

COMPLYING DEVELOPMENT CERTIFICATES

With the introduction of the NSW Government's State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 on 27 February 2009, a variety of developments including one and two storey dwelling houses can now be approved as Complying Development.

Complying Development Certificate Service

Our team of professionally qualified Planners and Building Surveyors have a wealth of experience in development matters and will provide you with an informative and reliable quality service that is both efficient and cost-effective.

To provide certainty to you that your proposal can be approved as a Complying Development, you can lodge an application for written advice before you lodge your formal Complying Development Certificate (CDC) application. The current fee for this written advice is \$120. **We will deduct this fee** from your Complying Development application fees when you lodge your application with us.

In addition to the above written advice, a **Section 149(2) Certificate** for your Land Based Requirements is necessary and will tell you whether your property is suitable for Complying Development. **We will also deduct the fee** for this Certificate from your CDC fees when you lodge your application with us. The current fee for this Certificate is \$53 per lot.

Lodging your application with Council

Once it has been established that your site is suitable for Complying Development, you can make an application for a CDC. Your CDC will be determined by Council within 10 days (or 20 days for works associated with additions to or construction of new residential development) subject to all required information and plans being submitted together with your **Complying Development Certificate application form and checklist**.

The Complying Development Checklist is designed to minimise delays by helping you to fully complete your application form and to prepare and provide all the necessary plans and documentation. Please read both forms carefully. If you have any questions relating to these forms, please contact our Customer Service Centre on 9911 6555 for assistance.

Once we have checked that your application is complete, your application will be allocated to one of our Accredited Certifiers. Council will acknowledge the submission of the application and you will be advised of the assessing officer's name and direct contact details. This Accredited Certifier will conduct an inspection of your property and co-ordinate the finalisation of your application with you. The processing of your application will then be completed and the plans stamped ready to be posted or collected from our Customer Service Centre.

Please note that you may need to pay bonds and levies (see below) prior to the release of the CDC and associated documentation.

When can you start building

Before commencing any building work, a Principal Certifying Authority (PCA) must be appointed to certify the construction works as they proceed. You can appoint Council as your PCA. See the **Building certification/PCA** section of the web page for more information.

Complying Development fees

Estimated Cost of Works	Class 1 & 10	Class 2-9
Work value less than or equal to \$20,000	\$357	\$510
Work value between \$20,001 and \$50,000	\$510	\$765
Work value between \$50,001 and \$200,000	\$918	\$1,020
Work value between \$200,001 and \$1 million	\$1,428	\$1,530
Work value more than \$1 million	\$1,785	POA

In addition to the above fees, you may also be required to pay a Damage Deposit in accordance with Council's **Schedule of Fees and Charges**. Your Damage Deposit is refunded once your building works are complete and subject to no damage being caused to Council's infrastructure, (e.g., footpaths, kerbs and gutter etc.) as a result of the construction works. Depending on the type and cost of works, a Section 94 Development Contribution or Section 94A levy may apply.

The City of Canada Bay Council has adopted a Section 94 or Section 94A Contributions Plan. These plans allow funds to be raised from Development Applications and Complying Development Certificates. The funds are then used by Council for the construction and improvement of local infrastructure and public facilities.

The current Section 94A levies are as follows:

Proposed Cost of Development	Maximum Percentage of Levy
Up to \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%

The current Section 94 contribution levies can be found at the following tables:

- [City of Canada Bay Development Contributions Plan Summary Table](#)
- [Strathfield Triangle Development Contributions Plan Summary Table](#)

Should you have further questions or require clarification on the matters contained in this fact sheet, a duty planner is available by phone or in person at council's administration building, 1a Marlborough street, Drummoyne weekdays between 8.30am and 1pm, Monday to Friday ph: 9911 6555. For further information, you can also visit our web page at www.canadabay.nsw.gov.au