



HUNTER'S HILL COUNCIL

CONSTRUCTION CERTIFICATE

Made under the *Environmental Planning and Assessment Act 1979 (Part 4a)*

The form may be used to apply for a construction certificate to carry out building work or subdivision. A construction certificate has no effect if it is issued after the building work or subdivision work to which it relates is physically commenced on the land to which the relevant development consent applies.

1. APPLICANT

Mr Mrs Ms Miss Dr Other

Family Name or Company

Given Names or ACN

Postal Address

Email

Telephone

Mobile

2. LOCATION OF PROPERTY (Where the building work is to carried out)

Unit No _____ House No _____
Street _____ Lot _____
Suburb _____ Section _____
Post Code _____ Nearest Cross Street _____ DP/SP/Estate _____

3. CONSENT OF OWNER

Every owner of the land must sign this form. If the owner is a corporation, the form must be signed by the authorised director and the common seal must be stamped on this form. If the property is a unit under strata title or a lot in a community title, in addition to the owner's signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the chairperson or secretary of the Body Corporate or the appointed managing agent.

Owner _____ Address _____

As owners of the land to which this application relates I/we consent to this application. I/We also give consent for authorised Council Officers or its agents, solicitors or consultants to enter the land to carry our inspections relating to this application and to undertake to its obligations and powers under the Environmental Planning and Assessment Act and Local Government Act.

Signature _____ Date _____

Signature _____ Date _____



4. DESCRIBE THE DEVELOPMENT

What type of work do you propose to carry out? [] Building Work [] Subdivision Work

Description of Work:

Three horizontal lines for describing the work.

Estimated Cost of Development (Including GST) \$

Horizontal line for cost.

Has the development consent been granted for the development? [] Yes [] No

What is the development application number?

Horizontal line for application number.

What date was the development consent granted?

Horizontal line for date.

Class of building under the Building Code of Australia? (this can be found on the development consent)

Class

Horizontal line for class.

1. Does the development involve Subdivision Work? If yes — provide 4 copies.

Appropriate subdivision work plans and specifications, which include copies of:

- a. Details of the existing and proposed subdivision pattern...
b. Details as to which public authorities have been consulted...
c. Detailed engineering plans as the following matters:
i. Earthworks
ii. Roadworks
iii. Road pavements
iv. Road finishings
v. Stormwater drainage
vi. Water supply works
vii. Landscaping works
viii. Erosion control works
d. Copies of any compliance certificates to be relied on.

2. Does the development involve Building Work (including in relation to a dwelling house, building or structure ancillary to a dwelling house)? If yes — provide 5 copies.

A detailed description of the development indicating:

- a. For each new building:
i. The number of storeys...
ii. The gross floor area...
iii. The gross site area...
b. For each proposed new residential dwelling:
i. The number of existing dwellings...
ii. The number of those existing dwelling that are to be demolished...
iii. The number of dwellings to be included...
iv. Whether the new building is to be attached...
v. Whether the new building is to be attached to any other new building.
vi. Whether the land contains a dual occupancy.
vii. The materials to be used in the construction...



4. DESCRIBE THE DEVELOPMENT continued

c. Appropriate building work plans and specifications, which including copies of: (5 copies).

- a. Detailed plans, drawn to a suitable scale and consisting of a block plan and as general plan, that shows:
 - i. A plan of each floor section.
 - ii. A plan of each elevation of the building.
 - iii. The levels of the lowest floor and of any year or unbuilt area belong to that floor and the levels of the adjacent ground.
 - iv. The height, design, construction, 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.
 - ii. That state whether the materials to be used are new or second-hand and (in case of second-hand materials) give particulars of the materials to be used.
- c. A statement as to how the performance requirements of the National Construction Code 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 79(4) of the Environmental Planning & Assessment Act, 1979.
- e. Copies of any compliance certificates 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. If a BASIX Certificate has been obtained for the development, such other matters as the BASIX Certificate requires to be included in the plans & specifications.
- h. Detailed engineering plans:
 - i. Footing piers
 - ii. Slab
 - iii. Roof truss bracing

* *Section 79 (4) Environmental Planning & Assessment Act 1979 provides that a consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development 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 Environmental Assessment & Planning Act 2000.*

3. Does the development involve building work that NOT include a single/double storey dwelling, a non-habitable building or structure such as private garage, carport, shed, fence, retaining wall or swimming pool? Yes / No ? If yes — provide 4 copies.

- a. A list of any existing fire safety measures provided in relation to the land or any existing building on the land.
- 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.

4. Does the development involve an Alternative Solution under the National Construction Code in respect of a fire safety requirement? If yes provide (4 copies).

Either or both of the following from a 'fire safety engineer' (a private accredited certifier holding Category C10 accreditation):

- a. A compliance certificate as referred to in Section 109C(1)(a)(v) of Environmental Planning & Assessment Act 1979 that certifies that the alternative solution complies with the relevant performance requirements of the National Construction Code.
- b. A written report that includes a statement that the alternative solution complies with the relevant requirements of the National Construction Code.



4. DESCRIBE THE DEVELOPMENT continued

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

- a. A Class 9(a) building that is proposed to have a total floor area of 2,000 square metres or more.
- b. Any building (other than a Class 9 building) that is proposed to have:
 - i. a fire compartment with a total floor area of more than 2,000 square metres or
 - ii. a total floor area of more than 6,000 square metres.

That involves an alternate solution under the National Construction Code in respect of the requirements set out in EP1.4, EP2.1, EP2.2, DP4 and DEP5 in Volume One of the National Construction Code.

5. Does the application relate to a residential flat development for which the development application was required under Clause 50(1A) of the Environmental Planning & Assessment Act 1979 regulations to be accompanied by a design verification from a qualified designer? Yes/No If Yes — provide (4 Copies)

A Statement from a qualified designer which verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of the Statement Environmental Planning Policy No.65 Design Quality of Residential Flat Development (SEPP 65).

Note: if the development application was also required to be accompanied by a BASIX Certificate with respect to any building, the statement need not verify the design quality principles set out in SEPP65 to the extent to which they aim to:

- reduce consumption of main-special potable water, or reduce omission of greenhouse gases, in the building, or in the use of the land that it is built on, or
- improve the thermal performance of the building.

5. STATISTICAL INFORMATION FOR AUSTRALIAN BUREAU OF STATISTICS

You must tell us the builder's name, Address and licence number (Home Warranty Insurance or Owner Builder Permit) prior to determination of Application.

Name _____

Address _____

Telephone _____ Facsimile _____

Contractors License No: _____

Owner/Builder Permit No: _____

6. DECLARATION

Is any Long Service Payment levy payable under Section 34 of the Building & Construction Industry Long Service Payments Act, 1986? Yes / No . If Yes provide:

A copy of receipt for any Long Service payment levy that has been made (or, where such a levy is payable by instalments, a receipt for the first instalment of the levy.

Note: Where a Council is the certifying authority the levy may be made to the Council when this application is lodged.



7. BASIX (the Building and Sustainability Index)

Does the application involve a BASIX affect development or a BASIX optional development for which a BASIX Certificate has been obtained? Yes / No. If Yes provide:

The BASIX certificate(s) for the development (being either the BASIX certificate issued when the development consent was granted or some other BASIX certificate(s) that have been issued no earlier than three (3) months before the date of the Application being made), and such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

BASIX (the Building and Sustainability Index) ensures homes are built to be more energy and water efficient. BASIX uses an online program to assess 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. Any changes made to a building’s design after a BASIX certificate has been issued requires another BASIX assessment and new BASIX certificate. “BASIX affected buildings” 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 (other than development that is “BASIX excluded development”):

- 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 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.

8. STATISTICAL INFORMATION FOR AUSTRALIAN BUREAU OF STATISTICS

What are the current uses of the building _____

What will be the new building uses (if changed) _____

How many storeys will the building have _____



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9. STATISTICAL INFORMATION FOR AUSTRALIAN BUREAU OF STATISTICS Cont...

Gross Floor Area (GFA) of existing building (m²) _____

Gross Floor Area (GFA) of new building work (m²) _____

Gross Site area (m²) _____

Number of dwelling to be constructed _____

Number of pre-existing dwellings on site _____

Number of dwellings to be demolished _____

Will the new dwellings be attached to an existing building? Yes No

Does the site contain a dual occupancy?
(dual occupancy is two dwellings on the same site) Yes No

10. BUILDING MATERIALS

Tick one box for each of the walls,
floor, roof and frame

Floor

- 20 Concrete/Stale
- 40 Timber
- 80 Other
- 90 Not Specified

Frame

- 40 Timber
- 60 Steel
- 70 Aluminium
- 80 Other
- 90 Not specified

Roof

- 10 Tile
- 20 Concrete/Slab
- 30 Fibre Cement
- 60 Steel
- 70 Aluminium
- 80 Other
- 90 Not Specified

Walls

- 11 Brick Double
- 12 Brick Veneer
- 20 Concrete, stone
- 30 Fibre Cement
- 40 Timber, weatherboard
- 50 Curtain Glass
- 60 Steel
- 70 Aluminium Cladding

11. AUTHORITY TO ENTER & INSPECT LAND PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

A certifying authority must not issue a Construction Certificate for development on a site which affects an existing building 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 this application authority is given to the consent authority, or an accredited certifier, council or consent authority. To enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. The applicant undertakes to take all necessary steps making access available to the property to enable 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 owner(s) of the above property, I/we consent to the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps making access available to the property to enable the inspection to be carried out.



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11. AUTHORITY TO ENTER & INSPECT LAND PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE Continued...

- Are there dogs located on the property? Yes No
- Are there locked gates? Yes No
- Do you wish to present during the inspection? Yes No

Privacy Statement

The personal information requested in this form is required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, Council will not be able to process your application. This information will be available to Councillors, Council Officers, consultants to the Council and members of the public as required by the Act. Council is to be regarded as the agency that holds the information.

- * Applications for Construction Certificate must be delivered by hand, by post or transmitted electronically to the principle office of the certifying authority.

I apply for a Construction Certificate to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- If incomplete the application may be delayed or rejected, and more information may be requested within 21 days of lodgement.

12. DECLARATION

If the applicant is a company or strata title body corporate, this declaration must be signed by a director or authorised delegate, under common seal.

I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct. **I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested.** I acknowledge that if the information provided is misleading any approval granted 'may be void' and may be resolved by Council.

Signature _____ Date _____

Signature _____ Date _____

OFFICE USE: (To be completed by Customer Service Officer)

***GST is included in the fee**

Please retain your receipt as proof of lodgement of the application

Fee Type	Fee (\$)	Receipt No.
*CC		
PCA Fee		
LSL		
S94 Contribution		
Security Deposit		
Total		

Customer Service Officer

Date