

Complying Development Application, Appointment of Council as PCA and Contract for Certification Work Form



Document Number: 19/14984 / FILE F18/596

PART 1: Complying Development Certificate Application

Environmental Planning and Assessment Act 1979

CDC Number

_____/_____

Information for the Applicant

To complete this form, fill out the other sections as appropriate and provide a CD or USB with all the documents and plans indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents/plans are provided.

- Once completed, this application form may be submitted to Council for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.10.7 *Environmental Planning and Assessment Act 1979* from Council.
- A single application for a CDC may be made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning & Environment at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

In order to ensure a speedy and efficient assessment of your application, **we strongly recommend that you consult with a Council Officer before lodging this application to determine your proposals specific requirements**. The Duty Officers at Council's Customer Service Centre can advise you on relevant planning and building controls and provide preliminary advice on your proposal. These staff are available in person by calling into the Centre or by phone on 1300 581 299.

How to Lodge this Application

This application, once complete, can be lodged at Council's Customer Service Centres on any business day up to 4pm and 9am - 12.30pm on Saturdays (excepting public holidays). Please ensure that all the necessary information is submitted. If your application is incomplete, it will not be accepted and will be returned to you with your payment.

What you need for lodgement

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Application Form/Checklist |
| <input type="checkbox"/> | A CD/USB of the plans and supporting documents in accordance with Council's naming criteria |

Fees & Payment Methods

Application fees are calculated on a scale based on the contract value of the work. Information on these fees is on Council's web site or from Council's Customer Service Centre staff.

Pay by cash, cheque, Mastercard, Visa & EFTPOS. Please make cheques payable to Bayside Council.

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
Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004

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

Phone 1300 581 299
T (02) 9562 1666 F 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

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)	

Section B: Site Details (Location and title description of the property. We need this to correctly identify the land)

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

Section C: Description of Proposed Development or Use

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.).

Section D: 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)
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Section E: Environmental Planning Instrument

Provide the name of the “environmental planning instrument” (*see - definition below) under which the development is complying development and is to be assessed under as the criteria may vary between instruments.

***Environmental planning instruments (EPI)** are State Environmental Planning Policies and Local Environmental Plans. Complying development is commonly, but not always, authorised under either the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or Council’s Local Environmental Plan.

<input type="checkbox"/>	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
<input type="checkbox"/>	Other environmental planning instrument (EPI)
Name of EPI	

Section F: Asbestos

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?	_____ m ²
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Section G: Fire Link Conversion

Does the Application relate ONLY to a fire link conversion?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If Yes, provide a document that describes the design and construction, and mode of operation of the new fire alarm communication link		

Section H: Attachments Relating to the Proposed Development

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). All supporting documentation is to be provided on a **CD or USB** and named in accordance with Council’s naming convention.

Attachments		Yes	N/A	Office Use
1	The Site Plan is to show:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Scale & North point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Street name & number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Site dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Location and uses of existing buildings on the land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Location and uses of buildings on sites adjoining the land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Existing levels of the land in relation to buildings and roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ Any trees on the property, on Council land adjacent to the property (ie nature strips) or within 5 metres of the proposed development on any adjoining property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plans are to be submitted addressing the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land’s boundaries and adjoining development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	▪ proposed finished levels of the land in relation to existing and proposed buildings and roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachments		Yes	N/A	Office Use
	<ul style="list-style-type: none"> ▪ proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ▪ proposed landscaping and treatment of the land (indicating plant types and their height and maturity) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ▪ proposed methods of draining the land including Stormwater Drainage Plan, Certification and Checklist by an Accredited Designer 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ▪ in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> ▪ in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Assessment Report is to be submitted identifying how the proposal satisfies the numerical provisions for the particular type of complying development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<p>Has a permit been issued by Council for the removal or pruning of a tree or other vegetation on the site?</p> <p>If 'Yes' provide details of the permit: _____</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<p>Is the site a flood control lot?</p> <p>If 'Yes' provide an engineer's certification</p> <p>Note: please call Council to determine if your site is defined as a flood control lot</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<p>Is the site within a 20-25ANEF contour?</p> <p>If 'Yes' and the proposal is for a new or addition to a dwelling house provide an Acoustic Report confirming compliance with AS29021-2000 Acoustics-Aircraft noise intrusion-Building siting and construction?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7a	<p>Does the development involve subdivision work?</p> <p>If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:</p> <p>(a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),</p> <p>(b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>(c) detailed engineering plans as to the following matters:</p> <p>(i) earthworks,</p> <p>(ii) road works,</p> <p>(iii) road pavement,</p> <p>(iv) road furnishings,</p> <p>(v) stormwater drainage,</p> <p>(vi) water supply works,</p> <p>(vii) sewerage works,</p> <p>(viii) landscaping works,</p> <p>(ix) erosion control works,</p> <p>(d) copies of any compliance certificates to be relied on.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<p>Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure or work that relates only to fire link conversion)?</p> <p>If 'Yes' provide:</p> <p>(a) a list of the Category 1 fire safety provisions that currently apply to the existing building,</p> <p>(b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Does the development involve building work (including work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachments		Yes	N/A	Office Use
	<p>If 'Yes' provide:</p> <p>1. A detailed description of the development by completing Section I.</p> <p>2. Appropriate building work plans and specifications, which are to include:</p> <p>(a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:</p> <p>(i) a plan of each floor section, and</p> <p>(ii) a plan of each elevation of the building, and</p> <p>(iii) 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</p> <p>(iv) the height, design, construction and provision for fire safety and fire resistance (if any),</p> <p>(b) specifications for the development:</p> <p>(i) that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and</p> <p>(ii) that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,</p> <p>(c) a statement as to how the performance requirements of the <i>Building Code of Australia</i> are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),</p> <p>(d) a description of any accredited building product or system sought to be relied on for the purposes of section 4.27 of the Environmental Planning and Assessment Act 1979**,</p> <p>(e) copies of any compliance certificate to be relied on,</p> <p>(f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,</p> <p>(g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at Section L)</p> <p>(h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at Section L)</p> <p>(i) Soil & Water Management Plan for all new buildings and significant earthworks, inground pool and any work over \$25,000</p> <p>(j) Waste Management Plan for all works involving construction. excavation, demolition and swimming pool applications with a estimated cost over \$20,000</p> <p>(k) Structural engineering plans and certification (where applicable)</p> <p>Note: S.4.27 of the EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.</p>	<input type="checkbox"/>		<input type="checkbox"/>
10	<p>Does the development involve building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house)?</p> <p>If 'Yes' provide:</p> <p>(a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and</p> <p>(b) a list of the proposed fire safety measures to be provided in relation to the land or any building on the land as a consequence of the building work.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<p>Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?</p> <p>If 'Yes' provide:</p> <p>A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachments		Yes	N/A	Office Use
12	<p>Does the development involve the erection of a temporary structure?</p> <p>If 'Yes' provide:</p> <p>(a) documentation that specifies the live and dead loads the temporary structure is designed to meet,</p> <p>(b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,</p> <p>(c) in the case of a temporary structure proposed to be used as a place of public entertainment--a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the <i>Building Code of Australia</i> are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),</p> <p>(d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,</p> <p>(e) copies of any compliance certificates to be relied on.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<p>Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?</p> <p>If 'Yes' complete the relevant portion(s) of the following statement:</p> <p>The maximum number of persons proposed to occupy, at any one time, that part of the building used as:</p> <ul style="list-style-type: none"> • an entertainment venue is _____ persons. • a function centre is _____ persons. • a pub is _____ persons. • a registered club is _____ persons. • a restaurant is _____ persons. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<p>Does the development involve building work (see - note below) in respect of which a performance based solution under the National Construction Code (NCC) in respect of a fire safety requirement is proposed?</p> <p>If 'Yes' provide:</p> <p>Either or both of the following from a "fire safety engineer" (i.e. a private accredited certifier holding Category C10 accreditation):</p> <p>(a) a compliance certificate that certifies that the alternative solution complies with the relevant performance requirements of the BCA.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<p>(b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.</p> <p>Note: The above requirement only applies to building work in respect of:</p> <p>(a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and</p> <p>(b) any building (other than a class 9a building) that is proposed to have:</p> <p>(i) a fire compartment with a total floor area of more than 2000 square meters, or</p> <p>(ii) a total floor area of more than 6000 square meters, that involves an alternative solution under the BCA in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DP5 in Volume 1 of the BCA.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<p>Does the development comprise internal alternations to, or changes of use of, an existing building that is subject to an alternative solution relating to a fire safety requirement under the BCA?</p> <p>If 'Yes' provide:</p> <p>A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachments		Yes	N/A	Office Use
If 'Yes' provide:				
(a)	the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and	<input type="checkbox"/>		<input type="checkbox"/>
(b)	such other documents as the BASIX certificate(s) for the development requires to accompany the Application. (See-BASIX NOTES at Section L)	<input type="checkbox"/>		<input type="checkbox"/>

Applicant's Signature			
Applicant's Signature		Date	___ / ___ / _____

Owner's Consent			
I/We consent to the making of this application			
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	___ / ___ / _____

Access Details			
Name		Phone No.	
Access Instructions (if any)			

Building Details									
What type of Building is it?									
<input type="checkbox"/>	Dwelling	<input type="checkbox"/>	Outbuilding	<input type="checkbox"/>	Factory	<input type="checkbox"/>	Shop	<input type="checkbox"/>	Office
<input type="checkbox"/>	Institution	<input type="checkbox"/>	Warehouse	<input type="checkbox"/>	Residential Flat	<input type="checkbox"/>	Other		
Please note: a Fire Safety Certificate must be applied for all applications except for Dwellings and Outbuildings									

Office use only – Development Advisory Service				
Estimated cost of works:	\$			
Notification required:	Single dwelling / dual occupancy (NF1)		Alts & Adds, demo (NF2)	
Number of Footpaths	1	2		3
Number of Inspections Required – 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:	___ / ___ / _____