

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION



BLACKETT
MAGUIRE+
GOLDSMITH

Information for the Applicant

- + It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the local Council and provide it with this application. This may expedite the determination of the application.
- + Copyright – upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (see – Cl.129 EP&A Regulation 2000).

APPLICANT

Note – This must be the person eligible to appoint the PCA for the development. Cannot be the builder unless the builder is the owner of the property.

Company

ABN (if applicable)

Applicant Name

Applicant Postal Address

Phone

Fax

Mobile

Email

Signature



Date:

SUBJECT LAND

Location and title details of the land where the building work or subdivision work is to be carried out.

Unit / Street No.

Street Name

Suburb / Town

State

Postcode

Lot No.

DP / SP No.

PROPOSED DEVELOPMENT

Briefly describe 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.)

Description

Existing BCA Classification

Proposed BCA Classification

Estimated Cost of Works (incl GST)

The estimated cost of works is 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 the building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

OFFICE USE – RECEIPT OF APPLICATION

This Complying Development Certificate Application was received by Blackett Maguire + Goldsmith on:

(Please stamp 'Received' stamp or write date received in the space provided).

Date Received:

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplug.com.au



ENVIRONMENTAL PLANNING INSTRUMENT

Provide the name of the 'environmental planning instrument' under which the development is complying development or if the development is specified as complying development by a 'development control plan' referred to in an environmental planning instrument, also provide the name of that development control plan.

***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 a Local Environmental Plan of the Council for the area where the development is to be carried out.

***Development Control Plan.** An EPE 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.

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

Other environmental planning instrument (EPI)

Name of EPI

Name of Development Control Plan

Does the development relate to building work or subdivision?

Building Work

Subdivision

Does the development involve a change of use of a building?

Yes

No

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? _____

CONSENT OF OWNER & AUTHORITY TO ENTER AND INSPECT LAND

A certifying authority must not issue a complying development certificate for development unless the certifying authority (or an accredited certifier, Council or consent authority on behalf of the certifying authority) has carried out an inspection of the site of the development.

If the applicant is the owner of the land, by signing the application authority is given to Blackett Maguire + Goldsmith to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of the Application. The applicant undertakes to take all necessary steps make access available to the property to enable the inspection to be carried out.

If the applicant is not the owner of the land, the owner(s) must sign the following statement.

As the owners of the subject property, I / we consent to this application, I/we also consent to Blackett Maguire + Goldsmith to enter the property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I / we accept to take all necessary steps to make access available to the property to enable the inspection to be carried out.

Name

Signature

Date:

OWNERS DETAILS

Company / Full Name

ABN (if applicable)

Postal Address

Phone

Fax

Mobile

Email

DELIVERY OF THE APPLICATION

Applications for complying development certificates must be delivered to the principal office of Blackett Maguire + Goldsmith by one of the following methods:

- + By hand;
- + By post; or
- + Transmitted electronically.

Applications **MAY NOT** be sent by fax.

REQUIRED DOCUMENTATION

Please refer to the CDC Requirements list issued separately for all documentation required to be forwarded to our office to support this application and facilitate the approval of the Complying Development Certificate.



SCHEDULE TO APPLICATION

This information is required for the Australian Bureau of Statistics.

All New Buildings

- + Number of Storeys (including underground floors).
- + Gross Floor Area of New Building (m²)
- + Gross Site Area (m²)

Residential Buildings Only

- + Number of Dwelling to be Constructed
- + Number of Pre-existing Dwellings on site
- + Number of Dwellings to be Demolished
- + Will the New Building(s) be attached to other Building(s)?
- + Will the New Building(s) be attached to Existing Building(s)?
- + Does the site contain a dual occupancy?

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

Materials

Place a tick (✓) in the box which best describes the materials the new work will be constructed of:

Walls	Code	Roof	Code
<input type="checkbox"/> Brick Veneer	12	<input type="checkbox"/> Aluminium	70
<input type="checkbox"/> Full Brick	11	<input type="checkbox"/> Concrete	20
<input type="checkbox"/> Single Brick	11	<input type="checkbox"/> Concrete Tile	10
<input type="checkbox"/> Concrete Block	11	<input type="checkbox"/> Fibrous Cement	30
<input type="checkbox"/> Concrete / Masonry	20	<input type="checkbox"/> Fibreglass	80
<input type="checkbox"/> Concrete	20	<input type="checkbox"/> Masonry/Terracotta Shingle Tiles	10
<input type="checkbox"/> Steel	60	<input type="checkbox"/> Slate	20
<input type="checkbox"/> Fibrous Cement	30	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Hardiplank	30	<input type="checkbox"/> Terracotta Tiles	10
<input type="checkbox"/> Cladding – Aluminium	70	<input type="checkbox"/> Other	80
<input type="checkbox"/> Curtain Glass	50	<input type="checkbox"/> Unknown	90
<input type="checkbox"/> Other	80		
<input type="checkbox"/> Unknown	90		
Floor	Code	Frame	Code
<input type="checkbox"/> Concrete	20	<input type="checkbox"/> Timber	40
<input type="checkbox"/> Timber	10	<input type="checkbox"/> Steel	60
<input type="checkbox"/> Other	80	<input type="checkbox"/> Other	80
<input type="checkbox"/> Unknown	90	<input type="checkbox"/> Unknown	90