



# COMPLYING DEVELOPMENT CONSULTATION SERVICE

## Development Advisory Service

### COMPLYING DEVELOPMENT CONSULTATION SERVICE

#### Complying Development Consultation Service

This is a fee based service where Council's Accredited Certifiers can review a proposal and confirm whether a proposal is Complying Development. This can save customers' time, money and frustration in trying to understand the complex planning legislation and ensures that customers apply for the correct application.

#### Service Offering

The planning instrument which enables complying development across NSW is known as *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. This planning instrument is litigious and complex and not easily understood by residents and the community.

Customers are often looking for certainty from Council as to whether or not their proposal can be done as complying development.

The objective of this service is to provide that certainty for customers wanting to go down the 10 day fast track approval process instead of lodging a Development Application.

#### Cost of Pre-Lodgement Service

There is a flat fee of \$330 for the Complying Development Consultation Service.

If the proposed development is considered 'complying development' and customers wish to lodge their application with Georges River Council, the \$330 will be credited towards the Complying Development Certificate Application Fee.

Refunds cannot be provided for applications which turn out not to be complying development because of the assessment and time involved in reaching a conclusion.

#### Applying for the Complying Development Consultation Service

Customers must complete the [Complying Development Consultation Service Application Form](#), pay the nominated fee and lodge the application with the information required by the [Complying Development Consultation Service Checklist](#).

#### Service Standards for the Complying Development Consultation Service

CDC Consultation Service	Service Standard
Acknowledgment of receipt of application	Immediately upon lodgment
Written advice confirming whether proposal is complying development	10 days from Lodgement
Meeting with Accredited Building Surveyor	Upon request by customer at next mutually convenient time for both parties

#### Submission Requirements

The detail and specificity of advice provided by Council is dependent on the detail provided in the architectural plans and supporting documentation.

As a minimum, the following information must accompany the completed Application Form and Checklist:

## Development Advisory Service

- Detailed written description of the proposal.
- Survey Plan prepared to AHD by a qualified and practising Surveyor (showing existing buildings, levels, vegetation, easements).
- Detailed Architectural Plans detailing heights (AHD), setbacks to site boundaries, window locations, Finished Floor Levels.
- Numerical compliance table.
- Building Code of Australia (BCA) Compliance table.
- Any other useful information to assist Council officers in providing detailed advice.
- All plans should be drawn to a scale of 1:100 or 1:200 and include dimensions.

### Written Advice

Once a proposal has been assessed, customers will receive written confirmation from the Accredited Building Surveyor advising whether the proposed development is likely to meet the minimum standards for complying development and the issues which must be addressed in any future Complying Development Certificate.

### Meeting

It is the customer's choice whether they would like to meet with the Accredited Building Surveyor. A mutually convenient time can be made following receipt of the written advice.

### Benefits of using Council as the Accredited Certifier

- Georges River Council has a total of 11 Accredited Building Surveyors. 8 of the 11 Building Surveyors are **A1 Accredited Building Surveyors** which is the top ranking accreditation provided by the **NSW Building Professionals Board**.
- Council's Accredited Building Surveyors have a thorough understanding of the local area and the local planning instruments and policies which are referenced by the state legislation in relation to Complying Development.
- The Building Certification Team work closely with the Development Assessment Officers and Compliance Team.
- Customers will not have to apply for or pay for a Section 10.7 Planning Certificate which is a cost saving of up \$133.00. Council's Accredited Building Surveyors have full access to the planning information and land based affectations through Council's Property and Rating System.

For further information or questions about this service please contact the Team Leader Building Certification on (02) 9330 6400.