



CERTIFIED BUILDING SOLUTIONS NEWSLETTER

May 2008

DEVELOPMENT APPROVAL EXEMPTIONS FOR SINGLE DWELLINGS IN NEW SUBURBS

As of 31 March 2008, the ACT Government introduced a new system that exempts certain building projects from development approval. This means that some new residential buildings (single dwellings in new suburbs) may not require development approval from ACTPLA.

To be exempt from development approval (DA) the plans for the dwelling should satisfy both the Estate Development Plan (formerly known as the lease and development conditions) and ACTPLA's Residential Zones – Single Dwelling Housing Development Code (in particular the requirements set down in the Exempt Development Guide, February 2008).

ACTPLA has advised that the Estate Development Plan takes precedence over the Single Dwelling Housing Development Code. Essentially this means that if your residential building plans satisfy the EDP but not the Code, it may still be exempt from DA. Your architect can advise whether this is the case. If your plans are not exempt, you will need to obtain DA from ACTPLA.

Under the new system, building certifiers operating in the ACT have been given responsibility for verifying the exempt status of single dwellings in new suburbs.

The documentation required by the building certifier to verify the exempt status is more detailed than what was required to gain DA from ACTPLA. Following is a list of the document requirements (along with some additional specifications for that documentation) that you will need to provide in order for us to verify the exempt status of your building project:

- Application for commencement notice (C1 form);
- Application by owner appointing the certifier and for building approval (C3 form);
- Plans stamped and approved by land developer (specific requirements are detailed below);
- Indemnity insurance or fidelity certificate (where required under the Building Act);
- Energy rating report to a minimum of 5 stars;
- Site classification;
- Footing slab detail; and
- Other structural information.

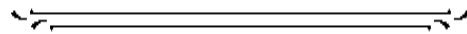
As mentioned above, the documentation required by the certifier in order to verify the DA exempt status of a building project is more detailed under the new system. To verify that the development is exempt you will need to provide the site plan, floor plans, elevations, section, landscape

plan, tree management plan if there is a protected tree on the block or on adjacent land, erosion and sediment control plan. It is important to note that:

- for buildings with metal roofing and/or walling, colours are to be specified on elevation and must be pre-coloured and not white or off-white;
- materials for garages and carports within 15m of front boundary must match materials used for residence;
- the area between any courtyard walls and front boundary must be landscaped with shrubs;
- private open space (POS) and planting areas must be nominated on site plan; and

- relevant-sized rainwater tanks and connections, or alternative approved water consumption saving methods (eg. greywater system or NSW BASIX assessment), must be specified.

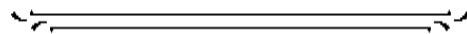
We expect that there will be some teething problems with the new system until we all have time to get used to it, particularly given that the documentary requirements are more detailed than what was required under the old system. If you have any queries about the documentation required in order for CBS to verify the exempt status of your single dwelling, please contact Ted Milne in the first instance.



NEW FORM ISSUED BY ACTPLA

ACTPLA has issued a new form for Owner Appointment of a Certifier and Application by Owner for Building Approval (C3 form). The new form has been extended to two pages and now seeks information regarding the DA exempt status of the building project, as well

as the information previously required. ACTPLA will not accept old C3 forms, so it is essential you use the new form. The new form is available on the ACTPLA website at www.actpla.act.gov.au/publications_forms/forms



CERTIFIED BUILDINGS SOLUTIONS WEBSITE

CBS is launching a new website, which should be operational in early June. The site will provide information as to the services offered by CBS and is designed to assist builders and owners in getting a building approved/completed in the ACT.

The address for the website is www.cbscanberra.com.au. We would appreciate feedback which may be directed to Bernadette Mihaljevic at bernadette@cbscanberra.com.au.