

CODEWISE CERTIFIERS

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COMMERCIAL APPLICATION FORM:

- ☒ CONSTRUCTION CERTIFICATE
☐ COMPLYING DEVELOPMENT CERTIFICATE
☐ - SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008
☐ - SEPP (THREE PORTS) 2013
☐ - SEPP (INFRASTRUCTURE) 2007
☒ PRINCIPAL CERTIFIER
(please tick)

Office Use Only

CC/CDC No. _____
Job No. _____
Received: _____
Signature: _____

Under Sections 4.19, 6.3, 6.4, 6.6, 6.7 and 4.27; 4.28 of the Environmental Planning and Assessment Act 1979, and Clause 7 & 120 of the Environmental Planning and Assessment (Development Certification & Fire Safety) Regulations 2021

SUBJECT LAND				
UNIT/STREET NO.	Part Lot 2 / 21	STREET	Racecourse Road	
SUBURB	Teralba		POST CODE	2284
LOT NO.		SECTION	DP	

APPLICANT DETAILS				
NAME	Kevin Thompson			
COMPANY	Concrush Pty Ltd.			
UNIT/STREET NO.	Part Lot 2 / 21	STREET	Racecourse Road	
SUBURB	Teralba		POST CODE	2284
PHONE	44583777	MOBILE	0408 687093	
EMAIL				
SIGNATURE OF APPLICANT	x <i>[Signature]</i>		DATE	31/5/2022

(Capacity) This application may only be made by a person who is eligible to appoint a Principal Certifier, i.e. the owner or the person having the benefit of the Development Consent – the builder may not make this application unless the builder is the owner of the land.

I / We having the benefit of the Development Consent and/or the Owner/s of the above property consent to the above Applicant and engage and authorise Des Lynch Principal Certifier of CodeWise Certifiers trading as Bertram Lynch Building and Environmental Services Pty Ltd to provide the Construction Certificate/Complying Development Certificate and to act as the Principal Certifier for the subject building works, and/or carry out site inspections and lodge the Notice of Commencement / Appointment of the Principal Certifier with the relevant Council. I declare that all the information provided is true and correct. I acknowledge that failure to comply with any of the Principal Certifier's requirements may result in the Principal Certifier issuing a Written Directions Notice and/or further legal actions being undertaken in accordance with the Agreement for the Performance of Certification Work & Standard Contract

CONSENT OF OWNERS / APPOINTMENT OF PRINCIPAL CERTIFIER				
NAME	Frieda Bidas			
COMPANY	B & S Scrap Metals Pty Ltd.			
UNIT/STREET NO.	21	STREET	Racecourse Road	
SUBURB	Teralba		POST CODE	2284.
PHONE		MOBILE		
EMAIL				
SIGNATURE OF REGISTERED OWNER	x <i>[Signature]</i>		DATE	21.6.2022

DESCRIPTION OF PROPOSED DEVELOPMENT

Placement of transportable buildings on site & disabled ramp + weight bridges.

DEVELOPMENT INFORMATION			
DEVELOPMENT CONSENT NO. (CC ONLY)	SSB 8753	DATE OF DETERMINATION	27.3.2020
LOCAL GOVERNMENT AREA (COUNCIL)	Lake Macquarie		
BCA BUILDING CLASSIFICATION			
ESTIMATED COST OF WORKS	\$ 228,000	The contract price, or if there is no contract a genuine and accurate estimate for all labour and material costs associated with all demolition and construction required for the development including GST	

DEVELOPMENT INFORMATION			
EXISTING USE OF SITE I.E. COMMERCIAL ETC	Industrial	GROSS FLOOR AREA OF BUILDING M ² EXISTING	
GROSS FLOOR AREA OF BUILDING M ² PROPOSED	87	SITE AREA M ²	2400m ²
NUMBER OF STOREY'S (INCLUDING UNDERGROUND)	1	NUMBER OF EXISTING DWELLINGS	0
NUMBER OF DWELLINGS PROPOSED	0	NUMBER OF DWELLINGS TO BE DEMOLISHED	0
IS THE NEW DWELLING ATTACHED TO THE EXISTING	0	DOES THE LAND CONTAIN A DUAL OCCUPANCY	0
THE ESTIMATED AREA IN SQUARE METRES, OF BONDED ASBESTOS MATERIAL OR FRIABLE ASBESTOS MATERIAL THAT WILL BE DISTURBED, REPAIRED OR REMOVED IN CARRYING OUT THE DEVELOPMENT			
0 M ² N/A <input checked="" type="checkbox"/>			

LIST OF DOCUMENTS ACCOMPANYING THIS APPLICATION (EMAILED PDF DOCS PREFERRED) PLEASE TICK (NOTE: I/A – IF APPLICABLE)			
ARCHITECTURAL PLANS	DESIGN STATEMENT	COPY OF DA CONSENT CONDITIONS	<input checked="" type="checkbox"/>
ENGINEERING PLANS	<input checked="" type="checkbox"/> HUNTER WATER STAMP (ON ARCHITECTURAL PLANS)	COMMERCIAL SPECIFICATIONS	<input checked="" type="checkbox"/>
STORMWATER PLAN	<input checked="" type="checkbox"/> MINE SUBSIDENCE STAMP (ON ARCHITECTURAL PLANS)	SECTION 10.7 CERTIFICATE (CDC)	
LONG SERVICE LEVY RECEIPT	COPY OF APPROVED DA STAMPED PLANS	PROPERTY TITLE SEARCH (CDC)	
FLOODING CERTIFICATE (I/A)	BUSHFIRE REPORT (CC) / BAL CERTIFICATE (CDC) (I/A)	ARBORIST REPORT (I/A)	
GEOTECHNICAL REPORT (I/A)	REGISTERED SURVEYORS CERTIFICATE (I/A)	S138 ROADS ACT APPROVAL (I/A)	<input checked="" type="checkbox"/>
SECTION 7.12 CONTRIBUTIONS	<input checked="" type="checkbox"/> FIRE ENGINEERING REPORT	OTHER	<input checked="" type="checkbox"/>

PROJECT MANAGEMENT (PRINCIPAL CONTRACTOR)			
NAME / COMPANY	Concrush Pty Ltd.		
UNIT/STREET NO.	21 STREET	Racecourse Road	
SUBURB	Teralba. 2284.	MOBILE	0408687093
EMAIL	kevin@concrush.com.au.	BUILDERS LICENCE NO.	—
OWNER BUILDER	<input checked="" type="checkbox"/>	PERMIT NO.	

CONSTRUCTION MATERIALS INFORMATION REQUIRED FOR THE AUSTRALIAN BUREAU OF STATISTICS

Please complete this table indicating the types of building materials to be used in associated with this application

WALLS:	CODE	✓	ROOF:	CODE	✓	FLOOR:	CODE	✓	FRAME:	CODE	✓
Brick (Double)	11		Tiles	10		Concrete / Slate	20		Timber	40	
Brick (Veneer)	12		Concrete / Slate	20		Timber	40		Steel	60	
Concrete / Stone	20		Fibre Cement	30		Other	80		Aluminium	70	
Fibre Cement	30		Steel	60		Not Specified	90	<input checked="" type="checkbox"/>	Other	80	
Timber	40		Aluminium	70					Not Specified	90	<input checked="" type="checkbox"/>
Curtain Glass	50		Other	80							
Steel	60		Not Specified	90	<input checked="" type="checkbox"/>						
Aluminium Cladding	70										
Timber/ Weatherboard	40										
Other	80										
Not Specified	90	<input checked="" type="checkbox"/>									

Relocated Building Footings.

Please Note: Where the existing building is subject to an alternative solution a statement from another Principal Certifier is to be provided prior to the issue of the CC/ CDC

Please Note: That all owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority e.g. Power of Attorney, Company Director, Executor, Trustee. Documents accompanying this application shall be as prescribed by the Environmental Planning & Assessment Act, 1979, as amended, and Schedule 1 of the Environmental Planning & Assessment Regulation 2000, as amended. The original signed application form is to be mailed to or electronically sent to Codewise Certifiers. A faxed copy cannot be accepted.

SCHEDULE TO APPLICATION FOR CERTIFICATION &/OR PRINCIPAL CERTIFIER

SCHEDULE OF EXISTING/PROPOSED OR MODIFIED FIRE SAFETY MEASURES
(for any existing building and the land on which it is situated)

ITEM No.	PROPOSED / EXISTING MEASURE	IS THIS MEASURE INSTALLED IN THE BUILDING? Yes/ No	IF YES, ENTER THE CURRENT STANDARD OF PERFORMANCE (EG: BCA AND AUST STANDARD)	PROPOSED ALTERATION OF EXISTING MEASURE OR PROPOSED NEW MEASURE (✓)
1.	Access Panels, doors and hoppers to fire resisting shaft			
2.	Automatic fail-safe devices			
3.	Automatic fire detection and alarm system			
4.	Automatic fire suppression system (sprinkler)			
5.	Automatic fire suppression system (others - specify)			
6.	Emergency lighting			
7.	Emergency lifts			
8.	Emergency warning and intercommunication system			
9.	Exit signs			
10.	Fire control centres and rooms			
11.	Fire dampers			
12.	Fire Doors			
13.	Fire hydrant systems			
14.	Fire seals (protecting openings in fire resisting components of the building)			
15.	Fire shutters			
16.	Fire windows			
17.	Hose reel system			
18.	Light weight construction			
19.	Mechanical air handling systems			
20.	Perimeter vehicle access for emergency vehicles			
21.	Portable fire extinguishers	YES	E1.6 BCA	
22.	Pressurising system			
23.	Safety curtains in proscenium openings			
24.	Smoke and Heat Vents			
25.	Smoke dampers			
26.	Smoke detectors and heat detectors			
27.	Smoke doors			
28.	Solid-Core doors			
29.	Stand-By Power Systems			
30.	Wall wetting sprinkler and drencher systems			
31.	Warning and operational signs			
32.	OTHERS – Specify			

This is an accurate statement of all the existing fire safety schedule implemented in the whole building and the land on which it is situated.

Signed: 
(owner/agent)

Name: Kevin Thompson

Date: 31/5/2022

This Agreement is between:
Des Lynch of CodeWise Certifiers (the Registered and Principal Certifier) and the **Client**

- The Certifier is a Registered Certifier and is authorised to carry out the certification work which is the subject of this Agreement.
- The Client seeks to engage the Registered Certifier to perform certification work on the terms set out in this Agreement and CodeWise Certifiers Standard Contract Rev R1.4 dated July 2020.

PART A – REGISTERED CERTIFIER

NAME OF REGISTERED CERTIFIER	Des Lynch
REGISTRATION NO.:	BDC0238
REGISTRATION LEVEL:	A1 Unrestricted Registered Certifier
NAME OF COMPANY:	CodeWise Certifiers
BUSINESS & POSTAL ADDRESS:	Suite 20, Lvl 1, 121 Lawes Street EAST MAITLAND NSW 2323 PO Box 2315 GREENHILLS NSW 2323
PHONE:	02 4001 0937
EMAIL:	office@codewisecert.com
INSURANCE DETAILS:	Lloyd's of London & Berkley Insurance Company via PEN Underwriting Pty Ltd
POLICY NO.:	B1768EC2100013 & 018FN/0411490
PERIOD OF INSURANCE COVER:	12/01/2021 to 12/01/2022

PART B – THE CLIENT

NAME OF APPLICANT	Concrush		
ADDRESS:	21 Racecourse Road		
SUBURB:	Teralba	POST CODE:	
PHONE / MOBILE:	P: 4958 3777	M:	0408 687 093
EMAIL:	kevin@concrush.com.au		

PART C – THE DEVELOPMENT

DESCRIPTION OF DEVELOPMENT:	Capacity expansion including 24,000 m ² of hardstand		
PROPERTY ADDRESS:	21 Racecourse Rd Teralba. 2287.		
TITLE DETAILS (LOT, DP, SECTION):	Part of Lot 2	DP	220347

PART D – INSPECTIONS

All Mandatory Critical Stage Inspections of the development site or the development required under the Environmental Planning & Assessment Regulation will be carried out by:

Registered Certifier:	Des Lynch – A1 Unrestricted Registered Certifier
Registration No.:	BDC0238

PART E – CERTIFICATION WORK TO BE PERFORMED (PLEASE TICK RELEVANT BOX/ES)

<input type="checkbox"/> Determination of an application for a Complying Development Certificate
<input checked="" type="checkbox"/> Determination of an application for a Construction Certificate
<input checked="" type="checkbox"/> Carrying out the Role and functions of Principal Certifier
<input checked="" type="checkbox"/> Determination of an application for an Occupation Certificate

→ Refer to Standard Contract attached for further information

PART F – FEES, CHARGES, DISBURSEMENTS AND VARIATIONS

- The fees and charges for the determination of an application for a development certificate and for Des Lynch to carry out the role and functions of the Registered and Principal Certifier for the development are set out in the attached Fee Proposal.
- The set fees and charges for the determination of an application for a development certificate and for carrying out the role and function of the Registered and Principal Certifier for the development, must be paid in full to the Registered Certifier before or at the time an application is lodged and before the Registered Certifier commences to carry out any of those functions.
- In the case of fees and charges that may be payable for work arising from unforeseen contingencies, the basis on which those fees and charges are to be calculated are set out in accordance with this agreement and the relevant Standard Contract attached.

- The Registered Certifier will undertake for a fixed fee all work involved in assessing, determining and finalising the application as set out in the Description of Services, to the terms of the Standard Contract.

DISBURSEMENTS

Additional services will be charged in accordance with our standard rates and disbursements as follows:

- Standard professional service rate is \$280.00 plus GST per hour charged in 15min increments
- Travel time charged at standard professional service rate
- Car expenses at \$1.20 per kilometre (only where in excess of 25km return trip-site specific)
- Other disbursements such as accommodation, meals, courier, plan printing, and the like are charged at cost plus 10% administration (site specific)
- Add applicable GST (currently 10%) to the above rates and costs.

VARIATIONS

Variations initiated by the Client or outside our scope of works as detailed may be subject to additional costs at our quoted rate where appropriate Modified Construction / Complying Development Certificates are subject to 60% of the CC/CDC fee. Part Occupation Certificates will be at Occupation Certificate rates.

PART G - ENFORCEMENT

The Environmental Planning and Assessment Act and Regulations requires Des Lynch as the Registered Certifier and Principal Certifier to undertake enforcement of compliance, where work has not been undertaken in accordance with the consent. The fee proposal is based on compliance with the Development Consent, Complying Development Certificate and the approved Construction Certificate documentation. Any works associated with the investigation of a complaint notified by a third party relating to the development an enforcement fee will be charged at our standard hourly rates and inspection fee rates. If it is noted compliance is not being undertaken, a Written Directions Notice will be issued. For the process and investigation of issuing a Written Directions Notice under the legislation, this process requires a minimum of 2 site inspections for investigation and a minimum 4 hours at our standard hourly rates for the notice, all enforcement fees are to be payable within 7 days from issue of invoice in accordance with the terms of CodeWise Certifiers Standard Contract.

PART H – STATUTORY OBLIGATIONS

An information brochure which includes information about statutory obligations is attached to this agreement, and is also available on the NSW Fair Trading website. The NSW Fair Trading is the statutory body that accredits the Registered Certifier and administers the Building and Development Certifiers Act 2018 and the Building and Development Certifiers Regulation 2020.

PART I – DATE OF AGREEMENT

This agreement is made on:

1/6/2022

day of

2022 . (year)

PART J – SIGNATURE

I/We agree that we have read and understand the above Agreement for the Performance of Certification Work; CodeWise Certifiers Registered / Principal Certifier Standard Contract Terms and Conditions Rev R1.4 dated July 2020; and the Fair Trading Information Sheet attached.

I/We :

1. Has/have freely chosen to engage the particular certifier, and
2. Has/have read the contract and any document accompanying the contract understands the roles and responsibilities of the person and the registered certifier.

Signed / Executed by the Owner/s of the land or person/ company listed on the DA:

Name: Kevin Thompson

Signature: [Signature]

Company: Concrush Pty Ltd

Signed / Executed by Des Lynch of CodeWise Certifiers, Director | A1 Unrestricted Registered Certifier

Dated: 1.6.2022

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development



Anthea Sargeant
Executive Director
Regions, Industry and Key Sites

Sydney

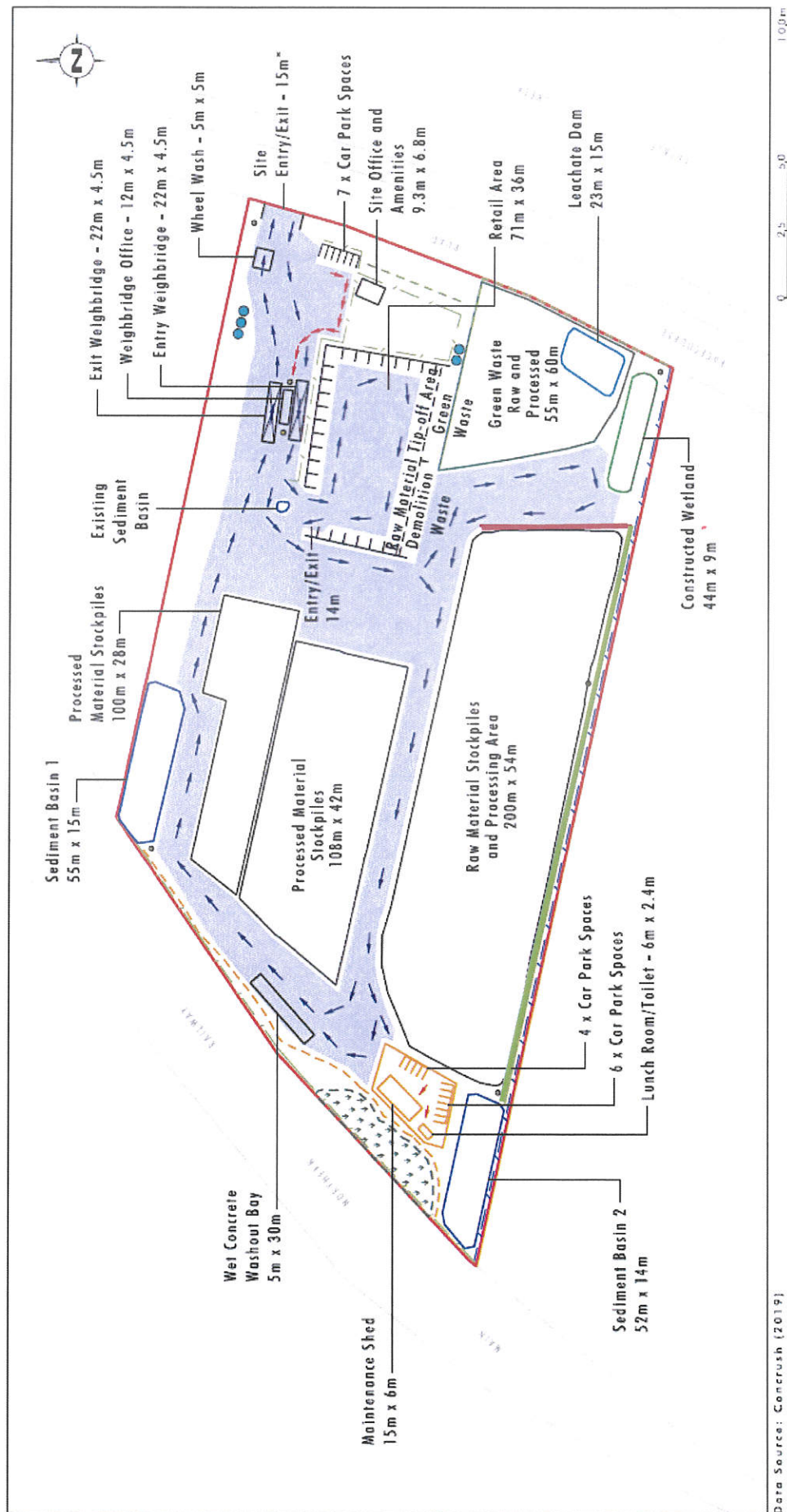
27/3/2020

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SCHEDULE 1

Application Number:	SSD 8753
Applicant:	Concrush Pty Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	21 Racecourse Road, Teralba (Lot 2 DP 220347)
Development:	The staged expansion and increase in the processing capacity of an existing resource recovery facility to 250,000 tonnes per year of general solid waste (non-putrescible) with a maximum storage capacity of 150,000 tonnes at any one time.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS



Legend

- Project Site
- Production Compound
- Processing and Stockpile Areas
- Sediment Basin
- Green Waste Area
- Existing Wetland Area with Buffer
- Landscaped Earth Bund (1 in 100 Year Flood Mitigation)
- Existing Earth Bund
- Existing 2m High Fence
- Proposed 2m High Fence
- Proposed 3m High Concrete Block Wall
- Proposed 3.5m High Concrete Block Wall
- Existing Water Tanks
- Proposed Security Lighting
- Internal Roads/Hardstand Area
- General Vehicle Movement

Figure 1: Stage 1 Conceptual Layout

Stage 1 - Conceptual Layout
Up to 200 000 Tonnes per Annum

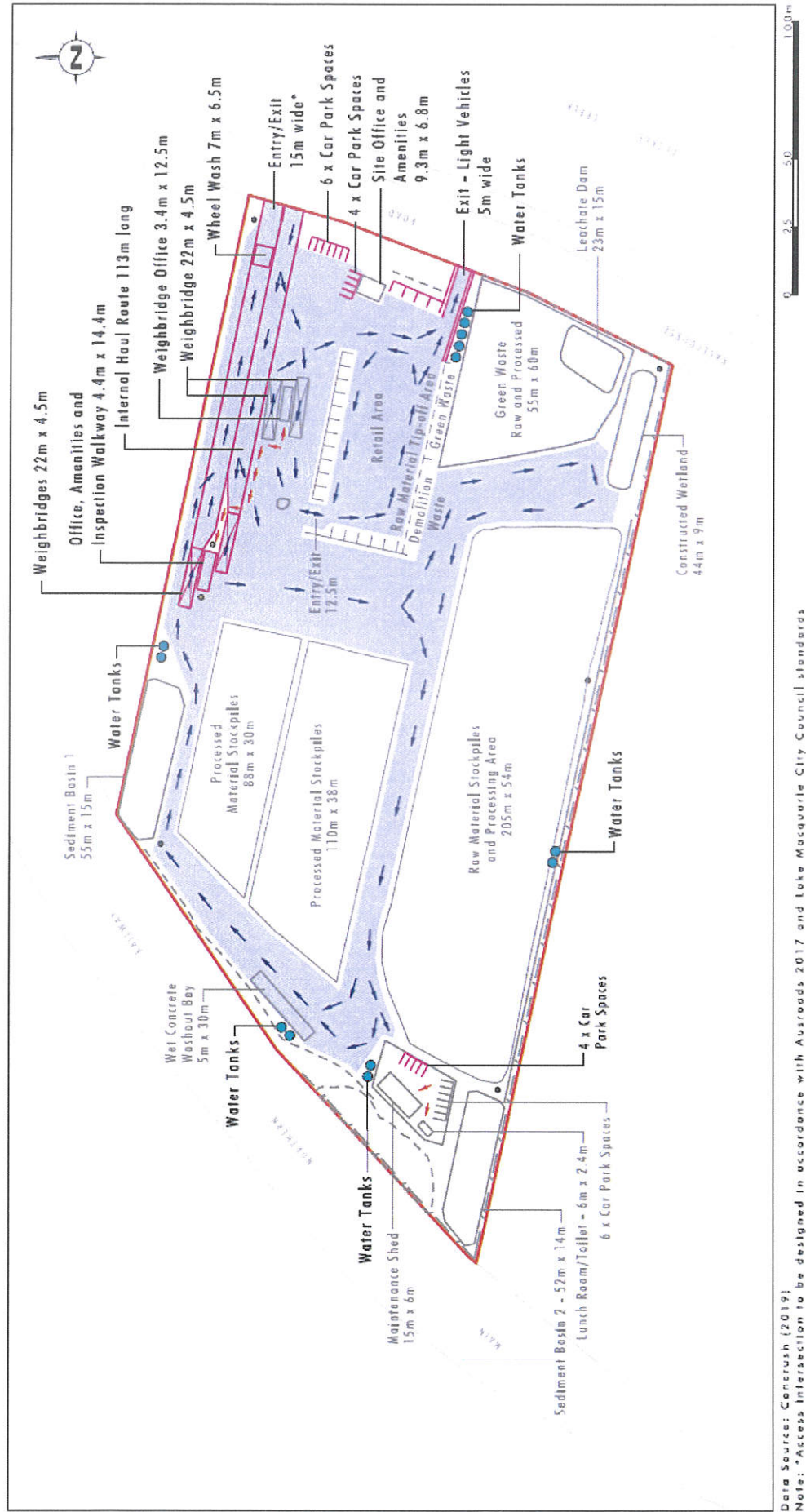


FIGURE 3.3

Stage 2 Conceptual Layout
Up to 250 000 Tonnes per Annum

Figure 2: Stage 2 Conceptual Layout