

Developer Forum

**25 November
2020**

Welcome

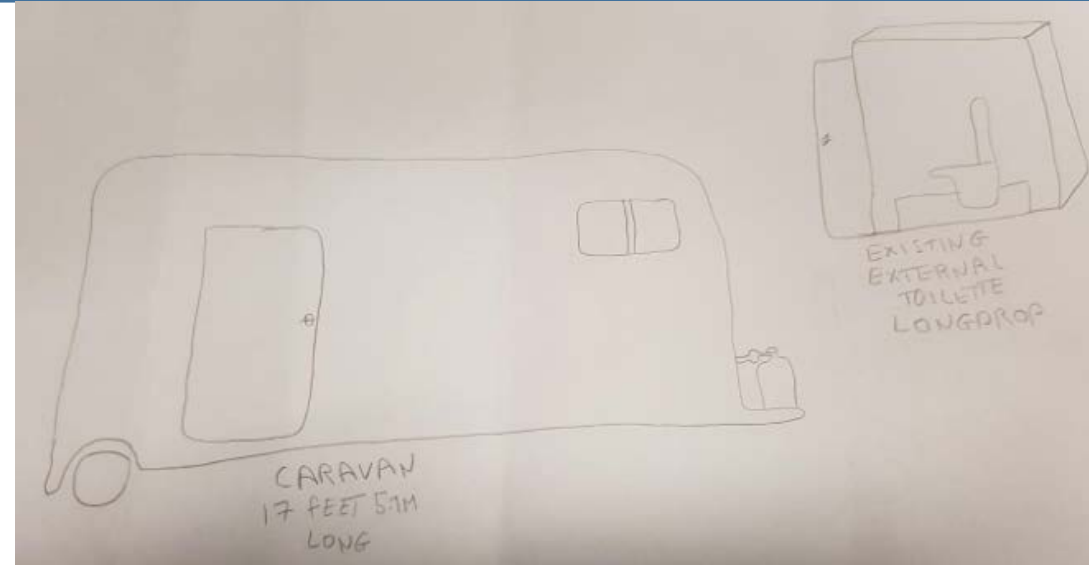


- **GM introduction**
- **Amenities and exits**
- **Purpose of Forum**
 - **Unnecessary delays**
 - **Digital submission**
 - **NSW Legislation**
 - **Quality of documentation**
 - **Information requests**
 - **Role of consultants**
 - **Role of Council**

Development Applications



- Use of pre-DA meetings
- Planning Portal
- Plans
- DCP and setbacks
- Relaxations
- Refunds
- Bushfire Attack Level assessments
- State Environmental Planning Policy (Koala Habitat Protection) 2019
- Unapproved works and Building Information Certificates



Construction Certificates



- **Documentation required as per Schedule 1 of the Environmental Planning and Assessment Regulations 2000**
 - Scaled plans
 - Building specifications
 - Engineering plans and design certificate
 - Soil classification
- **Design and Building Practitioners Act 2020. Commencement Date 01 July 2021**
 - Registration of practitioners
 - Compliance declarations
 - Compulsory insurance

Plumbing Act



- **Notice of commencement form (NSW Fair Trading)**
- **Certificate of compliance (NSW Fair Trading)**
<https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/plumbers-and-drainers>
- **Drainage Diagrams**
- **Provide AWTs brand and make of the proposed system**
- **Site plans to be dimensioned showing the location of the tanks and absorption trenches.**

Complying Development Certificate



- **General Housing Code and the Rural Housing Code to cease on the 31 December 2020**
- **Inland Code commences on the 1st January 2020**
- **Documentation to be submitted as required under Schedule 1 of the Environmental Planning and Assessment Regulations 2000**
- **Onsite waste water and stormwater disposal required before the issue of a CDC**
- **Section 138 Road access permit to be issued before the issue of the CDC**

Subdivision



- **Pre-DA meetings**
- **Viability**
- **Project management**
 - **Project manager -white cards**
 - **TMPs and TCPs**
 - **Electricity and NBN**
 - **Water and sewer infrastructure**
 - **Engineering sign-off**
 - **Satisfaction of consent conditions and subdivision certificate**

General Q & A

