



"Comfortable Country Living"

COMPLYING DEVELOPMENT CERTIFICATE

(Sections 85 & 85A, Environmental Planning & Assessment Act 1979)

Bogan Shire Council
P.O. Box 221
Nyngan, NSW 2825
Ph: (02) 6835 9000
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Office Use Only

CDC No. _____

Date _____

Received: _____

The personal information that Council is collecting from you on this application form is personal information for the purposes of the Privacy and Personal Information Protection Act 1998 (PIIP Act). The supply of the information by you is not voluntary but is required by the Environmental Planning & Assessment Act, and in accordance with such Act and the Local Government Act, is required to be contained in a Public Register to which the public has right of access. This personal information may be supplied under certain circumstances to other public sector agencies e.g. Australian Bureau of Statistics, Australian Taxation Office, in accordance with the PIIP Act. Enquiries may be directed to Council's Public Officer concerning the PIIP Act or Council's Privacy Management Plan or your right of access to your personal information held by Council or its amendment.

Part 1 Site and Applicant Details

1. Location of the proposed development

Unit No _____ House No. _____ Property/Building Name _____

Street _____

Town/Village/Locality _____

2. Land title description

We need this to correctly identify the land

Lot(s) _____ Section _____

Deposited Plan(s) _____

Other _____ Strata Plan _____

3. Your (the Applicant's) name

If you represent a company, please apply in the company's name. State your position under the "Title - Other".

Title Mr Mrs Ms Miss

Dr Other: _____

Surname _____

Given names _____

Company _____

Contact person _____

4. Your postal address

5. Your contact details

Phone (BH) _____ Mobile _____

Fax _____ Email _____

Part 2 Development Details

6. Development Proposal Use of land/building Carrying out of work
 Indicate the **Type** of development Erection of a building Demolition
 proposed Subdivision of Land/building Advertisement/advertising sign
 Change of building use Other

7. Development Description _____
 e.g. erection of dwelling, strata
 subdivision of a residential flat building,
 change of use of building from
 warehouse to retail store, etc _____

8. What EPI is this CDC made under? SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development
 EPI means Environmental Planning SEPP 60 - Exempt and Complying Development
 Instrument. SEPP (Exempt & Complying Development Codes) 2008
 SEPP (Infrastructure) 2007
 Other _____
Has this proposal been checked against the Complying Development criteria and development standards stipulated under the aforementioned EPI?
 No **Yes**

9. Will this proposal disturb, remove or repair any asbestos material? **No**
 Yes – complete the applicable details below ↓
 Bonded asbestos material is present
 Friable asbestos material is present
 Removal of more than 10 m² of asbestos material requires a contractor licensed under the OH&S Act to remove such material – see Notes for additional info.
 Estimated area of asbestos material that will be disturbed, _____ m² repaired or removed as a result of the proposed works.

10. What is the estimated cost of the development **Estimated Cost:**
 (Incl. GST – round up to nearest \$1,000.00) \$ _____

11. Documents accompanying this application **Please list all documents accompanying this application:**

Part 3 Building Details

12. Are you using a licensed builder? **Yes** If yes, complete below ↓
 Builder's Licensed Name: _____
 Builder's Licence No.: _____
 Builder's Contact Phone No.: _____
 Builder's Postal Address _____

No If No, will the work be done by the Owner: **Yes**
 No
 Note: If you intend obtaining an Owner-Builders Permit for works exceeding \$12,000, you will be required to have completed a specified training course before the Office of Fair Trading will issue such Permit.
 Note: For 'Residential Building Work' an Owner-Builder permit is required if the owner of the property intends to undertake the construction work (including supervising & co-ordinating) and the market value of the proposed work is greater than \$5,000.

Part 3

Building Details (cont.)

13. Is a Builder's Insurance Indemnity Certificate Required?

Yes No

An Insurance Indemnity Certificate must be obtained for any 'residential building work' performed by a licensed builder or contractor which exceeds a contract value of \$12,000.

14. Is a Long Service Levy Payment Required?

Yes No

The Long Service Levy (0.35%) applies to all building work costing \$25,000 & above.

Note: An exemption claim for up to 50% of the paid Levy can be made by Owner-Builder Permit holders, Churches & Non-profit Organisations to the Long Service Payments Corporation within 3 months of such payment – exemption claim forms are available from the Corporation's website: www.lspc.nsw.gov.au, or enquire at Council's Customer Service Centre.

15. Building Classification

What is the classification of the building under the *Building Code of Australia*? _____

16. What are the building(s)'s main building materials:

Exterior Walls

- Single brick (11)
- Brick veneer (12)
- Full brick (11)
- Concrete block (20)
- Concrete (20)
- Curtain glass (50)
- Mud/adobe/pise (80)
- Not Applicable
- Other: _____ (80)

- Aluminium cladding (70)
- AAC (Autoclaved Aerated Concrete) (20)
- Steel (60)
- Weatherboard (timber) (40)
- Weatherboard (cement fibre) (30)
- Cement fibre sheeting (30)
- Unknown (90)

Roof

- Precoloured metal sheeting (60)
- Zincalume/gal sheeting (60)
- Aluminium sheeting (70)
- Fibreglass sheeting (80)
- Concrete (20)
- Cement fibre (30)
- Plastic sheeting (80)
- Not Applicable
- Other: _____ (80)

- Concrete Tile (10)
- Terracotta Tile (10)
- Shingles (10)
- Slate (20)

Floor

- Timber (40)
- Timber subfloor (40)
- Steel (80)
- Not Applicable
- Other: _____ (80)

- Concrete (20)
- Natural earth (80)
- Steel subfloor (80)
- Unknown (90)

Frame

- Timber (40)
- Reinforced concrete (80)
- Masonry (80)
- Not Applicable
- Other: _____ (80)

- Steel (60)
- Aluminium (70)
- Unknown (90)

17. Individual building floor area & development details

Proposed Building	Gross Floor Area (m ²)	No. of storeys	Gross Site Area (m ²) of the land

- How many new dwellings in the building are proposed? _____ Number of existing dwellings to be demolished? _____
- Is the new building to be attached to any existing building? **Yes/No** Does the land contain a dual occupancy? **Yes/No**
- Is the new building to be attached to any new building? **Yes/No** Number of existing buildings on the land? _____

18. PCA Nomination

No Yes – If yes, please read below ↓

Are you nominating Council as the Principal Certifying Authority for the proposed building works?

If nominating Council as the Principal Certifying Authority for the proposed building works, you must also complete an additional form titled "Appointment of Bogan Shire Council as the Principal Certifying Authority".

Note: The appointment of the Principle Certifying Authority (PCA) can not be made by the Builder/Principle Contractor unless they are also the owner of the land.

Part 4

Signatures

19. Are you the owner of the land? Yes No – If no, please ensure Q. 21 is completed.

20. Applicant's declaration

Before signing, make sure you have addressed and completed all applicable questions on this form.

I apply for approval to carry out the development described in this application, and I declare that to the best of my knowledge and belief, the information supplied is correct and complete. I also understand that:

- Personal information, provided on/with this application will be available to be accessed by the Public pursuant to the EP&A Act and the LG Act. The subject Acts permit members of the public to obtain extracts of the application and of certain accompanying documentation.
- I am not entitled to copyright and am taken to have indemnified all persons using the application and documents in accordance with the Act against any claim or action in respect of breach of copyright (cl 57, EP & A Reg. 2000).
- This application authorises Council officers to enter the property to perform inspections associated with its processing, determination and compliance.
- I am liable to pay for/rectify any damage caused to Council roads, drains etc arising from construction works associated with the proposed development.

Applicant's Signature _____

Applicant's Name _____

Capacity, if not Applicant _____

21. Consent of all Land Owners to lodge this application

The owner(s) authorisation to lodge this application must be obtained if you are not the owner. This is a mandatory requirement of the Act.

Note: If the land is owned by a company, a company seal must be provided with at least one executive signature.

As owner of the above property, I/we consent to this application and grant permission for:-

- (1) The Applicant to:
 - submit amendments in relation to such application,
 - make application for activity approvals associated with the development,
 - make application for associated construction certificate(s),
 - make application for review/modification of any subsequent approval; and
- (2) Council officers to enter upon such property for the purposes of assessing this application and the performing of any associated and subsequent inspections.

Owner(s) Name: _____

(print)

Owner(s) Signature(s): _____

Date: _____

Part 5

Submission Checklist

22. The Application must be accompanied by the following documents:

(Schedule 1 EP&A Reg.)

	Yes	N/A	Office Use Only
<ul style="list-style-type: none"> • Site Plan of the land, which must indicate the following: <ul style="list-style-type: none"> - Location, boundary dimensions, site area and north point of the land, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - Existing vegetation and trees on the land, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - The location and uses of existing buildings on the land, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - Existing levels of the land in relation to buildings and roads, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - The location and uses of buildings on sites adjoining the land. <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only • A Plan(s) of the development, which must indicate the following: <ul style="list-style-type: none"> - 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"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - Floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only - Elevations and sections showing proposed external finishes & heights of proposed buildings, <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Office Use Only 			

	Yes	N/A	Office Use Only
- Elevations and sections showing heights of any proposed temporary structures and the materials of which any such structures are proposed to be made (using the abbreviations set out in clause 7 of Schedule 1 of the Regulations),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed finished levels of the land in relation to existing & proposed buildings & roads,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed parking arrangements, entry and exit points for vehicles, & provisions for movement of vehicles within the site (including dimensions where appropriate),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed landscaping and treatment of the land (indicating plant types and their height and maturity)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Proposed methods of draining the land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- For BASIX affected development, such other matters as any BASIX certificate for the development requires to be included on the sketch,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- For BASIX optional development, if the development application is accompanied by a BASIX certificate or BASIX certificates, such other matters as any BASIX certificate for the development requires to be included on the sketch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development involves a change of building use:			
- A list of the Category 1 fire safety provisions that currently apply to the existing building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A list of the Category 1 fire safety provisions that are to apply to the building under its new use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Detailed building plans , drawn to a suitable scale and consisting of a block plan and a general plan, that show:			
- A plan of each floor section, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A plan of each elevation of the building, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- The height, design, construction and provision for fire safety and fire resistance (if any),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Specifications for the development:			
- That describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• 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),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A description of any accredited building product or system sought to be relied on for the purposes of section 85A(4) of the Act,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Copies of any compliance certificate to be relied on,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building ,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• In the case of development to which clause 4A (of Schedule 1 of the Regulations) applies, such other matters as any BASIX certificate for the development requires to be included in the plans and specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• in the case of BASIX optional development —if the application for a complying development certificate is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A for it to be so accompanied), such other matters as any BASIX certificate for the development requires to be included in the plans and specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An application for a construction certificate that relates only to fire link conversion need only be accompanied by a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• If the development involves building work (other than work in relation to a dwelling-house or a building or structure that is ancillary to a dwelling-house):			
- A list of any existing fire safety measures provided in relation to the land or any existing building on the land, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• if the development involves subdivision work , appropriate subdivision work plans and specifications, being:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	N/A	Office Use Only
- detailed engineering plans as to the following matters:			
o earthworks,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o roadworks,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o road pavement,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o road furnishings,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o stormwater drainage,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o water supply works,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o sewerage works,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o landscaping works,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o erosion control works,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Copies of any compliance certificates to be relied on.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• if the development involves the erection of a wall to a boundary that has a wall less than 0.9m from the boundary, a report by a professional engineer, within the meaning of the <i>Building Code of Australia</i> , outlining the proposed method of supporting the adjoining wall,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• if the development involves the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary, a report by a professional engineer, within the meaning of the <i>Building Code of Australia</i> , outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• in relation to BASIX affected development , such other documents as any BASIX certificate for the development requires to accompany the application,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• in the case of BASIX optional development —if the application for a complying development certificate is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A for it to be so accompanied), such other documents as any BASIX certificate for the development requires to accompany the application,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• if the development involves the erection of a temporary structure , the following documents:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- documentation that specifies the live and dead loads the temporary structure is designed to meet,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- in the case of a temporary structure proposed to be used as an entertainment venue—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),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- copies of any compliance certificates to be relied on,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• in the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant —a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>