



information required for unlawful works

Where an applicant seeks development consent for illegal works, a Section 149A Building Certificate application must also be lodged at the same time. The following information is a guide as to what is generally required for certain types of development and is to be submitted with the development application. Additional matters may be required subject to inspection of the premises. Provision of the information below does not necessarily guarantee approval of the works.

Information to be provided for applications

- 1. A structural engineers certificate certifying the structure is capable of withstanding the loads likely to be imposed upon it.
- 2. Site plans, floor plans, elevations and sections to a minimum scale of 1:100.
- 3. A report from a suitably qualified person on the compliance of the structure with the Building Code of Australia (BCA).
- 4. Details on the stormwater disposal shall be provided.
- 5. Should any sanitary plumbing be installed, a statutory declaration or certificate of compliance and a drainage diagram is required from either the licensed plumber that carried out the works or another licensed plumber.
- 6. Details including names, addresses and licence numbers of all licensed contractors involved in the works.
- 7. A termite treatment certificate is required from a licensed pest contractor that the structure complies with AS 3660.
- 8. Water Board certificate regarding sewer location (if in Sydney Water area).

Additional information for residential development that may be requested

- 9. A certificate for wet area waterproofing is required.
- 10. A smoke alarm certificate from a licensed electrician is required to certify the alarms provided comply with AS 3786 and AS 3000.
- 11. A survey report from a registered surveyor.
- 12. Bushfire Assessment report for submission to the NSW Rural Fire Service (if in bushfire prone area).

Additional information for all other commercial/industrial development

- 13. A plan showing all existing Essential Fire Safety Measures (such as Fire Hydrants, Fire Hose Reels, Emergency Lighting, Exit Signage, Portable Fire Extinguishers, Fire Blankets, etc).
- 14. Certificates of compliance from the installers of any Essential Fire Safety Measures must be submitted.

You are advised that the Environmental Planning and Assessment Act makes provision for penalties to be issued for unauthorised development.

Building Surveyor

Date

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