

ACE BUILDING APPROVALS

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COMPLYING DEVELOPMENT CERTIFICATE APPLICATION & NOMINATION OF PCA

Information for the Applicant

- This form may be used to apply for a complying development certificate to carry out development classed as "complying development". Complete this form and attach copies of all documents as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to ACE Building Approvals for determination. PO Box 439, Burwood NSW 1805; E: info@aceapprovals.com.au
- 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 to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at www.planning.nsw.gov.au. In order to avoid potential delays in commencing any work, applicant should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

Applicant Details

** An application may only be made by a person who has the benefit of the development consent. An application may not be made by a builder who will carry out the building work or subdivision work unless that person owns the land on which the work is to be carried out.*

Given/Company Name: Family Name/ABN:

Postal Address: Post Code:

Phone: Fax:

Mobile: Email:

Owner/s Details (All owners must be included in the application form)

Given/Company Name: Family Name/ABN:

Address: Post Code:

Phone: Fax: Mobile:

Property Details

Address: Suburb:

Lot No: DP No:

Complying Development Policy

Complying Development Application is made under (Please nominate which Policy you wish your application to be assessed against)

- ☐ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – NSW Housing Code
- ☐ State Environmental Planning Policy (Affordable Rental Housing) 2009

Proposed Complying Development

Description of Proposed Development:

.....

Value of Works

Estimated Cost of the Development (including GST): \$.....

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 a 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.

Builder/Owner Builder Details

Given/Company Name: Family Name/ABN:

Address: Post Code:

Phone: Fax: Mobile:

Builder Licence No:

OR

Owner Builder Permit No:

Home Warranty Insurance Details ☐ Yes ☐ Not Applicable

Long Service Levy Payment (For work of \$25,000 in value or more)

Paid: ☐ Yes ☐ No (required to be paid to issue of CC/CDC)

Receipt No: Location where paid:

Nomination of Principal Certifying Authority

- ☐ Please tick if you nominate Ting Jian Qiu of ACE Building Approvals to undertake the role of principal certifying authority for the subject site/property, to attend all mandatory inspection and to issue the Occupation Certificate on completion of the project in accordance with the Environmental Planning and Assessment Act 1999.

** PCA role will not be accepted without payment of fees in full. A certifier is not authorized to inspect a site (excluding pre-construction site inspections) if they are not the nominated PCA for that particular site.*

Owner's Consent

*(Must be signed by the owner of the land. If more than one owner, **every** owner must sign. If the owner is a company, must be signed by a director of the company)*

As owner/s of the land to which this application relates, I/we consent to the lodgement of this application. I/we also give consent for authorised officers of ACE Building Approvals to enter the land to carry out inspections in relation to the development.

Signature of Owner/s: Date:

Applicant's Declaration

I apply for a Complying Development 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:

- (a) If incomplete, the application may be delayed or rejected, and
(b) More information may be requested by ACE Building Approvals prior to determination.

Signature of Applicant: Date:

Prepare and attach a list of all documents submitted with CDC application.

Office Use Only:

Date Received: CDC No:

Note: Please complete Building Schedule Form with CDC Application.

Building Schedule

Statistical Return for the Australian Bureau of Statistics

Please answer the following questions

(Note: this information is compulsory and must be completed in full by the applicant)

Site area (m ²)	
Gross floor area of existing building (m ²)	
Gross floor area of proposed addition or new building (m ²)	
Current use of existing building on subject site	<input type="checkbox"/> Residential <input type="checkbox"/> Vacant <input type="checkbox"/> Other _____
Proposed use of the addition or new building	<input type="checkbox"/> Residential <input type="checkbox"/> Other
Number of dwellings to be demolished	
Number of proposed dwelling	
Number of storeys for proposed building	
Does the site contain a dual occupancy	<input type="checkbox"/> Yes <input type="checkbox"/> No

Materials to be used

(What are the main building materials to be used in the new construction?)

<u>Walls</u>	<u>Tick</u>	<u>Code</u>	<u>Roof</u>	<u>Tick</u>	<u>Code</u>	<u>Floor</u>	<u>Tick</u>	<u>Code</u>
Full Brick		11	Tile		10	Concrete		20
Brick Veneer		12	Concrete or Slate		20	Timber		40
Concrete / Masonry		20	Fibrous Cement		30	Other		80
Fibrous Cement		30	Steel		60	Unknown		90
Timber		40	Aluminium		70	<u>Frame</u>		
Curtain Glass		50	Other		80	Timber		40
Steel		60	Unknown		90	Steel		60
Aluminium Cladding		70				Aluminium		70
<i>Other</i>		80				<i>Other</i>		80
<i>Unknown</i>		90				<i>Unknown</i>		90