

Complying Development Application

Office use only

Application number

Date received

Property file

CDC-2

Further information

Blue Mountains City Council
 KATOOMBA: 2-6 Civic Place
 SPRINGWOOD: 104 Macquarie Rd

POSTAL ADDRESS:
 Locked Bag 1005 Katoomba 2780
 TELEPHONE: (02) 4780 5000
 FACSIMILE: (02) 4780 5555

EMAIL: council@bmcc.nsw.gov.au
 WEB: www.bmcc.nsw.gov.au

property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice.
 Note: Not all properties have section numbers

Lot N ^o /s. <input type="text"/>	Section N ^o . <input type="text"/>	DP N ^o . <input type="text"/>
Street N ^o . <input type="text"/>	Street Name <input type="text"/>	
Suburb <input type="text"/>		Postcode <input type="text"/>

description

Provide a brief description of the development.
 eg. if a dwelling is proposed, include information such as the type of building (house, townhouse), the number of floors, number of bedrooms etc

value

Cost summary report

Provide estimated or contract values for the proposal

The value of works is used in fee calculations and to determine Developer contributions

Building works

Structure / Building works	\$ <input type="text"/>
Excavation and site preparation	\$ <input type="text"/>
Demolition works <i>(including cost of removal and disposal)</i>	\$ <input type="text"/>
Decontamination or remediation	\$ <input type="text"/>
Onsite sewage works	\$ <input type="text"/>

Related works

Landscaping, retaining walls etc	\$ <input type="text"/>
Drainage	\$ <input type="text"/>
Internal services <i>eg. plumbing, electrics, etc</i>	\$ <input type="text"/>
Connection of services <i>eg. sewer, water, gas, etc</i>	\$ <input type="text"/>
Driveway / Road works	\$ <input type="text"/>
Other	\$ <input type="text"/>

TOTAL VALUE OF WORKS *(including GST)*

\$

applicant

The applicant is the owner or agent chosen by the owner of the land to act on behalf in the management of their application including amendments to and withdrawal of the application

All correspondence and communication is directed to the applicant. A copy of the determination will be forwarded to the owner

Name/ Company Name

Australian Company Number (ACN) *(Provide when the applicant is a company)*

Postal Address

Suburb

Postcode

Contact Name

Contact Telephone

Email Address

I declare to the best of my knowledge and belief that all the particulars herein are correct in every detail and all the information required has been supplied. I also certify that all information provided electronically and in paper form are identical.

Signature

Date

Applicants, and any person who has a financial interest in this application, must comply with legislative requirements relating to Political donations.

pca

*Please nominate whether you wish to appoint Blue Mountains City Council as the **Principal Certifying Authority (PCA)** for inspections and the issue of the occupation certificate. If so, the **PCA Agreement form** must be completed and signed by the **person having benefit of the consent**. Further details and forms are available on-line*

builder

Owners should ensure all builders and tradespeople have a valid licence.

Contact the Department of Fair Trading for further information or visit www.fairtrading.nsw.gov.au

Builder details

Required prior to issue of the Construction Certificate

Please nominate whether you are using a: Licensed Builder

Owner Builder

A copy of the owner builder permit or home warranty insurance certificate (where applicable) must be submitted to the Principal Certifying Authority prior to works commencing. If you elected a licenced builder, provide details: ie name, address, telephone, and licence/permit no. (if known)

Name:

Licence/Permit No:

Address:

Telephone/Mobile:

Email:

owner

Names / Company Name

Australian Company Number (ACN) *(Provide when the owner is a company)*

Postal Address

Suburb

Postcode

Contact Telephone

Email Address

As owner/s of the property, I/we consent to this application, and grant permission for Council's Officers to enter the property /premises for the purpose of assessment of this application or to conduct inspections relative to this application.

Where this application includes a Construction Certificate or Complying Development Certificate, consent to lodge this application is made as the person who is eligible to appoint a principal certifying authority.

Signature/s

Date

type

*Please select the environmental planning instrument (*see definition below) under which the development is complying development.*

*If the development is specified as complying development by a "development control plan" (** see definition below) referred to in an environmental planning instrument, also provide the name of that development control plan.*

Note: The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Affordable Rental Housing)

Other *(please specify)*

Blue Mountains City Council Development Control Plan No. 33, *Exempt and Complying Development*

** Environmental planning instruments (EPI) are State Environmental Planning Policies and Local Environmental Plans (SEPP). Complying Development is commonly, but not always, authorised under either the SEPP (Exempt and Complying Development Codes) 2008, or a LEP of the Council for the area where the development is to be carried out.*

*** Development Control Plan. An EPI may refer to another instrument called a "Development Control Plan" (DCP) which contains more detailed provisions which support the EPI. A DCP may specify certain development as being complying development under the EPI.*

asbestos

Provide an estimated area (if any) of bonded asbestos material or friable asbestos material that will be disturbed, repaired or removed in carrying out the development:

 m²

CDC CHECKLIST AND PLAN / FORM REQUIREMENTS

The following are documents to be submitted with this application:

1. SYDNEY WATER STAMPED APPROVED PLANS

The building plans for your **new house or basement** must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site www.sydneywater.com.au for:

- Quick Check agent details – see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Developing then Building and Renovating.

or telephone 13 20 92.

Does the Application relate **ONLY** to a fire link conversion? Yes No

If **'Yes'** provide a document that describes the design and construction, and mode of operation, of the new fire alarm communication link.

Plan requirements for all other development

A site plan of the land

Provide a site plan indicating:

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

A sketch of the development

Provide a sketch which indicates:

- 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,
- floor plans of any 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 of any proposed buildings (other than temporary structures),
- 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 **SECTION P**),
- proposed finished levels of the land in relation to existing and proposed buildings and roads,
- 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),
- proposed methods of draining the land,
- 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)
- 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)

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)? Yes No

If 'Yes' provide:

- (1) A detailed description of the development by completing the Australian Bureau of Statistics section of the application form.
- (2) Appropriate building work plans and specifications, which are to include:
 - (a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
 - (i) a plan of each floor section, and
 - (ii) a plan of each elevation of the building, and
 - (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
 - (iv) the height, design, construction and provision for fire safety and fire resistance (if any),
 - (b) specifications for the development:
 - (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
 - (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,
 - (c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
 - (d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979**,
 - (e) copies of any compliance certificate to be relied on,
 - (f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
 - (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 the end of this Section)
 - (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 the end of this Section)

** S.85A(4) 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.

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)? Yes No

If 'Yes' provide:

- (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- (b) 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.

Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary? Yes No

If 'Yes' provide:

A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

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? Yes No

If 'Yes' provide:

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.

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX certificate has been obtained? Yes No

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
 - (b) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.
- (See-BASIX NOTES at the end of this Section)

Does the development involve subdivision work? Yes No

If 'Yes' provide appropriate subdivision work plans and specifications, which are to include:

- (a) details of the existing and proposed subdivision pattern (including the number of lots and the location of roads),
- (b) details as to which public authorities have been consulted with as to the provision of utility services to the land concerned,
- (c) detailed engineering plans as to the following matters:
 - (i) earthworks,
 - (ii) roadworks,
 - (iii) road pavement,
 - (iv) road furnishings,
 - (v) stormwater drainage,
 - (vi) water supply works,
 - (vii) sewerage works,
 - (viii) landscaping works,
 - (ix) erosion control works,
- (d) copies of any compliance certificates to be relied on.

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)? Yes No

If 'Yes' provide:

- (a) a list of the Category 1 fire safety provisions that currently apply to the existing building,
- (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use.

Does the development involve the erection of a temporary structure?

Yes

No

If 'Yes' provide:

- (a) documentation that specifies the live and dead loads the temporary structure is designed to meet,
- (b) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,
- (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 *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
- (d) documentation describing any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Act,
- (e) copies of any compliance certificates to be relied on.

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant? Yes No

If 'Yes' complete the relevant portion(s) of the following statement:

The maximum number of persons proposed to occupy, at any one time, that part of the building used as:

- an entertainment venue is persons.
- a function centre is persons.
- a pub is persons.
- a registered club is persons.
- a restaurant is persons.

Does the development involve building work (see - note below) in respect of which an alternative solution under the Building Code of Australia ("BCA") in respect of a fire safety requirement is proposed? Yes No

If 'Yes' provide:

Either or both of the following from a "**fire safety engineer**" (i.e. a private accredited certifier holding Category C10 accreditation):

- (a) a compliance certificate (as referred to in s.109C(1)(a)(v) EP&A Act) that certifies that the alternative solution complies with the relevant performance requirements of the BCA.
- (b) a written report that includes a statement that the alternative solution complies with the relevant performance requirements of the BCA.

NOTE

The above requirement only applies to building work in respect of:

- (a) a class 9a building that is proposed to have a total floor area of 2000 square metres or more, and
- (b) any building (other than a class 9a building) that is proposed to have:
 - (i) a fire compartment with a total floor area of more than 2000 square meters, or
 - (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.

Does the proposed 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?

Yes

No

If 'Yes' provide:

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.

BASIX NOTES

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- (a) development that involves the erection (but not the relocation) of a BASIX affected building,
- (b) development that involves a change of building use by which a building becomes a BASIX affected building,
- (c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- (d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

BASIX excluded development is

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

BASIX optional development means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

declaration

This declaration is made on behalf of the applicant and owners

You (applicant and owner) are required to declare all affiliations or associations with Councillor/s or Council staff which may lead a reasonable person to believe that a Councillor or staff member may not be able to deal with your application in an impartial manner. Certain affiliations/associations may also mean that the application may need to be referred to a Local Planning Panel for determination.

A declaration is required of all affiliations or association where you:

- a) are submitting the application for development by Council or on land under Council's care or ownership;
- b) are a Councillor;
- c) are a member of Council staff;
- d) are a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth); or
- e) are a relative (within the meaning of the Local Government Act 1993) of a person referred to in b) to d).
- f) have a close personal friendship with a person referred to in b) to d);
- g) have a shared membership in a club, political party or organisation with a person referred to in b) to d);
- h) have business dealings with a Councillor/s or member/s of staff outside their official Council role; or
- i) have provided a gift, benefit, loan, payment or hospitality to a person referred to in b) to d).

Please select

There are no affiliations or associations, as defined above.

The following are affiliates or associates of the applicant/owner (*provide details*):

Name of Councillor/ Council Staff Member or Member of Parliament	Nature of Affiliation or Association

Declared on behalf of Applicant & Owner:

Signature on behalf of Applicant and Owner:

Dated:

Under the Local Government Act 1993, relative, in relation to a person, means any of the following:

- (a) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person or of the person's spouse or de facto partner,
- (b) the spouse or de facto partner of the person or of a person referred to in paragraph (a).