



Australian Government

Department of Education, Employment and Workplace Relations

CPCCSV5004A Apply legislation to urban development and building controls

Release: 1

CPCCSV5004A Apply legislation to urban development and building controls

Modification History

Not Applicable

Unit Descriptor

Unit descriptor	This unit of competency specifies the outcomes required to research, interpret and apply appropriate land use and urban development to a conventional building project in compliance with relevant legislation and the Building Code of Australia (BCA).
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Application of the Unit

Application of the unit	This unit of competency supports the attainment of the understanding and skills to apply legislation to urban development and building controls through research, analysis, evaluation and reporting skills in the determination of compliance within the context of relevant legislation, the Building Code of Australia and Australian standards.
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Licensing/Regulatory Information

Not Applicable

Pre-Requisites

Prerequisite units	Nil
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Employability Skills Information

Employability skills This unit contains employability skills.

Elements and Performance Criteria Pre-Content

Elements describe the essential outcomes of a unit of competency.

Performance criteria describe the performance needed to demonstrate achievement of the element. Where bold italicised text is used, further information is detailed in the required skills and knowledge section and the range statement. Assessment of performance is to be consistent with the evidence guide.

Elements and Performance Criteria

ELEMENT	PERFORMANCE CRITERIA
1. Promote sustainable building and conservation practices in the community.	1.1. Environmental changes are determined due to land use and building development according to the natural elements of specific localities. 1.2. Development of settlements and the evolution of urban structures for specific communities are researched, analysed and documented. 1.3. Constraints on building development sites are identified and reported according to physical nature of environment. 1.4. Sustainable development and the benefits of conservation are recorded and promoted. 1.5. Controls on development are analysed and reported.
2. Identify the legal requirements relating to building developments.	2.1. Components of land use and building legislation are identified and documented, including the BCA as it applies to building developments. 2.2. Legislation affecting forms of development, including environmental safeguards, is identified and recorded. 2.3. Factors influencing safety of buildings and structures according to legislative requirements are identified and reported. 2.4. Aims and objectives of building and land use legislation are interpreted.
Determine individual and community responsibilities relating to approval applications for building and land use developments.	2.5. Consent requirements for building and land use approval are determined in accordance with application of building and land use legislation. 2.6. Development applications are prepared in accordance with legislative requirements. 2.7. List of relevant authorities involved with project development is documented. 2.8. Development application notices and responses are identified and prepared in accordance with legislative requirements. 2.9. Appeal rights for individuals and community relating to building and land use applications are identified and recorded in accordance with legislative requirements.
Interpret and apply building, land use and related legislation.	2.10. Building and land use legislation is applied to various classes of building in accordance with legislative requirements. 2.11. Special provisions of legislation are researched, identified and recorded. 2.12. Non-compliance with building, land use and

ELEMENT	PERFORMANCE CRITERIA
Determine the legal responsibilities of builders and owners relative to building projects.	other related environmental legislation is identified and recorded.
	2.13. Heritage and conservation legislation relating to building and land use is researched, identified and recorded.
	2.14. Environmental health issues influencing building and land use legislation are researched and documented.
	2.15. Responsibilities of builders and owners lodging building or land use applications are determined in accordance with legislative requirements.
	2.16. Notices, orders and issues with respect to applications and site safety signage requirements are identified and recorded in accordance with legislative requirements.
	2.17. Owner responsibility relating to construction of party walls is identified and recorded in accordance with legislative requirements.
Apply special provisions of building and land use legislation.	2.18. Owner responsibility relating to proposed work affecting adjoining land is identified and recorded in accordance with legislative requirements.
	2.19. Land division requirements are identified and recorded in accordance with legislative requirements.
	2.20. Special requirements for major projects relating to preparation and assessment of environmental impact statements are recorded in accordance with legislative requirements.
	2.21. Referral to prescribed government agencies and departments is identified and noted in accordance with legislative requirements.
	2.22. Land use requirements applying to specific locations are identified and recorded in accordance with legislative requirements.
	2.23. Vehicle parking requirements applying to developments are identified and recorded in accordance with legislative requirements.
Establish the system for dispute resolution.	2.24. Responsibilities of individuals under building and land use legislation are identified and recorded in accordance with legislative requirements.
	2.25. Appeal rights provided for under building and land use legislation are identified and recorded.

ELEMENT**PERFORMANCE CRITERIA**

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- 2.26. Consequences for non-compliance with orders and notices are documented.

Required Skills and Knowledge

REQUIRED SKILLS AND KNOWLEDGE

This section describes the skills and knowledge required for this unit.

Required skills

Required skills for this unit are:

- ability to respond to change and contribute to workplace responsibilities, such as current work site environmental and sustainability frameworks or management systems
- communication skills to:
 - enable clear and direct communication, questioning to identify and confirm requirements, sharing information, listening and understanding
 - written skills to:
 - record and report information and evaluations
 - prepare development application notices and responses
 - read and interpret:
 - BCA
 - legislation
 - reports
 - specifications
 - working drawings
 - use language and concepts appropriate to cultural differences
 - use and interpret non-verbal communication
- planning and organisational skills to collect, organise and analyse information
- technological skills to:
 - complete documentation and calculations
 - enable information gathering and analysis.

Required knowledge

Required knowledge for this unit is:

- authorities and powers of a building surveyor
- control and appeal system
- current home/commercial building development criteria

REQUIRED SKILLS AND KNOWLEDGE

- land use management models and concepts
- local market conditions
- processes for the administration and preparation of documentation
- processes for the interpretation of reports, working drawings and specifications
- relevant federal, state or territory legislation and local government policy and procedures
- research methods
- socioeconomic data.
- urban zoning.

Evidence Guide

EVIDENCE GUIDE

The evidence guide provides advice on assessment and must be read in conjunction with the performance criteria, required skills and knowledge, range statement and the Assessment Guidelines for the Training Package.

Overview of assessment

This unit of competency could be assessed in the workplace or a close simulation of the workplace environment, provided that simulated or project-based assessment techniques fully replicate construction workplace conditions, materials, activities, responsibilities and procedures.

Critical aspects for assessment and evidence required to demonstrate competency in this unit

A person who demonstrates competency in this unit must be able to provide evidence of the ability to:

- comply with OHS regulations applicable to workplace operations
- apply organisational management policies and procedures, including quality assurance requirements where appropriate
- evaluate, report data findings, recommend and classify at least one conventional building development in compliance with applicable local government planning scheme for urban development and building control projects associated with relevant legislation and the BCA
- provide reports to appropriate body/individual as determined by the project brief.
- apply strategic plans, and workplace policies and procedures.

Context of and specific resources for assessment

This competency is to be assessed using standard and authorised work practices, safety requirements and environmental constraints.

Assessment of essential underpinning knowledge will usually be conducted in an off-site context.

Assessment is to comply with relevant regulatory or Australian standards' requirements.

Resource implications for assessment include:

- an induction procedure and requirement
- realistic tasks or simulated tasks covering the mandatory task requirements
- relevant specifications and work instructions

EVIDENCE GUIDE

- tools and equipment appropriate to applying safe work practices
- support materials appropriate to activity
- workplace instructions relating to safe work practices and addressing hazards and emergencies
- material safety data sheets
- research resources, including industry related systems information.

Reasonable adjustments for people with disabilities must be made to assessment processes where required. This could include access to modified equipment and other physical resources, and the provision of appropriate assessment support.

Method of assessment

Assessment methods must:

- satisfy the endorsed Assessment Guidelines of the Construction, Plumbing and Services Training Package
- include direct observation of tasks in real or simulated work conditions, with questioning to confirm the ability to consistently identify and correctly interpret the essential underpinning knowledge required for practical application
- reinforce the integration of employability skills with workplace tasks and job roles
- confirm that competency is verified and able to be transferred to other circumstances and environments.

Validity and sufficiency of evidence requires that:

- competency will need to be demonstrated over a period of time reflecting the scope of the role and the practical requirements of the workplace
- where the assessment is part of a structured learning experience the evidence collected must relate to a number of performances assessed at different points in time and separated by further learning and practice, with a decision on competency only taken at the point when the assessor has complete confidence in the person's demonstrated ability

EVIDENCE GUIDE

and applied knowledge

- all assessment that is part of a structured learning experience must include a combination of direct, indirect and supplementary evidence.

Assessment processes and techniques should as far as is practical take into account the language, literacy and numeracy capacity of the candidate in relation to the competency being assessed.

Supplementary evidence of competency may be obtained from relevant authenticated documentation from third parties, such as existing supervisors, team leaders or specialist training staff.

Range Statement

RANGE STATEMENT

The range statement relates to the unit of competency as a whole. It allows for different work environments and situations that may affect performance. Bold italicised wording, if used in the performance criteria, is detailed below. Essential operating conditions that may be present with training and assessment (depending on the work situation, needs of the candidate, accessibility of the item, and local industry and regional contexts) may also be included.

Legislation is limited to:

- compliance with building and land use legislation and the Building Code of Australia for the purposes of applying building controls and evaluating urban development procedures. It interrogates impacts of settlement, the physical environment and land use.

Application of building and land use legislation includes:

- commercial environment - may be affected by rising, steady or falling markets
- cadastral maps
- demographic and socioeconomic data on populations in catchment areas
- enterprise management reports
- environmental impact statements
- locality maps
- market indicators:
 - absorption rates

RANGE STATEMENT

- current market in the area
- perceptions of the area
- type of client likely to be attracted to the market
- notices and orders issued with respect to applications and site safety signage requirements
- property statistics
- relevant local authority
- urban planning and local government databases.

Unit Sector(s)

Unit sector Construction

Co-requisite units

Co-requisite units Nil

Functional area

Functional area