



Provide Principal Certifier Service *(Formerly known as PCA)*

(valid until June 30 this year)

DA / CDC Number:

Property Address:

Applicant Name

Email:

Phone No:

FEE FOR COUNCIL TO ISSUE CONSTRUCTION CERTIFICATE (per certificate) (Fee includes Archiving Fee of \$85)	\$
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Council's Building Surveyor has determined the following mandatory critical stage inspections (required pursuant to Section 6.5 of the EP&A Act) are required for the approved development.

MANDATORY CRITICAL STAGE INSPECTION (162A of the EP&A Regulation 2000)	Required (Insert fee)
Class 1 or 10 Building	
After excavation for, and prior to the placement of, any footings	
Prior to pouring any in-situ reinforced concrete building element	
Prior to covering of the framework for any floor, wall, roof or other building element	
Prior to covering waterproofing in any wet areas	
Prior to covering any stormwater drainage connections	
In the case of a swimming pool, as soon as practicable after the barrier has been erected	
After the building work has been completed and prior to any occupation certificate being issued in relation to the building	
Class 2, 3 or 4	
After the commencement of the excavation for, and before the placement of, the first footing	
Prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work	
Prior to covering the junction of any internal fire-resisting construction bounding a sole-occupancy unit, and any other building element required to resist internal fire spread, inspection of a minimum of 30% of sole-occupancy units on each storey of the building containing sole-occupancy units	
Prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building	
Prior to covering any stormwater drainage connections	
After the building work has been completed and prior to any occupation certificate being issued in relation to the building	
Class 5, 6, 7, 8 or 9	
After the commencement of the excavation for, and before the placement of, the first footing	
Prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work (Class 9a & 9c)	
Prior to covering any stormwater drainage connections	
After the building work has been completed and prior to any occupation certificate being issued in relation to the building	
TOTAL FEE FOR COUNCIL PRINCIPAL CERTIFIER INSPECTIONS ^(b) (sum of all required inspection fees)	\$
Fee for Council, as Principal Certifier, to issue Occupation Certificate Payable upon lodgement of Occupation Certificate Application. For applicable fee, please refer to NSC's Adopted Fees & Charges on Council's website.	\$

FEE QUOTE TO ISSUE CONSTRUCTION CERTIFICATE (cont.)

Notes:

- a) If you wish to apply to obtain a Construction Certificate from North Sydney Council, you must lodge an application for Construction Certificate with Council. Please complete the application form (available at www.northsydney.nsw.gov.au, or at Council's Customer Service Centre) and include all required supporting documentation.
- b) Should you wish to appoint North Sydney Council as the Principal Certifier, you must first obtain a Construction Certificate (either from Council or a Private Certifier) and then complete a Principal Certifier appointment application form (available at www.northsydney.nsw.gov.au, or at Council's Customer Service Centre) and pay the inspections fee quoted. **Please include a copy of this quote with the application.** Council will review the application, and where all information is correct it will formally acknowledge in writing its acceptance as the Principal Certifier for the job. It is only after this formal written acknowledgement is issued that Council is the Principal Certifier. Once Council formally accepts the Principal Certifier role it will further advise of your requirements as Applicant.
- c) Once all mandatory inspections are completed, an Occupation Certificate must be obtained to occupy or use the approved development. The appointed Principal Certifier can only issue an Occupation Certificate. A separate application for an Occupation Certificate must be made on the Occupation Certificate application form (available at www.northsydney.nsw.gov.au , or at Council's Customer Service Centre).
- d) An additional re-inspection fee will apply each instance works are not satisfactory or ready at time of inspection.

Team Leader / Building Surveyor (print name):

Signed:

Date:
