

# Fact Sheet

## Complying Development Certificate (dwelling)



This fact sheet will help you lodge a Complying Development Certificate (CC) application for a residential dwelling located in the RU5 Village zone, or in the R5 Large Lot Residential zone.

This fact sheet provides general information and is a guide only.

### What is a Complying development Certificate?

The complying development process can apply to residential dwellings and commercial businesses, as well as industrial development.

For many types of development, you do not need to submit a development application or obtain a construction certificate.

A Complying Development Certificate (CDC) is essentially a combined planning and construction approval for a straightforward development.

A CDC can be approved when a development complies with:

- pre-determined development standards set under State Environmental Planning Policies (SEPP); and
- the requirements of the Building Code of Australia.

The purpose of a CDC is to receive assurance that the building works will comply with all relevant legislation and building standards.

Where proposed building works are more significant than what **exempt development** allows, an approval under a CDC may be appropriate. In other words, unless development meets the criteria for Exempt Development, a CDC must be issued before starting any work.

### Berrigan Shire Council

📍 56 Chanter Street, Berrigan NSW 2172


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# Application Requirements



The NSW Planning Portal will prompt you to upload the following information as part of your CDC application:	Done?
<b>Owners Consent</b> - This is essentially a <i>signed statement</i> giving the applicant permission to apply for development consent on behalf of the property owner. It is required if the applicant is not the owner.	<input type="checkbox"/>
<b>Site Plan</b> - This is a plan showing your property and where the dwelling will be. On this plan you must show the north point, and the location on the site of the shed, the setback from each property boundary (in metres), and drainage / stormwater connection (if applicable).	<input type="checkbox"/>
<b>Floor Plan</b> - This plan will detail the dimensions of the dwelling (width, length) in metres and any slab and/or footing details.	<input type="checkbox"/>
<b>Elevations</b> - These plans will show what the dwelling will look like from all sides, and should be labelled North, East, South and West. These plans need to show the wall height and maximum building height (to the top of the roof) with dimensions in metres measured from above natural ground level (NGL) and finished floor level (FFL). A colour schedule confirming the materials, colour and whether they are non-reflective is also useful.	<input type="checkbox"/>
<b>Statement of Environmental Effects</b> - This can be a letter justifying why the outbuilding is needed and addressing any environmental effects and mitigating measures.	<input type="checkbox"/>
<b>BASIX report</b> – This is required for works >\$50,000. It must be dated within 3 months of lodgement to the Portal.	<input type="checkbox"/>
<b>Engineering Plans</b> -	<input type="checkbox"/>
<b>NSW Structural certificate (references NCC 2022)</b> -	<input type="checkbox"/>
<b>Tree Biodiversity Report</b> -	<input type="checkbox"/>
An <b>owner builder permit</b> or <b>NSW licensed builder</b> for works over 10k.	<input type="checkbox"/>
A <b>home warranty insurance</b> or <b>builder insurance</b> for works over 20k.	<input type="checkbox"/>
<b>Fees</b> There is a fee charged by the Portal for lodging the application. The <b>application fee</b> for your CDC application is invoiced to you, by Council and can be paid over the phone using a card, or, by bank transfer.	<input type="checkbox"/>

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