

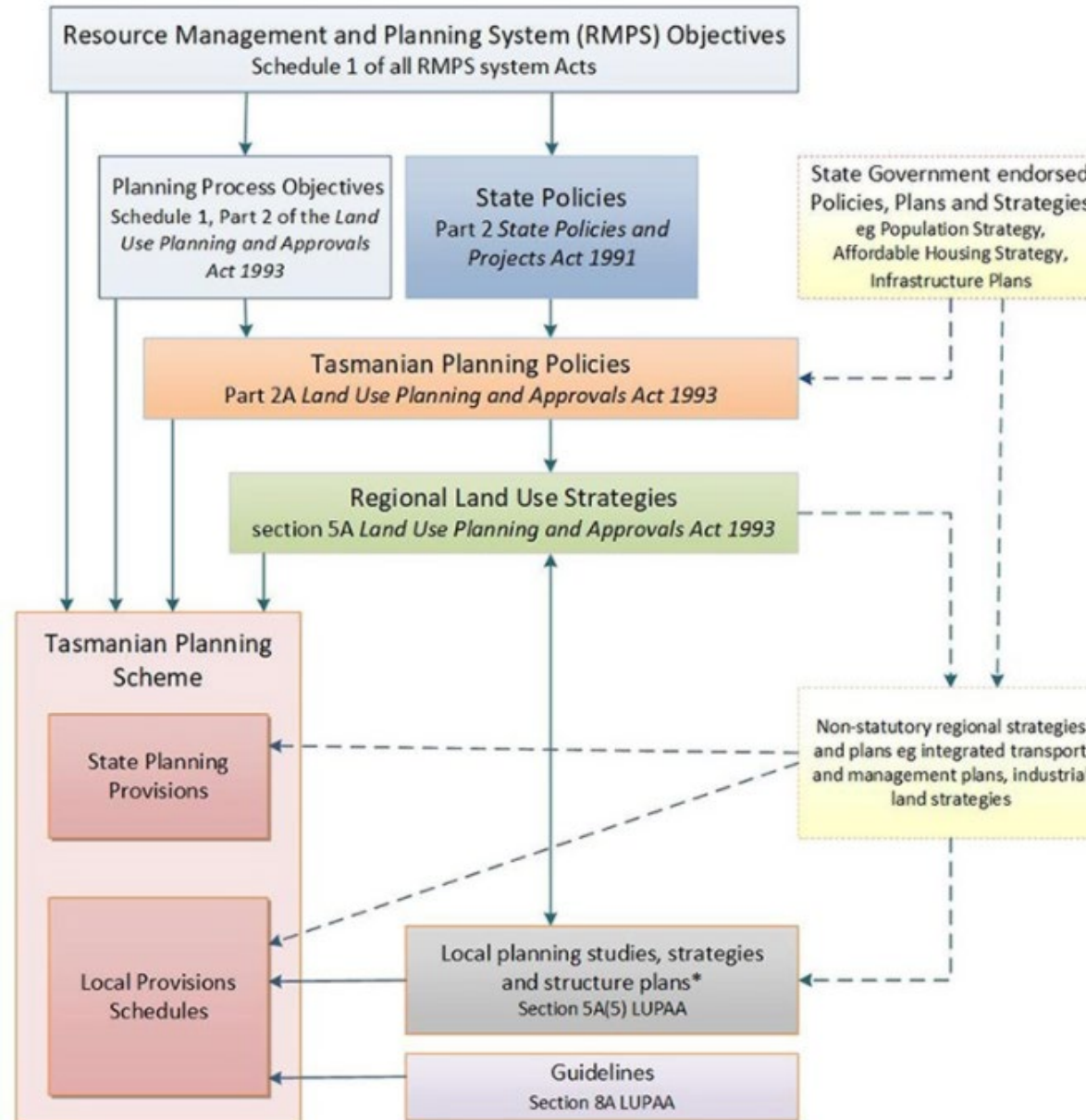
WELCOME

Break O Day Council Information Session
Jake Ihnen – Development Services Coordinator
Deb Szekely – Senior Planner
Polly Buchhorn – NRM Facilitator

Toilets
Emergency Escape

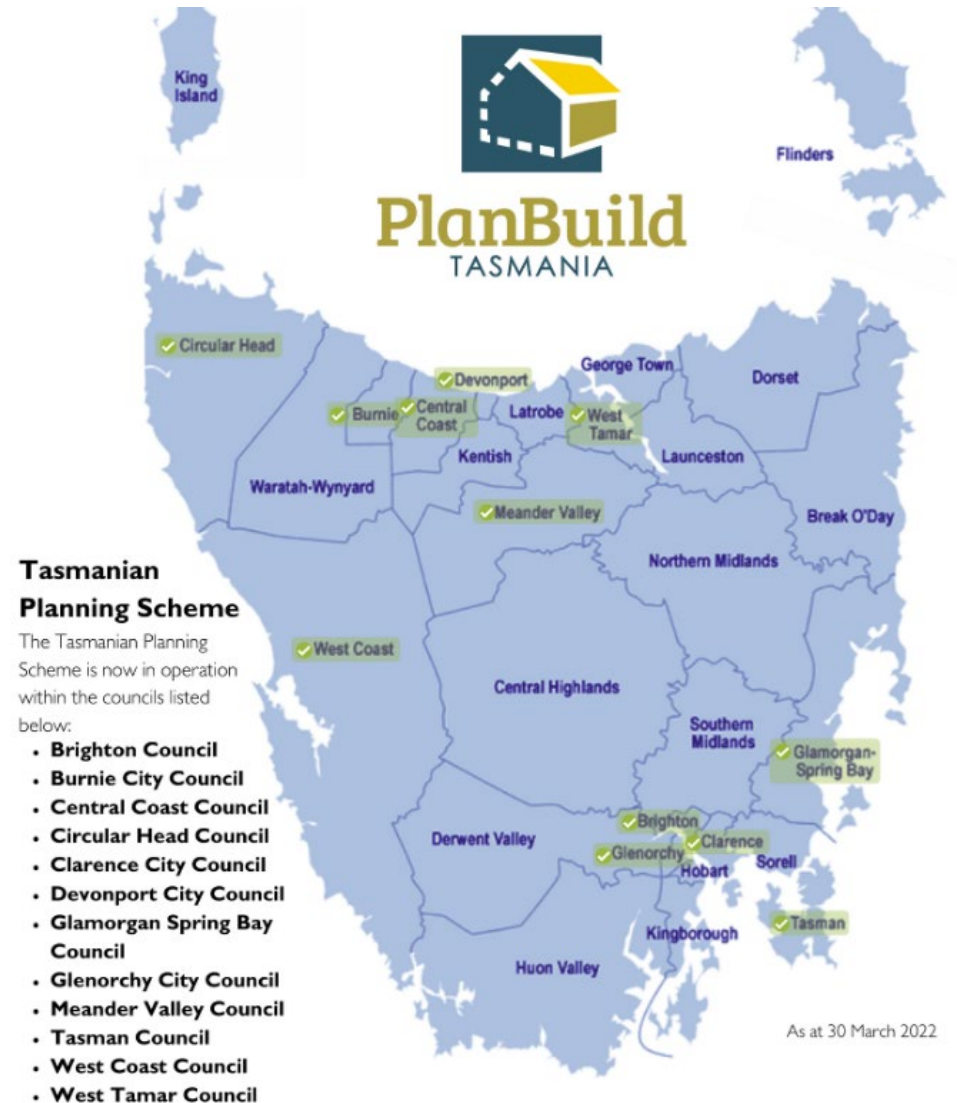
Land use planning policy and strategy framework

Tasmanian Planning System



Tasmanian Planning Scheme

- The Tasmanian Planning Scheme (TPS) will replace the existing Interim Planning Scheme (IPS).
- The Interim Planning Schemes differed across the 29 municipalities in Tasmania.
- In 2015, Peter Gutwein, the Minister for Planning and Local Government, announced reform to the planning system to make it faster, fairer, simpler and cheaper through a single statewide planning scheme that was to replace the current 29 different schemes.
- Benefits were identified as the new system would provide certainty, clarity and consistency and ultimately attract investment.
- This resulted in the Tasmanian Planning Scheme
- The adoption of the Tasmanian Planning Scheme continues across the state
- The Break O'Day Council is part way through this transition process and currently assesses development under the Break O'Day Interim Planning Scheme 2013 Version 18



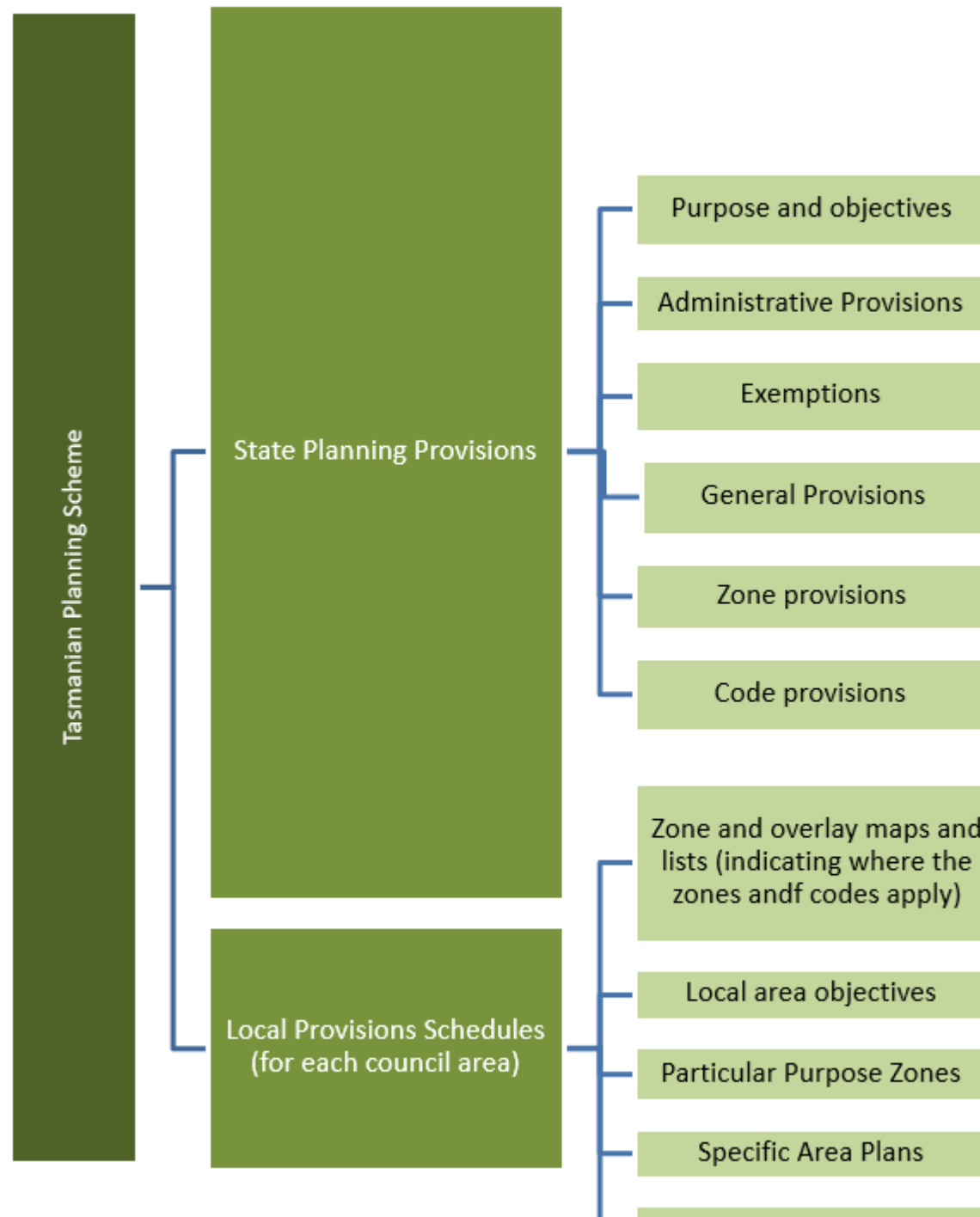
Hearing Scheduled for:

- Northern Midlands
- Launceston
- Sorell
- Very soon... Break O'Day

Completed recently:

- Flinders (directed to modify);
- Southern Midlands;

Tasmanian Planning Scheme – Regulates the use, development and protection of land.



State Planning Provisions

- Resembles the Interim Planning Scheme as it provides for :
 - Exemptions
 - Zone Provisions – Use Standards and Development Standards
 - Code Provision – Use Standards and Development Standards

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

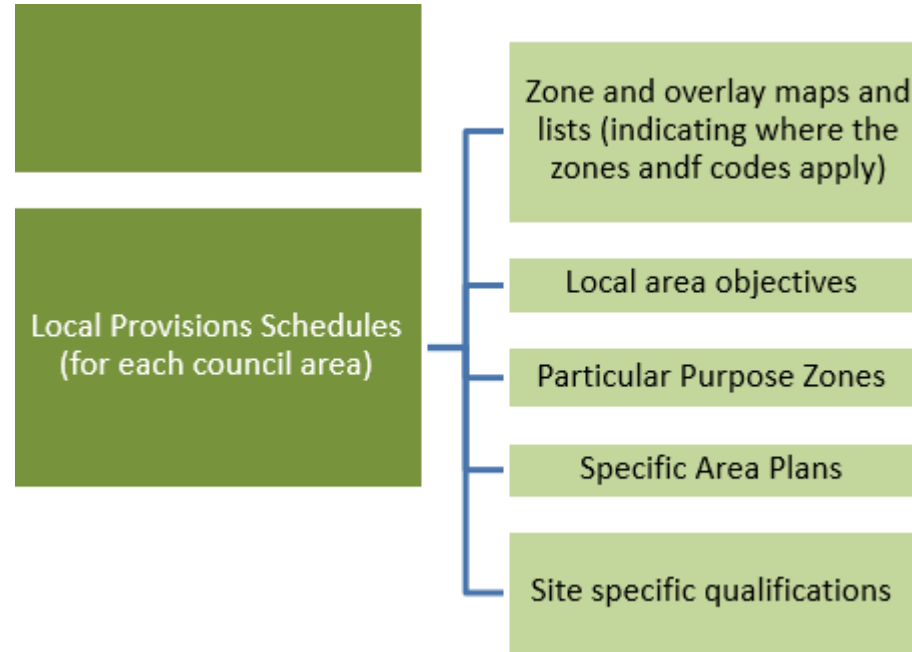
8.3 Use Standards

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.		P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use listed as Discretionary: <ul style="list-style-type: none"> (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property. 		P2 External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

Local Provisions Schedule

- Indicate how the zones and codes (SPP) will apply in each local government area i.e. contains the zone maps and overlay maps;
- Any planning controls for unique places – this is achieved through particular purpose zones, specific area plans and site specific qualifications.



Terminology:

Local Area Objective (LAO) – set out the planning objectives for particular localities – they may be included in a zone or Specific Area Plan;

e.g. Ansons Bay

Particular Purpose Zones (PPZ) and Specific Area Plans (SAP) – enable provisions for a particular area of land to be included in a LPS that provide for use or development – can address social, economic or environmental issues for a municipal area.

e.g. Particular Purpose Zone – Ansons Bay Small Lot Residential;

Stormwater Management Specific Area Plan

Site Specific Qualification (SSQ) – sets out the provisions that apply to a particular area of land in circumstances where it is appropriate that the provisions are different to those that apply under the SPPs – they clearly identify the site to which they apply;

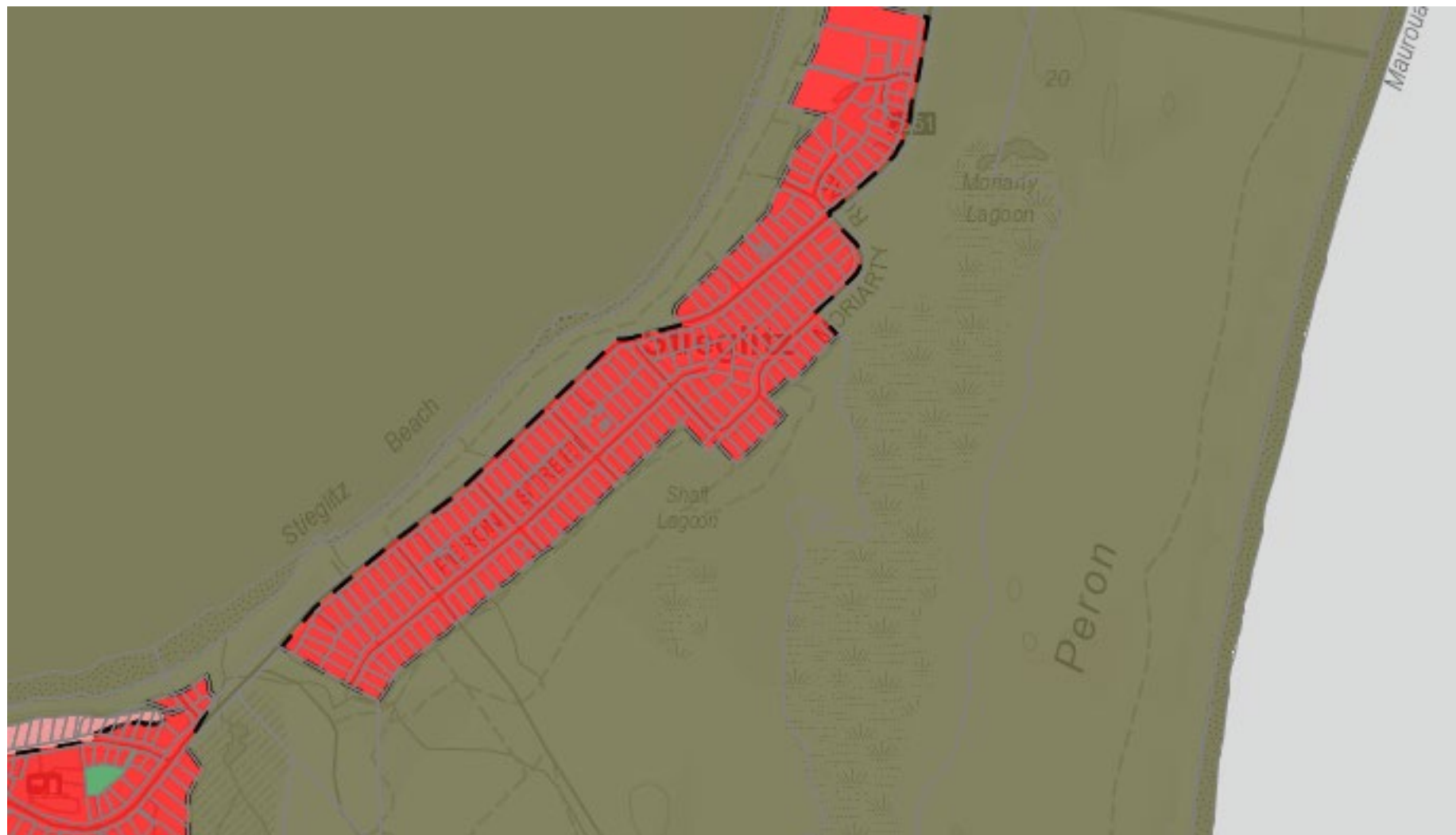
BRE-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
BRE-P1.2.1	Ansons Bay Small Lot Residential, shown on an overlay map as BRE-P1.2.1.	<p>The local area objectives for Particular Purpose Zone - Ansons Bay Small Lot Residential are:</p> <ul style="list-style-type: none"> (a) the area is to remain settled with small buildings that are predominantly residential use with a mixture of full time and part time occupation; (b) the area is to remain unfenced and retain an open welcoming appearance; (c) existing public access to the foreshore is to be retained and enhanced where possible; and (d) the number of jetties is to be kept to a minimum so as not to dominate the view of the foreshore and there are to be no new boatsheds.

BRE-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions

Local Area Objectives



LPS_NO : Break O'Day Local Provisions Schedule

OV_TYPE : Specific Area Plan

OV_NAME : Stormwater Management Specific Area Plan

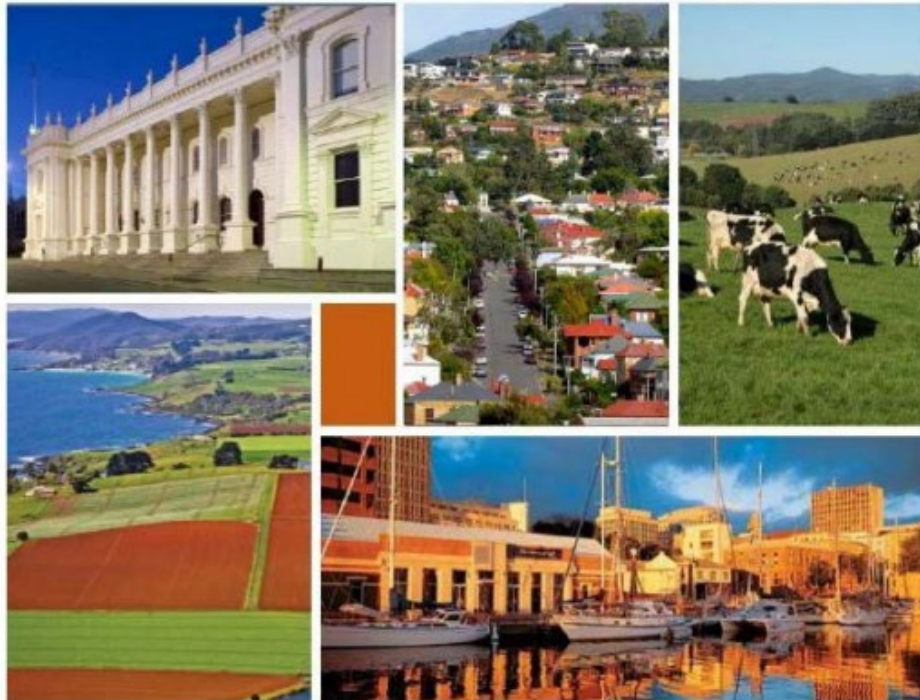
Planning Instruments – Break O’Day Council



The planning instrument relevant for the Break O’Day local government area will be:

1. State Planning Provisions - www.planningreform.tas.gov.au

Tasmanian Planning Scheme



State Planning Provisions

Planning Instruments – Break O’Day Council cont.

2. Local Provisions Schedule (Draft LPS)

Accessed through our website.

Tasmanian Planning Scheme – Break O'Day Draft LPS

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BRE-S2.0 Stormwater Management Specific Area Plan


BRE-Site-specific Qualifications

BRE-Code Lists

BRE-Applied, Adopted and Incorporated Documents

Break O'Day Draft LPS

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My Property

- > [Local Provisions Schedule \(LPS\)](#)
- > [Building and Plumbing](#)
- > [Cats](#)
- > [Dogs](#)
- > [Rates](#)
- > [Planning](#)
- > [Waste](#)
- > [Wood Heater Etiquette](#)
- > [PDF quick links](#)

Local Provisions Schedule (LPS)

UPDATE 2 MAY 2022

Council has submitted the Section 35F Report to the Tasmanian Planning Commission. This report considers all accepted representations on the exhibited draft Local Provisions Schedule for the consideration of the Tasmanian Planning Commission.

UPDATE 20 December 2021

The Public exhibition period for the Draft Local Provisions Schedule has now CLOSED.

The exhibition period for the LPS was 11 October – 13 December, 2021.

[Follow this link to see the full Draft BODC LPS](#)

[Follow this link to see the Statewide Planning Provisions](#) (To be implemented once LPS process is complete)

The maps are also available via an online interactive mapping tool, enabling members of the public to search properties and view the property zoning and overlay maps. The interactive mapping tool can be accessed for the duration of the exhibition period, by [CLICKING HERE](#).

Notice of the exhibition period was publicly advertised in the Examiner on 9 October and 23 October, 2021

Where are we at now:

Break O'Day Draft Local Provisions Schedule


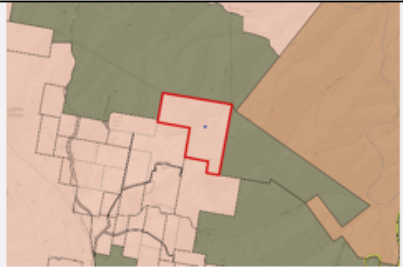
Section 35F Report

The purpose of this report is to review the representations received during the exhibition of the Break O'Day Draft Local Provisions Schedule (LPS) and provide recommendations to the Tasmanian Planning Commission pursuant to section 35F of the *Land Use Planning and Approvals Act 1993* (the Act).

82 Representations

No.	Representor	No.	Representor
1	Gary Luck & Gayle Smythe	2	Denis Buchanan
3	Jeanette & Philip Peryman	4	Julia Weston
5	Peter & Leissa Dane	6	Jim Harris
7	Rodney & Janet Drummond	8	Tilman Ruff
9	Julie and Brett Owers	10	Dion Agius
11	Martin and Vanessa Webb	12	Phillip and Barbara McConnell
13	Peter Power-Lawrence	14	John Campbell-Smith
15	Joanne and Justin Howe	16	John Thompson (on behalf of Jenny Sielhorst)
17	Elizabeth Dean	18	Anna Povey and Michael Fox
19	Jennifer Roberts	20	Michael and Jessie Groves
21	Narelle Ransley	22	Chris Triebe (writing on behalf of Gregory and Beth Colwell)
23	Alan Richmond	24	Christine Hosking
25	Nick Amse	26	Rob Marshall
27	Rebecca Maier	28	Esther Field and Kaylen Jorgensen
29	Tayler Paulsen	30	Beris Hansberry
31	Christopher Barron	32	David Rann
33	Peter Paulsen	34	Kevin, Lorna and Dale Richards
35	Sean Guinane	36	Richard and Heather Prebble
37	Ian Matthews	38	Ross and Jo Williams
39	Hendrik and Greta Jansen	40	Christina Mackeen
41	Leanne Groves	42	Susan and Bill Manning
43	James Stewart (on behalf of Marguerite Gee)	44	Michelle Schleiger (on behalf of Carl Wagner)
45	Michelle Schleiger (on behalf of Darrell Smith)	46	Michelle Schleiger (on behalf of Anthony Swanson)
47	Raoul Harper	48	Maree Willcox
49	James Stewart (on behalf of Lee Hindrum)	50	Geoff and Rosie Murray
51	Alison Bleaney	52	Valerie Legg
53	Paul Thomas	54	Kylie Walker
55	James Stewart (on behalf the owners in Lots 1-4 Vince Lane)	56	James Stewart (on behalf of Bruce Hogarth and Rita Tobler)
57	Heather Sculthorpe	58	John Davies
59	Graeme Beech	60	Abby Gee
61	Abby Gee (on behalf of Ms King)	62	Melissa Manton and Daniel Steiner
63	Department for State Growth	64	Break O'Day Chamber of Commerce and Tourism Inc
65	Tas Rail	66	TasNetworks
67	TasWater	68	St Helens Sailing Squadron
69	Rainforest Rescue	70	Conservation Landholders Tasmania
71	Heritage Tasmania - Department of Natural Resources and Environment Tasmania	72	Woolcott Surveys
73	Friends of the East Coast Inc.	74	Department of Natural Resources and Environment Tasmania
75	Seymour Community Action Group Inc.	76	Department of Communities Tasmania
77	Forico Pty Limited	78	Tasmanian Land Conservancy
79	Heritage Tasmania - Department of Natural Resources and Environment Tasmania	80	Richard Barnes (on behalf of the Directors of Parnella Holdings Pty Ltd)
81	North East Bioregional Network	82	Break O'Day Council



Representation No. 4 Item 1 Related Representation No. 70 (6)	Name: Julia Weston Address (CT Details): 686 German Town Road, St Marys (209977/1) PID: 3450015 Land Area: Approx. 48.55ha IPS Zoning: Rural Resource			
Mapping	 			
Matter(s) raised in the representation (including property information details where applicable)	Site Location	Draft LPS Zoning - Rural		
	<p>To support the requested rezoning (<i>Landscape Conservation Zone</i>), the representation provides the following reasons:</p> <ul style="list-style-type: none"> The property contains 56.8ha of the 81.1ha Seaview Farm Reserve (Private Reserve). Due the presence of the conservation covenant/private reserve, the representor proclaims that the property has been recognised by both the State and Commonwealth Government for protection and conservation of the biodiversity contained within. In addition to the Seaview Farm Reserve covering sections of the titles 209977/1 and 168012/2, it also links to the 935ha German Town Regional Reserve to the North and the 361ha St Marys Pass State Reserve towards the South-East. Non-reserved portion of 168012/2 and all of 54129/1 are currently used for farming activities Acknowledges and further endorses that that the small pockets of land with a conservation covenant on 168012/2 should be included within the Rural Zone to avoid small pocket zoning, the reserved section of 168012/2 along the northern boundary is requested for the application of the Landscape Conservation Zone instead. Because Seaview Farm Reserve extends across title 209977/1 and 168012/2 and is in close proximity to the two aforementioned reserves which are remaining zoned as Environmental Management, split zoning can be justified to maximise the application of the Landscape Conservation Zone regarding land that has similar values. The representor notes that Conservation Landholders Tasmania has also put forth a case for all of title 209977/1 and part of 168012/2 to be rezoned as Landscape Conservation. Based on the zoning application guidelines provided within the Section 8A Guideline no.1 document, LCZ1 and RZ1 support the application of the Landscape Conservation zone to the title/s. 			
Planning Authority response	Consistency Overview:			
	NTRLUS	<input type="checkbox"/>	Local Strategy / Policy	<input type="checkbox"/>
	Section 8A Guideline No.1	<input checked="" type="checkbox"/>	Relate to the drafting / content of the SPP?	<input type="checkbox"/>
	TPC Practice Notes	<input checked="" type="checkbox"/>	Reflect a like for like conversion of the IPS?	<input type="checkbox"/>
	Response: Located north of the St Marys Township and in close proximity to the St Marys Pass State			



Recommended action	Recommended modification to draft LPS; <ul style="list-style-type: none"> Apply the Landscape Conservation Zone to CT209977/1 Apply the Rural Zone to CT168012/2 Apply the Priority Vegetation mapping to all titles as provided in the Rod Knight State wide Mapping.
Effect of recommendation on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34 (2) of LUPAA is maintained.

Where to next:
 Tasmanian Planning Commission
 Hearing.
 Example – Northern Midlands Council –
www.planning.tas.gov.au
www.bodc.tas.gov.au

Current assessments and hearings

Search by Keyword

Submit

Enter municipal area, keyword or amendment number

Show filters

Showing 1-12 of 63 results

HEARING SCHEDULED	RECEIVED	EXHIBITION	HEARING SCHEDULED
<p>AP-GLE-PLS43A-21-03</p> <p>The draft amendment proposes to rezone 263, 271 & 295 Main Road, Austins Ferry to a ...</p> <p>Authority Glenorchy</p>	<p>AM-CLA-PDPSAMEND-2019-001707</p> <p>The draft amendment proposes to insert the Aran Eco-Development (SAP) at 18 Downh ...</p>	<p>LPS-CHI-TPS</p> <p>Local Provisions Schedules (LPSs), together with the State Planning Provisions (SPPs), ...</p> <p>Authority Central Highlands</p>	<p>LPS-NOR-TPS</p> <p>Local Provisions Schedules (LPSs), together with the State Planning Provisions (SPPs), ...</p> <p>Authority Northern Midlands</p>



Hearing

08/06/2022 - 14/06/2022

Hearing (multiple dates)

The hearing is scheduled on dates during this period. Refer to the attached schedule below for details.

- Northern Midlands Council Offices, 13 Smith Street, Longford: 8, 9 and 10 June
- Tasmanian Planning Commission Offices Level 3, 144 Macquarie Street, Hobart: 14 June (if required)



Hearing Schedule 8, 9 ,10 & 14 June 2022 PDF, 191.9 KB

Declaration of interests and associations



Disclosure of interests and associations as at 4 May 2022 06/05/2022 PDF, 1211 KB

Commission directions



Commission direction 5 May 2022 06/05/2022 PDF, 287.0 KB



Decision

Break O'Day Draft LPS

1. The document

Access from our [website](#) or Tasmanian Planning Commission website [directly](#)

Tasmanian Planning Scheme – Break O'Day Draft LPS

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BRE-Site-specific Qualifications

BRE-Code Lists

BRE-Applied, Adopted and Incorporated Documents

Break O'Day Draft LPS



2. The mapping

Access from our [website](#) - temporarily available


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My Community

Our Environment

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My Property

- > **Local Provisions Schedule (LPS)**
- > Building and Plumbing
- > Cats
- > Dogs
- > Rates
- > Planning
- > Waste
- > Wood Heater Etiquette
- > PDF quick links

Local Provisions Schedule (LPS)

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[PlanBuild](#)

Demonstration



[Start enquiry](#)

[Contact us](#)



Start your property enquiry

Tasmania's enquiry portal for Planning, Building, Plumbing, Public and Environmental Health



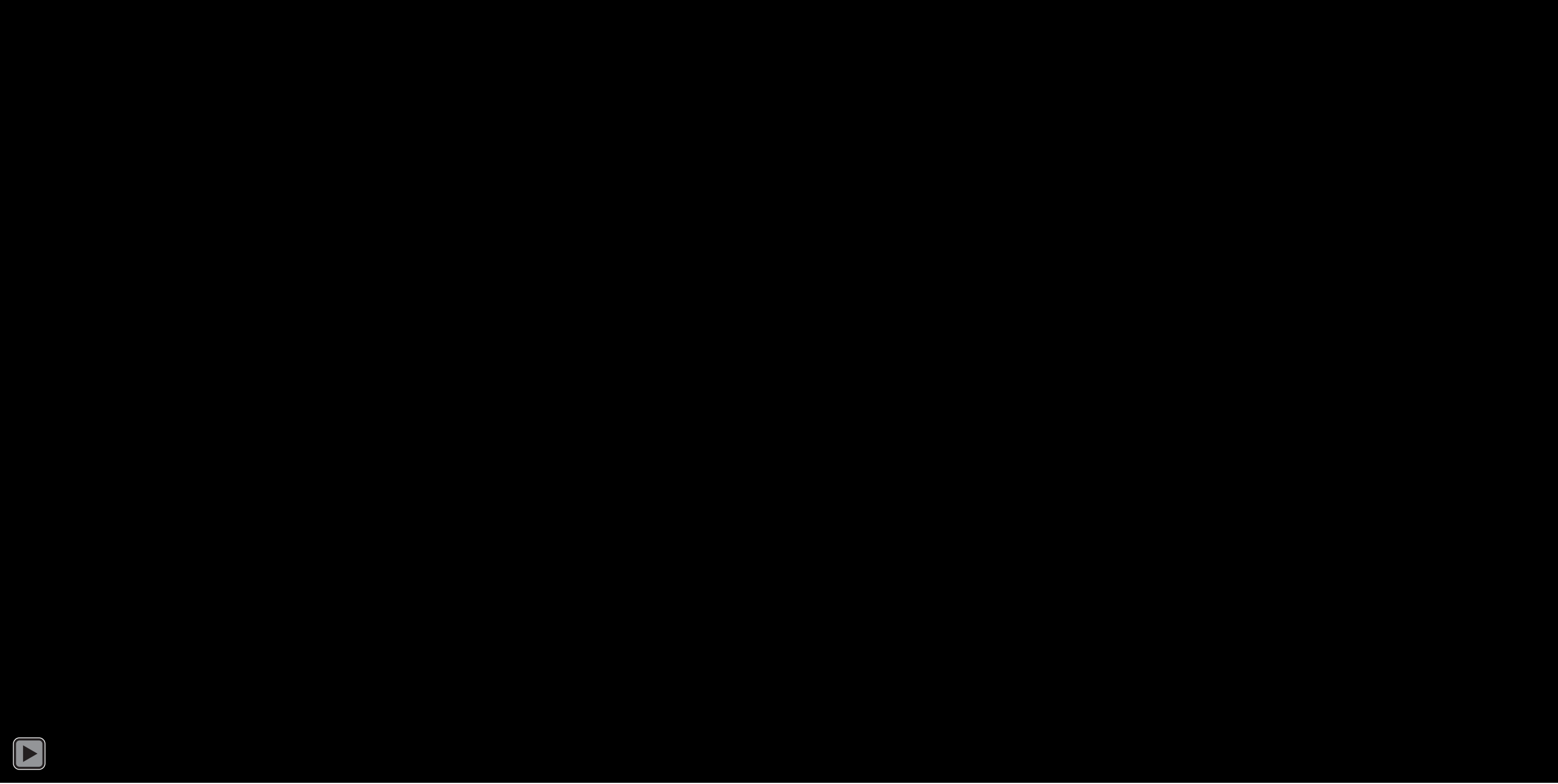
[About PlanBuild Tasmania](#)



[How to use PlanBuild Tasmania](#)



[About property development](#)



Self Help

1. Council's Website



- > Local Provisions Schedule (LPS)
- > Building and Plumbing
- > Cats
- > Dogs
- > Rates
- > Planning
- > Waste
- > Wood Heater Etiquette
- > PDF quick links

Planning

Please find a copy of the amended Planning Scheme for our area here: [PDF Break O'Day Interim Planning Scheme 2013 – last updated 22 February 2022 – PD8](#) This amended version will now be used to assess all applications **received after 22 February**.

The amended Planning Scheme is a result of the State Government's Interim Planning Scheme Directive (IPD No:4).

An IPD provides for a draft planning directive to have interim effect while it is being formally assessed by the Tasmanian Planning Commission.

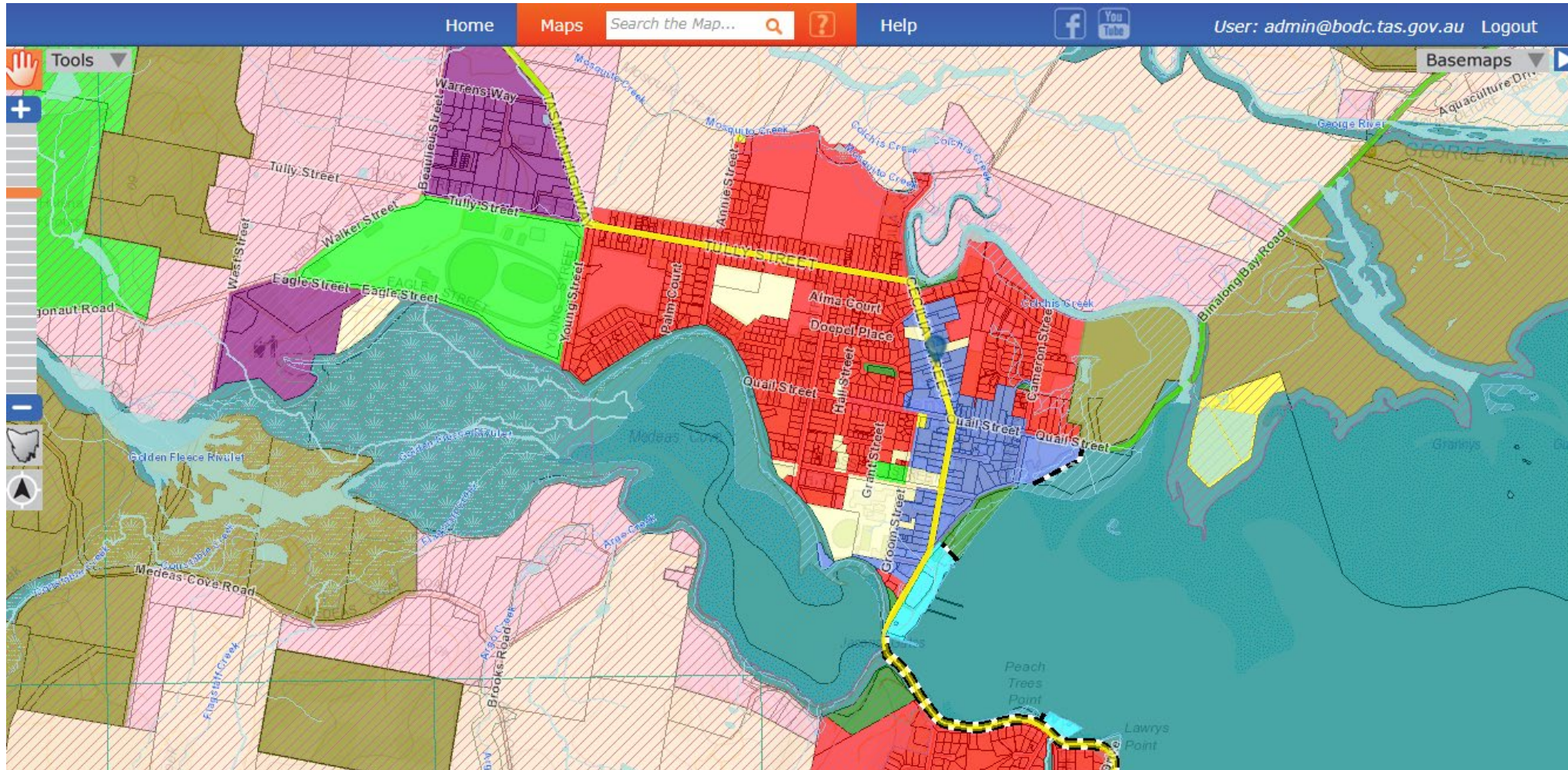
For more information on IPD No: 4. Please click here:

FAQS and useful information

- [PDF How to Lodge](#)
- [PDF FAQ-Home occup.](#)
- [PDF FAQ-Rural Resource](#)
- [PDF FAQ-Visitor Accommodation.](#)
- [PDF Planning Flow Chart No Permit](#)
- [PDF Planning Flow Chart Discretionary](#)
- [PDF Planning Flow Chart Permitted Applications](#)

Self Help continued.

2. [ListMap](#)



Real Estate Agents:

- Listing a property – ListMap;
- [Real Estate Signs](#):

<p>Real Estate Sign</p> 	<p>means a temporary sign placed upon or adjacent to a building, lot subdivision or parcel of land advertising the lease, rent or sale of the said building, lot or parcel of land and has a maximum display area of 1.5 square metres (residential or rural property) or 3 square metres (commercial or industrial property) .</p>
--	---

E 15.4.7

Real Estate signs must be:

- removed within 60 days following the lease or a contract of sale being placed on the property unless property settlement occurs prior.
- Other than for intersection pointer signs less than 300mm in area, all real estate signs must be located within the property boundary of which it relates.
- Not affixed to trees or other vegetation.

E15.4 Use or Development exempt from this Code

E15.4.1 Bunting Signs, Construction Signs, Directory Signs, Election Signs, Historical or Memorial Signs, Identification Signs, Incidental Signs; Off-Premises signs, Portable signs, Public Signs, **Real Estate Signs**, Vehicle Signs, Window Signs and Xmas Light Signs, provided they meet the standards as described in E15.3.

Director's Determination – Categories of Building and Demolition Work

Read the [Director's Determination - Categories of Building and Demolition Work \(PDF, 984.5 KB\)](#)

Risk categories	Examples	Approval process	Who can do the work
Low risk work	<ul style="list-style-type: none"> fences low decks farm sheds carports 	<p>No permit or approval for performing building work.</p> <p>May require planning approval</p>	Most work can be carried out by an owner. Some larger projects can be carried out only by a licensed builder without a building permit
Medium risk work (notifiable work)	<ul style="list-style-type: none"> A detached house or unit including residential alterations or extensions 	An application (Notice of Work) made to a building surveyor, for a Certificate of Likely Compliance	Can be carried out by a licensed builder with regulatory oversight by a building surveyor. Council will need to be notified that the work is taking place but doesn't need to give approval.
High risk work (Permit work)	<ul style="list-style-type: none"> Commercial, industrial or public buildings, residential buildings that need a planning permit Owner builder work Most works in Hazardous areas 	An application to council for a Building Permit	Will still need to go through a full building approval process with the council.

Plumbing work

Read the [Director's Determination - Categories of Plumbing Work \(PDF, 838.9 KB\)](#).

Risk categories	Examples	Who can approve	Who can do the work
Low risk work	<ul style="list-style-type: none">• Changing fixtures and fittings• Repairs	No permit or approval for performing low risk plumbing work	Licensed plumber (owner may perform very minor work such as changing a tap washer)
Medium risk work (notifiable work)	Majority of work undertaken in existing buildings: <ul style="list-style-type: none">• installation of new fixtures in bathrooms• kitchen renovations	An application (Notice of Work) made to the Permit Authority, for a Certificate of Likely Compliance	Licensed plumber
High risk work (Permit work)	Commercial high rise buildings and all the high risk types that need a special plumbing permit under the current Act: <ul style="list-style-type: none">• On-site wastewater management systems• Backflow prevention devices	An application to council for a Plumbing Permit	Licensed plumber

Demolition work

Read the [Director's Determination - Categories of Building and Demolition Work \(PDF, 984.5 KB\)](#)

Risk categories	Examples	Who can approve	Who can do the work
Low risk work	<ul style="list-style-type: none"> Garage or sheds 	<p>No permit or approval for performing demolition work</p> <p>May require planning approval</p>	Owner or a competent person
Medium risk work (notifiable work)	<ul style="list-style-type: none"> Detached dwelling 	An application (Notice of Work) made to a building surveyor, for a Certificate of Likely Compliance	Licensed demolisher or builder
High risk work (Permit work)	<ul style="list-style-type: none"> Multi-storey commercial building 	An application to council for a Demolition Permit	Licensed demolisher or builder

Design documentation	Explanatory notes
Schedule 1 Single Storey_(PDF, 3.5 MB) Example only	<p>This example plan details a single storey brick veneer dwelling on concrete slab. CBOS has updated this design to create a dwelling that could accommodate people with a range of disabilities including physical and sensory. Whilst it is not a legislative requirement to provide this level of accessibility in residential design, CBOS would like to demonstrate how it may be achieved with minimal cost and encourage designers to consider access in design. Please refer to Drawing number UA01 for details.</p>

[Examples of domestic building design documentation
\(cbos.tas.gov.au\)](#)

Application for Search of Property Information



PID:

Office use

****Non Refundable Payment of \$30.00 is required at time of application**

ADDRESS OF PROPERTY

Street No.

Street

Town

A search for Property Information can include the items listed below. Please tick the appropriate box or boxes for the information you require & if available we will forward them to you via email. In some instances this may take up to 2 weeks if a search of our offsite archives is required.

Once complete please submit this form at the council office or via email to admin@bodc.tas.gov.au. We will contact you for payment. Please note not all searches will be successful.

☐ House Plans

☐ Building Permit

☐ Drainage/Stormwater Plans

☐ Plumbing Permit

☐ Occupancy/Completion Certificate

☐ Planning Permit (Post 1996 builds only)

APPLICANT DETAILS

Name:

Phone No:

Postal
Address

Mobile No.

Email address:

SIGNATURE OF APPLICANT:

DATE:

OWNERS AUTHORISATION (REQUIRED IF NOT APPLICANT)

Name:

Phone No:

SIGNATURE OF OWNER:

DATE:

PRIVACY STATEMENT

The personal information requested on this form is being collected by Council to assist with this search for information. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Break O'Day Council; data service providers engaged by Council from time to time; and any other agent to Council. If you cannot provide or do not wish to provide the information sought, Break O'Day Council will be unable to process your application. You may make application for access or amendment to information held by Council. Enquiries concerning the matter can be addressed to: Information Officer Break O'Day Council, 32-34 Georges Bay Esplanade, St Helens TAS 7216. Or email: admin@bodc.tas.gov.au.

337 Requests

337 requests are property sale reports which are generated by Councils Development Services team however requires coordinated approach with Rates, Works, Engineering, Planning and Building

Some settlement timeframes being proposed are unachievable – delays in 337's are causing issues with settlements

Please ensure adequate settlement times frames to allow for this process to occur

Completions of Old Files

Typically Councils were very poor at final documentation in the early 1990's when legislation changed

The 1994 Regulations were introduced 1st July 1994 from this point Completions were required;

Council are proactively getting through these outstanding files however hundreds more to go which
may cause delays in settlement

Completions are being issued and inspected free of charge for these older files

Work less than \$5, 000 does
not need a building permit?

False – This was a provision under the old Building Act 2000. Any building work needs to be assessed as either Low Risk, Notifiable Building Works or Permit Works

I have purchased my kit shed
does this mean I can prepare my
own site plan

True - a competent persons can
provide a to-scale site plan &
submit for both planning and
building approvals

I would like to add a Toilet – can
I prepare my own plumbing plan

False – All plumbing designs must be submitted by a licensed designer or plumber

Can I install roof gutters as an Owner Builder

False – All Roof plumbing (including sheds) must be installed by a licenced plumber or a licenced builder with roof drainage endorsement

If the work is considered low risk and im using
licenced builder can I go ahead with the work as
per media releases and Minister advice

FALSE – You need to obtain advice from Council that no other regulatory approvals are required such as planning and plumbing approvals.

I need to install gutters and downpipes to my shed in a rural area, can I do this work myself?

False – All plumbing works is required to be carried out by a licenced plumber

For Builders:

Planning Permit conditions form part of Building Permit conditions. This means that Council cannot issue completion certificates until items such as cross overs and driveways are completed. Builders are being caught with contractual disputes as Completion Certificates can be a requirements for completion of contract.

For Builders:

Hi all,

Please be advised that the Building Surveying Services of Council have updated their requirements for completions of Building Applications in accordance with the *Building Act 2016*.

You will be aware that we have previously always required: Glazing, Waterproofing, Insulation and if applicable Wood Heater Installation forms. However, under the Building Act 2016 the *Form 71A – Standard of Work Certificate* actually covers these requirements. The past few years we have still required and obtained these forms just to ensure compliance etc, however, we want to simplify things.

It is important to note that as the licenced builder, when providing the Standard of Work Certificate – Building Work (Form 71A) – this confirms that the building work is complete, in accordance with the National Construction Code, approved plans/specifications and any applicable conditions.

Moving forward Council will now only request builders to provide the Form 71A and all other relevant certifications and records are required to be collected and maintained by you and the licenced.

Please note: The Form 71A includes circumstances where the specific work is completed by various sub-trades.