



WYONG SHIRE COUNCIL

Application for an Approval or Amendment of an Approval to Construct

- Subdivision Works
- Water and Sewer Works
- Stormwater Drainage Works
- Works on, over or under a Public Road

OFFICE USE ONLY
SCC Number
Fee Receipt Number
LSL Receipt Number
Date

Construction Certificate for Subdivision Development Works	<input type="checkbox"/>
Construction Certificate for Road & Drainage Works for other Developments	<input type="checkbox"/>
Water Authority approval for Water & Sewer Works	<input type="checkbox"/>
Roads Authority approval for Development Works Within Roads & Footpaths	<input type="checkbox"/>
Roads Authority approval to Naming of New Roads or Renaming Existing Roads	<input type="checkbox"/>
Local Approval for Site Drainage	<input type="checkbox"/>

Indicate each approval/amendment of approval required by placing a cross in the respective box.

Applicant details	
Name (block letters)	Phone
Company name/I number	Mobile
Postal Address	Fax
Postcode	email
Applicant reference number	Applicant Signature

Identity of the property or road subject of this application	
Include all Lot, Section and Deposited Plan (or Miscellaneous Plan of Survey) numbers and description of parts of public roads or drains involved	
Street	Suburb

Description of the Works subject of this application.	Development Consent/Complying Development Certificate number giving consent to the works.
	DA/CDC.....

Consent of the property owner/s (if separate consent letter is not supplied).	
Owner's Details.	
(Where owned by a Company, applicants should determine whether the Company Seal needs to be affixed, or alternatively the appropriate Director's signature. Any person signing on behalf of a Company must state the authority by which that person acts.)	
Lot, Section and Deposited Plan (or MPS) numbers	
Name/Company name (block letters)	
Postal Address	
As the owner/s of the above property, I/we consent to this application.	
Signature/s.....	

Explanation of Council Approvals

More than one approval from Wyong Shire Council may be required to carry out works associated with a development or works on Council roads. Applications for the following approvals may be made and considered concurrently.

- a) **Construction Certificate for Subdivision Development Works.** This approval is given under the Environmental Planning and Assessment Act 1979 and must be obtained before any works required for a subdivision under a current Development Consent are commenced.
- b) **Construction Certificate for Road & Drainage Works for other Developments.** This approval is given under the Environmental Planning and Assessment Act 1979 and must be obtained before the road and drainage works required under any current Development Consent are commenced.
- c) **Water Authority approval for Water & Sewer Works.** This approval is given under the Water Management Act 2000. This approval addresses works for the servicing of a development with water and sewer facilities and any adjustment of existing water and sewer mains and installations required. Approval must be obtained before any new or altered water or sewer mains works are commenced. The requirement for these works may come about through Development Consents for subdivisions, new buildings, additions to buildings and changes in use of land and buildings. The works may be within or external to the development site.
- d) **Roads Authority approval for Development Works on Roads & Footpaths.** This approval is given under the Roads Act 1993. This approval must be obtained before any works within an existing road reserve are commenced. The requirement for these works may come about through Development Consents for subdivisions, new buildings, additions to buildings and changes in use of land and buildings. In addition to a general approval to carry out works in a road it may be necessary either at the same time or at a later stage for separate applications to be lodged for specific activities within the road reserve. Council requires the concurrence of the Roads and Traffic Authority before giving an approval for activities on classified roads.
- e) **Roads Authority approval to Naming of New Roads.** This approval is given under the Roads Act 1993 and must be obtained to name new roads in subdivisions or rename existing roads. The requirement for this action will come about through Development Consents for subdivisions involving the creation of new roads or any developments involving the renaming of existing roads or naming of unnamed roads.
- f) **Local Approvals.** These approvals are given under Section 68 of the Local Government Act 1993 and are in part applicable to civil works for drainage. Applications may be made for these approvals in conjunction with a Development Application in which case a Local Approval could already exist within the Development Consent.
- g) **Amendment of Approvals.** An application may be lodged seeking amendment to approvals already issued. An application for amendment of approval is required if the nature or extent of works is proposed to be varied. The proposed variations to the works may also require an amendment of the Development Consent applying to the development.

Advice to the applicant.

- a) All property owners must give consent to the making of this application. Written statements from owners containing property details and referencing the Development Consent number/s will be accepted.
- b) The application must include all information necessary to allow assessment by Council.
- c) Evidence of payment of the appropriate Long Service Levy Payment must be given with this application.

Fees.

- a) Fees are payable in accordance with Council's Management Plan current at the time of this application and are determined from the type and amount of works to be done together with a fee for the issue of the approval.
- b) Please show the lengths of proposed works in the schedules below to allow calculation of fees.
- c) Additional fees may be required arising from the complexity of the proposed works or difficulty of assessment. The need for additional fees will be determined at the time of assessment of design plans.
- d) A minimum fee of **\$550 plus \$60** for Construction & Compliance Certificates applies to each of the items of work.

	Lengths (metres)		Lengths (metres)
Urban Roads and Drainage – full width	Urban Water Mains
Rural Roads and Drainage	Sewer Mains
Roads and Drainage – half (or part) road width	Rural Water Mains
		Compliance & Construction Certificates	\$60.00
		TOTAL

Advice to an applicant for approval to carry out civil works for a development

A) General

1. All property owners must give consent to the making of this application. Written statements from owners containing property details and referencing the Development Consent number/s will be accepted.
2. The application must include all information necessary to allow assessment by Council.
3. Where an incomplete application is received Council may request the submission of additional information or if appropriate may refuse the application.
4. This application must be made in respect of a current Development Consent specifically granting consent to the works. When an application is lodged for staged works, the definition of the extent of works and all requirements relevant to those works must be agreed with Council and those requirements met.
5. The determination of this application will be communicated only with the applicant. The applicant may provide written authority to Council for another party to uplift the approved plans.

B) Plans, documents and information to be included with the Application

All Civil Works

1. Provide details of any related approvals associated with the proposed works including any:
 - Works to be completed under another Development Consent.
 - Section 96 Modifications made to the Development Consent for the development.
 - Extensions of time granted to the Development Consent for the development.
 - Construction Certificate already issued for the development.
 - Compliance Certificates already issued for the development.
 - Any Notice pursuant to Section 306(1) of the Water Management Act 2000.
2. One (1) A1 and two (2) A3 paper copies of the set of engineering plans and calculations prepared in accordance with the provisions of *Wyong Shire DCP 2005 Chapter 67 Engineering Requirements for Development* for all civil works including but not limited to earthworks, roadwork, road pavement, proposed street names, road furnishings, stormwater drainage, erosion and sediment control works and water supply and sewer mains/protection works.
3. Detailed plans which show that the layout agrees with the plan approved by Council with the Development Consent including any amendments in red and also shows all existing and proposed services, easements and areas affected by restrictions.
4. Landscape Reports and Plans prepared under Council's Landscape Policy for landscaping and street tree planting prepared alongside detailed engineering drawings for other works for the development.
5. Environmental, bushfire or flood management reports or plans prepared alongside detailed engineering plans for other works for the development.
6. A Traffic Control Plan for the construction of all works identifying any impact on traffic flow, any need to restrict or prevent traffic flow including pedestrian movements or any hoisting of materials within Council roads.
7. A copy of Development Consent/s for the development with evidence attached that each Development Consent condition and notation on the approved plan has been complied with for the issuing of a Construction Certificate.
8. Fees for this application and copies of receipts for all fees and payments for the issue of the Construction Certificate.
9. The Erosion and Sediment Control Performance Bond (refer WSC Management Plan).
10. The correct Long Service Levy Payment required for this work or copies of a receipt for payment.
11. Copies of any Construction Certificates and Compliance Certificates as may already be issued for any aspect of the Development Consent.

Additional information arising from particular requirements such as those below is to be submitted.

Development Works having special requirements. If the development works are subject of a Deferred Commencement Consent provide evidence that the applicant has satisfied the consent authority on all matters of which the consent authority must be satisfied before the consent can operate.

Development works requiring Mines Subsidence Board Approval. A copy of Mines Subsidence Board design requirements for the works.

Development works involving Water and Sewer works. A copy of any Water Management Act 2000 Certificate of Compliance or Notice of Requirements and evidence that each condition of any Notice has been complied with for the approval of the water and sewer engineering plans.

Development works involving Utility Mains and Installations. Copies of details of consultations with utility providers which show that servicing is planned and any requirements for the provision of those services including the provision of conduits have been incorporated in construction drawings.

Development works involving Road Pavement works, Filling or Structural foundations. Copies of Geotechnical/Pavement Design Reports whose recommendations have been incorporated in engineering design plans.

Development Works involving approvals from other authorities (Integrated Development and others). Copies of any permit, licence or other document from statutory authorities which imposes requirements in respect of the works and evidence that requirements of these documents have been incorporated in engineering design plans. (eg DOP, DEC, RTA, etc) Notation is to be included in design plans whenever any further approval is required from other authorities prior to commencement of any aspect of the development works.

Applications to Amend Approvals. When an application is made to amend current approvals copies of all related current approvals are to be submitted in addition to the information and plans required for the amendment.