
Street Address			
Mailing Address (if different)			
Daytime Telephone No. (Home/Work)		Mobile No.	
Email Address		Fax No. (Home/Work)	

OR

Applicant Details - Company			
Company Name (if applicable)			
Street Address			
Mailing Address (if different)			
Contact Person			
Daytime Telephone No. (Home/Work)		Mobile No.	
Email Address		Fax No. (Home/Work)	

Site Details				
Unit/Shop/ Suite		Street No.		Street
Suburb			Postcode	
Site Area		Lot No (s)		Section
Deposited Plan/s		Strata Plan/s		Other

Privacy Statement

The personal information provided on this form (including your name and other details) will be handled in accordance with the *Privacy and Personal Information Protection Act 1998* and may be available to the public under various legislation. Refer also to the Privacy Statement on Council's website.

Eastgardens Customer Service Centre

152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004
DX 4108 Maroubra Junction

Rockdale Customer Service Centre

444-446 Princes Highway
Rockdale NSW 2216, Australia
ABN 80 690 785 443 Branch 003
DX 25308 Rockdale

T 1300 581 299

F 02 9562 1777

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

**Postal address: PO Box 21
Rockdale NSW 2216**



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

Description of Development		
Type of Work	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of Use
Type of Applications	<input type="checkbox"/> New application	<input type="checkbox"/> Modification to existing approved certificate
Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc.), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc.).		

Development Consent Details	
Development Application Number	
Date of Determination	___ / ___ / _____
Approved Plan Numbers	
If the Consent Authority was NOT Bayside Council, please specify:	
Building Code of Australia Building Classification (specified on the development consent):	Class _____

Estimated Cost of the Development	
The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for its proposed use (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.	
Estimated Cost	\$ _____ (only for erection of building/additions, demolition and carrying out of work)

Builder / Owner Builder Details			
Ms/Mr/Mrs/ Other (please circle)	Given Name(s)		Surname
Company Name			
Street Address			
Mailing Address (if different)			
Daytime Telephone No. (Home/Work)		Mobile No.	
Email Address		Fax No. (Home/Work)	
Contractor Licence / Permit Number (In case of an owner/builder)			

Owner's Consent

As owner of the land to which this application applies, I request consent to carry out the development described in this application. I also authorise:

- Council representatives to enter the site for the purpose of site inspections.
- Council to make copies of all documents for the purpose of determining the application or to provide copies to people who may be affected by the proposal. If more than one owner, every owner must sign.
- If you are signing on the owner's behalf as their legal representative, please state your legal authority (eg Power of Attorney, Executor, Trustee _____) and attach evidence of this authority.
- If the property is within a strata plan, the consent of the Owners Corporation is required under seal.
- If the owner is a Company, a Director and the Secretary must sign.

Owner(s) Surname 1		Given Name(s)	
Property Owner's Signature		Date	___ / ___ / _____
Owner(s) Surname 2		Given Name(s)	
Property Owner's Signature		Date	___ / ___ / _____
Owner(s) Surname 3		Given Name(s)	
Property Owner's Signature		Date	___ / ___ / _____

Applicant's Signature

Applicant's Signature		Date	___ / ___ / _____
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Fees & Payment Methods

Application Fees are based on a scale and will be calculated by the Customer Service Officers at lodgement. Information on these fees is available on Council's website or from our Customer Service Centre.

Office use only – Development Advisory Service

Estimated cost of works:	\$			
Relate to DA:	DA-			
Building Classification:				
Number of Inspections Required (ONLY if appointing Council as PCA) – circle type of development or provide number	New Residential Dwelling	Modification at Ground Floor	Modification at First Floor	First Floor Addition
	Non Habitable Building Class 1 & 10	Swimming Pools	Com./Change of use – Building Surveyor to quote: _____	Officer advised number of inspections – quote: _____
Checked by:		Date:	___ / ___ / _____	

Office use only – Customer Service

Receipt No:		Date:	___ / ___ / _____
Total Fees received:	\$		
Checked by:		Date:	___ / ___ / _____

PART 2: CONTRACT FOR CERTIFICATION WORK

Contract for Certification Work

PART 2 represents a *Contract for Certification Work*, in accordance with section 73A of the *Building Professionals Act 2005*. The contract is between Bayside Council and the Applicant specified in the "Applicant Details" section in Part 1.

The person for whom the certification work is to be carried out has the same address and contract details as specified in the "Applicant Details" Section in Part 1.

This contract relates to the following certification work:

- The carrying out by Bayside Council of the functions of a Principal Certifying Authority (PCA) under the *Environmental Planning and Assessment Act 1979* (EP&A Act) in relation to the Development (as specified in the "Description of Development" section in Part 1);
- Application and determination of a Construction Certificate;
- Application and determination of an Occupation Certificate;
- The carrying out of inspections for the purposes of S 6.5 of the EP&A Act;

Details and particulars of the:

- development,
- address, and formal particulars of title, of the site of the development;
- particulars in respect of any related development consent;
- particulars of any plans the subject of any related development consent,

are contained in Part 1, under the sections "Details of Development" and "Property Details", unless otherwise specified as follows.....

Applications for a Construction Certificate and Occupation Certificate will be assessed and determined by a Council Building Certifier (accredited by the NSW Building Professionals Board), in accordance with the relevant requirements of the EP&A Act and the *Building Professionals Act 2005*.

The Certification Work specified above, including the carrying out of required inspections under the EP&A Act, will be carried out by one or more of the following Council Building Certifier (accredited by the NSW Building Professionals Board) on behalf of Bayside Council.

Name	Position Title	Accreditation No.	Contact Details
Tim DeBeck	Senior Building Certifier	BPBI350	1300 581 299
Robert Kozarovski	Senior Building Certifier	BPBI548	1300 581 299
Sam Zafiroopoulos	Senior Building Certifier	BPBI351	1300 581 299
Louie Apostolou	Building Certifier	BPBI645	1300 581 299
William Chick	Building Certifier	BPBI663	1300 581 299
Thomas Kulchar	Coordinator Development Certification	BPBI637	1300 581 299

Council will advise the applicant/client of the principal officer dealing with this application and subsequent PCA inspections and services. However, the application and PCA inspections and associated services may be carried out by any accredited Council Building Certifier or Accredited Certifier appointed or engaged by Council.

Fees & Payment Methods

Fees and charges for initial Certification Work will be calculated by the Customer Service Officers at lodgement. Information on these fees is available on Council's website or from our Customer Service Centre.

Total Fees and charges for the initial Certification Work (to be filled in by Council):

.....

Contingency fees and charges

Fees and charges may also be payable under this contract for carrying out work arising as a result of unforeseen contingencies. The basis upon which such fees and charges will be calculated is as follows:

Fees and charges in accordance with Council’s current “Fees and Charges” Schedule.

Council will issue an invoice for work carried out arising from unforeseen contingencies within 21 days after completion of any such work.

Signatures in relation to the Contract for Certification Work

IMPORTANT NOTE: this contract cannot not be signed until the total fees and charges have been calculated.

Client

Date

Bayside Council Officer

Date

Bayside Council contact details:

Phone: 1300 581 299
Email: council@bayside.nsw.gov.au
Facsimile: 02 9562 1777
Website: www.bayside.nsw.gov.au

Schedule to Construction Certificate Application

This information will be compiled and sent to the Australian Bureau of Statistics

All New Buildings

Please complete the following

Number of storeys (including underground floors)	
Gross Floor area of new building (m²)	
Gross site area (m²)	

Residential Buildings Only

Please complete the following details on residential structures

Number of dwellings to be constructed		
Number of pre-existing dwellings on site		
Number of dwellings to be demolished		
Will the new dwelling/s be attached to other new buildings?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will the new building/s be attached to existing buildings?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the site contain a dual occupancy?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Materials - Residential Buildings

Please indicate the materials to be used in the construction of the new building(s).

Walls	Code	Roof	Code	Floor	Code	Frame	Code
<input type="checkbox"/> Brick (double)	11	<input type="checkbox"/> Tiles	10	<input type="checkbox"/> Concrete or slate	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Brick (vener)	12	<input type="checkbox"/> Concrete or sate	20	<input type="checkbox"/> Timber	40	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Concrete / stone	20	<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Other	80	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Fibre cement	30	<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90	<input type="checkbox"/> Other	80
<input type="checkbox"/> Timber	40	<input type="checkbox"/> Aluminium	70			<input type="checkbox"/> Not specified	90
<input type="checkbox"/> Curtain glass	50	<input type="checkbox"/> Other	80				
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Not specified	90				
<input type="checkbox"/> Aluminium	70						
<input type="checkbox"/> Other	80						
<input type="checkbox"/> Not specified	90						

Construction Certificate Checklist

Applicant to Complete	Yes	N/A	Office Use
Have the following been fully completed/submitted?			
<ul style="list-style-type: none"> ▪ Has the consent of all owners been provided? 			
<ul style="list-style-type: none"> ▪ Has the Building Classification been provided? 			
<ul style="list-style-type: none"> ▪ Schedule to Construction Certificate (for ABS). 			
Has the following been submitted with the completed form on a CD/USB in accordance with naming criteria?			
<ul style="list-style-type: none"> ▪ Detailed plans of the land and proposed development as per approved Development Application. These plans must be fresh copies (ie must not show any Council stamps) - inc site plan, all floor plans, all elevations & sections and BASIX requirements. 			
<ul style="list-style-type: none"> ▪ Are alterations/additions & amendments to approvals coloured on the plans? 			
<ul style="list-style-type: none"> ▪ A detailed building specification. 			
<ul style="list-style-type: none"> ▪ Structural engineering plans and, where applicable, other technical details including details on mechanical ventilation, hydraulic/drainage, timber framing and roof truss, termite protection and details of compliance with the provisions of the National Construction Code? 			
<ul style="list-style-type: none"> ▪ Details of compliance with the conditions of development consent - Details of any modification required by the consent conditions, submission of stormwater drainage, landscaping or other specialist details, colour and material schedule, payment of security deposits or contributions etc. 			
<ul style="list-style-type: none"> ▪ For residential building work, details of compliance with the insurance provisions of the Home Building Act 1989 (see note 2). 			
<ul style="list-style-type: none"> ▪ Except in relation to a Class 1 or a Class 10 building (ie - dwelling house, carport, garage, pergola, verandah, fence, retaining wall or swimming pool etc), a detailed list of existing (if any) and proposed fire safety measures to be implemented in the building or upon the subject land. 			
<ul style="list-style-type: none"> ▪ Details of the BASIX measures/provisions been clearly identified on the plans. 			
<ul style="list-style-type: none"> ▪ A BASIX Certificate current/valid (issued no more than 3 months prior to lodgement of this application or copy of the Certificate lodged with the DA). 			

Notes for completing a Construction Certificate Application

Note 1 - Information required to be provided

The following information must accompany applications for construction certificates for building and subdivision work.

Building Work

- Copies of compliance certificates (or other documentary evidence) relied upon
- Copy 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;
 - ♦ 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).

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 materials to be used.
- Copy of structural engineering plans or other technical details (ie Mechanical ventilation details, hydraulic/drainage details, timber framing and roof truss details and termite protection details etc), where applicable.
 - The plans and specifications must detail compliance with the relevant provisions of the Building Code of Australia and relevant standards of construction.
 - 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.
 - Evidence of any accredited component, process or design sought to be relied upon.
 - Except in the case of an application for, or in respect 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.

Subdivision Work

- Copies of compliance certificates relied upon.
- Copies of detailed engineering plans. The detailed plans may include but are not limited to the following:
 - ♦ earthworks
 - ♦ roadworks
 - ♦ road pavement
 - ♦ road furnishings
 - ♦ stormwater drainage
 - ♦ water supply works
 - ♦ sewerage works
 - ♦ landscaping works
 - ♦ erosion control works

Where the proposed subdivision work involves a modification to previously approved plans the plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

Note 2 - Home Building Act Requirements

As from 1 February 2012, all residential building works (excluding residential development of over 4 storeys) over the value of \$20,000 will need to be insured under the Act for Home Warranty Insurance.

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

- In the case of work by a licensee under that Act:
 - ♦ A statement detailing the licensee's name and contractor licence number, and
 - ♦ Documentary evidence that the licensee has complied with the applicable requirements of that Act (ie A certificate of insurance under Part 6 of the Home Building Act), or
- In the case of work done by any other person:
 - ♦ A statement detailing the person's name and owner-builder permit number, or
 - ♦ 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. The prescribed amount in section 29 of the Home Building Act 1989.
 - ♦ The construction certificate application may be lodged prior to providing details of compliance with the Home Building Act insurance requirements, however, residential building works must not be commenced prior to complying with the insurance requirements and details of compliance must be submitted to the principal certifying authority and Council prior to the uplift of the Construction Certificate.
 - ♦ Insurance before handover.

Note 3 - Building Industry Long Service Levy Requirements

Under S 6.8 of the Environmental Planning and Assessment Act 1979 a construction certificate cannot be issued until any long service levy payable under section 34 of the Building and Construction Industry Long Service Levy Payments Act 1986 (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. The levy rate as at (1 June 2003) is 0.35% of the total cost of the work and is payable on work costing \$25,000 or more.

Further information on complying development can be obtained by telephoning Council's Building Certification Services on 1300 581 299 on Monday to Friday between 8.30am and 5pm or in person at Council's Customer Service Centre, 444-446 Princes Highway Rockdale, or at Eastgardens Shopping Centre, 152 Bunnerong Road, Eastgardens on Monday to Friday between 8.30am and 4.30pm and Saturday (excepting public holidays) 9am to 1pm.