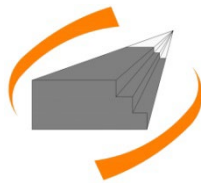


BUILDING CERTIFICATION APPROVALS



Complying Development Certificate Application Form

under the Environmental Planning and Assessment Act 1979 sections 4.27 and 4.28 and clause 126 of the Environmental Planning and Assessment Regulation 2000

Malouf Building Consultants P/L
ACN 120 165 559
ABN 60 120 165 559

Postal Address: PO Box 4060 Lugarno NSW 2210

Telephone : 0404 085 006

Email: mail@bcapprovals.com.au

Website: www.bcapprovals.com.au

Privacy Policy – The information you provide in this application will enable your application to be assessed by the Principal Certifier under the Environmental Planning and Assessment Act 1979. If the information is not provided, your application may not be accepted. The application can potentially be viewed by members of the public. Please contact Malouf Building Consultants if the information you have provided in your application is incorrect or requires modification.

DATE RECEIVED _____

CHECKLIST – DOCUMENTS TO ACCOMPANY THIS APPLICATION

For Complying Development Applications:

- Complete and sign this Application form
- Completion of Appointment of PC & Notice of Commencement Form to be signed by ALL owners
- Service Agreement Form
- Survey Plan/Report showing all structures, setbacks, boundaries and contour levels and location of structures on **BOTH** sides of the proposal by a Registered Surveyor
- Architectural Plans - Site Plan showing survey levels scale **1:200 - A3**, Floor Plans, Sections and Elevations showing relevant levels scale **1:100 – A3**, proposed materials of construction, show location of smoke alarms to AS 3786, window schedule complying with Basix Certificate, ceiling heights, stairway clearance, child safe windows to bedrooms greater than 2m BCA Clause 3.9.2.6, balustrade height Stair tread and nosing strip to comply with AS 4586-2013 and Table 3.9.1.3 of BCA and a note on the plan design complies with **BUILDING CODE OF AUSTRALIA**
- Demolition Plan complying with AS 2601-2001
- Erosion and Sediment Control Plan
- Hard stand/soft Landscape Plan
- Party Wall Fire Rating and Sound Transmission Details (if required)
- Site/Soil Classification from a Geotechnical Engineer or a Qualified person
- Structural & Bracing Plans designed by a certified professional engineer being a Member of Institute of Engineers and identifying their name, signature, contact details and membership number. (Truss Plans & Specifications if applicable)
- Structural Engineers Certificate stating compliance with Building Code of Australia and AS1170.2
- Qualified Engineer to review plans and provide a certificate that design complies with AS 2890 – Parking Facilities Off-Street Parking
- Rates notice showing Lot No, DP No & owner(s) of property
- Stormwater Compliance Certificate by Engineer certifying design complies with Local Council's Development Control Plan and/or Stormwater Management Plan.
- Stormwater Plan
- Building Housing Specifications
- Basix Certificate not more than 3 months old. Requirements to be **noted** on the Construction Plans
- NaTHERS assessment and stamped plans for multi-dwelling projects (includes dwelling and secondary dwelling proposals) and swimming pools greater than 40000 Litres.
- If using a licensed builder – copy of Home Owners Warranty Insurance if work is valued over \$20,000 (N/A for commercial or industrial development)
- If not using a licensed builder – copy of Owner-Builder permit if work is valued over \$10,000 – Inclusive of GST (N/A for commercial or industrial development)
- Demolition companies' insurance and licencing details including asbestos removal accreditation
- Title search (showing if any easements, covenants, etc)
- Planning Certificate s149(2) & s149(5) Certificate from Local Council
- Dial before you Dig Documents
- Long Service Levy will apply if work is valued as \$25,000 or over
- Driveway Levels & Road Opening Permit (to be obtained from Council, if required)
- Sydney Water Building Plan Approval – (Tap In)
- Receipt of damage deposits, relevant fees from Council & S7.11 and 7.12 receipt of payment (only if required)

Additional Documents required for Low Rise Medium Density Applications :

- Development Standards Checklist, Design Verification Statement Template and Design Criteria Consistency Template – To be prepared and signed by an Accredited Building Designer or Registered Architect
- Section 73 (Notice of Requirements)

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:

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

Note 4

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

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

1. TYPE OF APPLICATION

I wish to make an application for a:

- Complying Development Certificate under the *Environmental Planning and Assessment Act 1979* sections 4.27 and 4.28 and clause 126 of the *Environmental Planning and Assessment Regulation 2000*.
- To be assessed under *SEPP (Exempt and Complying Development Codes) 2008*
- Part 3 – Housing Code
- Part 3A – Rural Housing Code
- Part 3B - Low Rise Medium Density Housing Code
- Part 4 – Housing Alterations Code
- Part 5 – Commercial and Industrial Alterations Code
- Part 5A – Commercial and Industrial (New Buildings and Additions) Code
- Part 6 – Subdivisions Code
- Part 7 – Demolition Code
- Part 8 – Fire Safety Code
- To be assessed under *State Environmental Planning Policy (Housing) 2021*

Class of building under the Building Code of Australia	
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2. DETAILS OF THE APPLICANT

Applicant Name			
Or Company			
Applicant Address			Postcode
Phone:	Fax:	Email:	

Note:

The applicant must be the property owner or a person authorised by the owner to lodge the application. A building contractor however cannot be the applicant unless the contractor is the owner of the property.

2. BILLING DETAILS (if different from Applicant)

Bill to:
Billing Address:

Note: Applicant will be liable for payment of our fees if funds cannot be recovered from the above.

3. DETAILS OF THE OWNER(S)

Owner(s) Name(s)			
Or Company			
Owner(s) Address			Postcode
Phone:	Fax:	Email:	

4. IDENTIFY THE LAND YOU PROPOSE TO DEVELOP

Site Address			Postcode
Lot no.	DP/SP no.		
Council Area			

5. DETAILS OF THE PROPOSED DEVELOPMENT

Description of work to be carried out	
Estimated cost of development including GST	\$

6. DETAILS OF THE BUILDER

Licensed Builder Name, or Owner Builder Name		
Builder License No. or Owner Builder Permit No.		
ABN Number		
Builders Address		
		Postcode
Phone:	Fax:	Email:

7. PLANS AND SPECIFICATIONS

List of plan numbers and specification reference details included in this application:	
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Please continue to next page for signing

AUSTRALIAN BUREAU OF STATISTICS SCHEDULE - compulsory

Please complete this schedule. The information will be sent to the Australian Bureau of Statistics.

All new buildings

• Number of storeys (incl. underground floors)	
• Gross area of existing building (m ²)	
• Gross floor area of new building (m ²)	
• Gross site area (m ²)	

Residential buildings only

• No. of dwellings to be constructed	
• No. of pre-existing dwellings on site	
• No. of dwellings to be demolished	
• Will the new dwelling/s be attached to other new buildings?	
• Will the new building(s) be attached to existing buildings?	
• Does the site contain a dual occupancy?	

Materials – Residential Buildings

WALLS	ROOF	FRAME	FLOOR
Brick Veneer	Aluminium	Timber	Concrete
Full Brick	Concrete	Steel	Timber
Single Brick	Concrete Tiles	Aluminium	Other (describe)
Concrete block	Fibrous Cement	Other (describe)	
Concrete Masonry	Fiberglass		
Concrete	Masonry Shingle		
Steel	Terracotta Shingle		
Fibrous Cement	Tiles – other		
Hardiplank	Slate		
Timber/Weatherboard	Steel		
Cladding/Aluminium	Terracotta Tiles		
Curtain Glass	Other (describe)		
Other (describe below)			

CDC No. _____

SIGNATURES

The applicant must sign the application.

Applicant Signature

Date