

21. ECO-INFO

YOUR DEVELOPMENT APPROVAL

Edited 23/10/2007

Enclosed is the Development Consent for your applied development. This consent has a list of relevant conditions attached.

What should I do now?

You should carefully read all the conditions as some of the conditions may require you to carry out actions or provide information to allow you to proceed to the next step, the commencement of construction, or starting the land use.



A number of conditions may refer to a Construction Certificate. What is that and when is it required?

If a Construction Certificate is needed, this must be obtained before commencing any construction work which is part of this development approval. A Construction Certificate essentially certifies that the detailed construction plans and specifications:

- comply with all BCA (Building Code of Australia) requirements
- comply with BCA associated codes and policies
- comply with conditions of development consent (eg payment of Section 94 contributions, security deposits, landscaping bonds).

Note: You must also provide a copy of Home Warranty Insurance Certificate or Owner/Builder's Permit for residential buildings where the cost of the building works exceed a certain value. The Department of Fair Trading or Council can advise you of these thresholds.

When I submitted my Development Application, I also submitted an application for a Construction Certificate at the same time. Is this acceptable?

Yes, but if you have not received your Construction Certificate approval with your Development Consent, check the conditions of the consent. You may need to comply with relevant conditions and submit additional information prior to your Construction Certificate being issued.

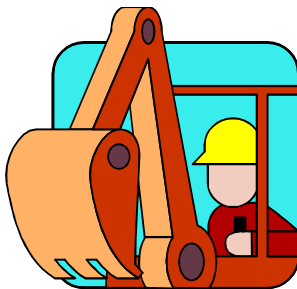




When can construction commence?

Works can commence when the Principal Certifying Authority, (Council or Private Certifier), has issued the Construction Certificate.

If you choose an accredited certifier other than Council, you will need to nominate them as the PCA and advise Council at least 2 days before commencement of construction.



Can I choose a Private Certifier as the PCA instead of Council?

Yes, the intention that where an accredited certifier, other than Council, is the PCA, they will act as the Council does. They will arrange for all Compliance Certificates to be submitted to Council.

At what stage do I need to get my building works inspected?

Legislation requires that all critical stages of construction need to be inspected by the PCA. When Council is nominated as the PCA

these mandatory inspections are listed in the "PCA Agreement" which is attached to the Construction Certificate.

It is essential that all these inspections are undertaken because if they are not the PCA may not be able to issue an Occupation Certificate. It is also mandatory that an Occupation Certificate is issued prior to the use of residential buildings.

Where can I lodge information required?

At the Council Offices at Wyong, The Entrance or Tuggerah on weekdays and Tuggerah on Saturdays.

Who can I contact if I need help or more information?

Call personally at the Council offices or phone the Customer Service Centre on (02) 4350 5555.

