



# A Resource for Certifiers

## Frequently Asked Questions

---

## What is this fact sheet about

To provide general guidance to Certifiers operating in the Goulburn Mulwaree Local Government Area, regarding the availability of Council's policies, procedures and information that can be readily accessed and used, to assist with certification requirements.

## Development Contributions levied under section 7.11 & 7.12 of the *Environmental Planning & Assessment Act 1979*.

What is the relevant Development Contributions plan applicable to Goulburn Mulwaree?

- The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (LICP) is the relevant plan, available from the following link:  
<https://www.goulburn.nsw.gov.au/Development/plans-Strategies#section-6>

When are development contributions applicable?

- Generally, s7.11's apply to land subdivision or additional dwellings on a lot; or
- s7.12's apply for work over \$200k where s7.11's have not been previously charged. The plan should be reviewed for each certification approval, and specific advice sought.

Does Council provide a quote for this?

- Yes, Council will provide a *Summary of Charges*, valid for a specified period of time. A copy of the plans, the property address and the cost of development can be submitted to Council with a request to quote the relevant development contributions payable in respect to the development.

## Bonds

What type of development bonds are required?

- A public infrastructure (damage) bond is payable for any work over \$25,000 that has frontage to a sealed road with kerb and gutter.
- Additionally, Council may have imposed a performance, maintenance or street tree bond as a condition of development consent.

How is a damage bond paid?

- The damage bond can be paid by completing a *Damage Bond Application Form*, and submitting this form with payment to Council.
- The damage bond application form is available from the follow link:  
<https://www.goulburn.nsw.gov.au/Development/Forms-Property-Information#section-8>
- Customers who pay by cash, credit card or cheque will be issued with a receipt from Council.

Does Council provide a quote for this?

- Yes, Council will provide a *Summary of Charges*, valid for a specific period of time. A copy of the plans, the property address and the cost of development can be submitted to Council with a request to quote the relevant bond payable in respect to the development.

## Section 138 of the *Roads Act 1993*

When is a separate road opening permit required?

- When works are being undertaken in the road reserve (such as a driveway crossover) and a s.138 approval has not been granted as part of a development application (DA).

Does Council require an inspection for vehicle access crossings?

- Yes, both a pre-pour inspection and a final inspection of a vehicle access crossing is required.
- A satisfactory final inspection notice must be issued in order to reclaim any damage bond paid in relation to the maintenance and preservation of Council infrastructure located in the road reserve of the property frontage.

## Section 68 of the *Local Government Act 1993*

When is a s.68 approval required?

- The full requirements are detailed under section 68 of the *LG Act*, however the most common approval types required are when the development includes:
  - Water, sewer and/or stormwater work, either directly or indirectly connected to Council infrastructure
  - Swimming pools that backwash to Council's sewer
  - Installation of a solid fuel heater.
  - Disposing of waste into a sewer of Council (liquid trade waste).
  - Onsite wastewater system disposal.

Does a s.68 approval replace the *Water Management Act 2000* requirements?

- No

Do you require inspections for s.68 approvals?

- Yes, Council inspections may include internal and external plumbing/drainage and a final inspection.

What is the final form of compliance for completed s.68 works?

- A final inspection notice, required prior to the issue of an Occupation Certificate.

## Who is the Water Authority?

Goulburn Mulwaree Council is the Water Authority for all development in the Goulburn Mulwaree Local Government Area (LGA).

When is a section 305 application under the *Water Management Act 2000* applicable?

- A s.305 application is applicable for new connections to Council mains, and for any works that may impact Council services or as conditioned within a S68 approval. A s.305 application can be made following the issue of a complying development certificate, development consent or a section 68 approval.

## **Water Authority continued...**

What is the process involved?

- A s.305 application is made to Council's Utilities Department. A s.306 will be issued detailing the requirements for the development including water, sewer and stormwater contributions payable under S64 of the Local Government Act, and once satisfied a s.307 certificate of compliance will be issued.

Does Council require inspections for WMA approvals?

- Yes. On completion of the development and prior to issue of an Occupation Certificate.

What is the final form of compliance for a complete WMA approval?

- A section 307 Certificate.

## **Flood Certificate**

Does Council provide a certificate for addressing flood control lots?

- Yes, options include
  - A S10.7 Planning Certificate
  - A flood certificate application with payment of the relevant fee.

## **How do I contact Council?**

Certifiers may contact Council, in writing by email to [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au). All correspondence should reference the relevant Lot and DP, property address and contain sufficient plans and/or supporting documentation to allow Council to provide a suitable response to your enquiry.