

PYRAMID BUILDING SERVICES

CDC No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION

Environmental Planning and Assessment Act 1979

Sections 85/85A

Applicant's Name:

Applicant's Address:

Applicant's Telephone No: Facsimile No:

Mobile No: E-Mail:

Owner/s Name: Address:

(if not applicant)

Owner's Telephone No: Facsimile No:

Owner/s Name: Address:

(if not applicant)

Owner's Telephone No: Facsimile No:

Owner/s Name: Address:

(if not applicant)

Owner's Telephone No: Facsimile No:

Consent of Owner/s I/We consent to this application

Signature/s:

Address of Subject Land:

Lot No.: Deposited Plan: Volume/folio: Area of Site m²:

Type of Development: use building subdivision demolition work

Description of Complying Development:

Building Code of Australia Classification:

Builder or Owner Builder (if known – for proposed residential building work)

Estimated Value of Work: \$..... Owner/Builder Permit No.:

Attachments Required:

- ▶ I have read notes on pages 4, 5 and 6 and provided all required details
- ▶ I have completed Schedule 1 (for building work only)
- ▶ I have attached an up to date BASIX Certificate (see Note 3)

Signature of Applicant: Date:

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APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

Principal Certifying Authority (PCA)

Name: Youssef El-Masri.....

Address: Unit F2 / 101 Rookwood Road, Yagoona NSW 2199.....

Telephone No.: 02 9708 1124..... Fax No.: 02 9708 1128.....

Mobile No.: 0402 400 400 Email: yelmasri@bigpond.com.....

Name of Certifying Authority & Accreditation No.: ...BPB 0461.....

I the above Accredited person confirm that I have been appointed as the Principal Certifying Authority for the development.

Signature: Date:

Principal Contractor (Builder)

Is the owner the builder? Yes – attach copy of owner builder's permit

No – attach copy of builder's licence

Name:

Address:

Telephone No.: Fax No.:

Mobile No.: Email:

Licence No.:-----

Home Building Act 1989

Has the principal certifying authority been provided with a copy of the Home Warranty Insurance Certificate under Part 6 of the Home Act 1989?

Yes No

Date Work is to commence

Date:

Signed by applicant

Signature: Date:

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Schedule 1

All NEW Buildings

Please complete the following details:

- 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 dwellings be attached to other new buildings?
- Will the new buildings be attached to existing buildings?
- Does the site contain a Dual Occupancy?
(NB) Dual Occupancy = two dwellings on the same site

	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Materials – Residential Buildings

Please indicate the code that best describes materials to be used in the construction of the new building

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

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Notes for completing Complying Development Certificate Application

Note 1: 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.
- e) location and uses of buildings on sites adjoining the land.

Note 2: 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).
- h) proposed methods of draining the land.

Note 3: BASIX Certificate BASIX, the Building Sustainability Index, is an interactive, web-based planning tool to assess the potential performance of residential development against water consumption and greenhouse gas emission targets prescribed by the NSW Government.

From 1st July 2004 new homes must be designed to achieve a 40% reduction in potable water consumption and a 25% reduction in greenhouse gas emissions compared to existing dwellings of the same type.

From 1st October 2006, BASIX Alterations and Additions applies.

BASIX is a self-assessment tool designed to be used by building applicants and others involved in designing residential development proposals. BASIX is accessed via the BASIX WEBSITE, <http://www.basix.nsw.gov.au/>. Applicants wishing to build a new home are required to complete a BASIX assessment in relation to their proposal before an application can be lodged with Council.

The BASIX Certificate, generated once a BASIX assessment has been satisfactorily completed, confirms that the proposed development will meet the Government's water consumption and greenhouse gas emission targets if it is carried out in accordance with commitments made by the applicant during the BASIX assessment. Council will be unable to consider applications that are lodged without a BASIX Certificate.

Note 4: The following information must also accompany a complying development certificate application for building or subdivision work and change of building use:

Building Work

In the case of an application for a Complying Development Certificate for building work.

- a) copies of compliance certificates relied upon.
- b) three (3) copies 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.
- 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.

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- state whether the materials proposed to be used are new or second hand and give particulars of any second hand materials used.
- c) 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.

d) If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB *If an EPI provides that complying development must comply with the deemed to satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.*

e) Except in the case 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

In the case of an application for a complying development certificate for subdivision work:

- a) details of the existing and proposed subdivision pattern (including the number of lots and location of roads).
- b) details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision.
- c) existing and finished ground levels.
- d) copies of Compliance Certificates relied upon.
- e) four (4) 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
- f) 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.

Change of Building Use

In the case of an application for a complying development certificate for a change of building use (except for an application that, if granted, would authorise the building concerned being used as 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 in connection with the proposed change of building use.
- 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.

Note 5:

Other information must indicate (where relevant)

- a) in the case of shops, offices, commercial or industrial development:
 - details of hours of operation.
 - plant and machinery to be installed.
 - type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- b) in the case of demolition:
 - details of age and condition of building or works to be demolished.

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- c) in the case of advertisements:
 - details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.
- d) in the case of development relating to an existing use:
 - details of the existing use.
- e) In the case of development involving the erection of a building, work or demolition:
 - details of the methods of securing the site during the course of construction.

Note 6: Home Building Act Requirements

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

- a) in the case of work by a licensee under that Act
 - (i) a statement detailing the licensee's name and contractor licence number, and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- b) in the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-building permit number, or
 - (ii) 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* in section 29 of that Act.

* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 7: Under S 85A 910A) of the *Environmental Planning and Assessment Act 1979* a complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local Council may be authorised to accept payment.

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