



Australian Government

CPCCBS6007 Process planning applications for commercial buildings up to three storeys

Release: 2

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Modification History

Release	Comments
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|-----|---|
| 1.1 | Replaces superseded equivalent CPCCBS6007 Process planning applications for commercial buildings up to three storeys.

This version first released with CPC Construction, Plumbing and Services Training Package Version 1.1. |
| 1 | New unit of competency.

This version first released with CPC Construction, Plumbing and Services Training Package Version 1. |

Application

This unit of competency specifies the outcomes required to process planning applications for buildings included in Building Code of Australia (BCA) definitions for:

- classes 2 to 9 (up to three storeys), and
- three-storey class 1 buildings.

The unit covers gathering and assessing documentation that supports the planning application process required to obtain planning permission.

It supports the work of private and municipal building surveyors carrying out the statutory role of ensuring that proposed commercial building projects meet relevant compliance requirements prior to issuing planning permits.

Licensing, legislative, regulatory or certification requirements apply to this unit in some States. Relevant state and territory regulatory authorities should be consulted to confirm those requirements.

Pre-requisite Unit

Nil

Competency Field

Building surveying

Unit Sector

Construction

Elements and Performance Criteria

Elements describe the essential outcomes.

Performance criteria describe the performance needed to demonstrate achievement of the element. Where bold italicised text is used, further information is detailed in the range of conditions.

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| 1. Plan and prepare to assess planning application. | 1.1. Nature and scope of planning application are reviewed and relevant legislation, codes and local planning policies are accessed. |
| | 1.2. Specific timelines and administrative requirements of the relevant local authority are identified and clarified. |
| | 1.3. Proposed development site is inspected to determine suitability for proposed works. |
| | 1.4. Need for advice from external <i>consultants</i> with specialist expertise is identified and relevant consultants are engaged to provide advice throughout the planning application process. |
| 2. Assess planning application documentation. | 2.1. <i>Documentation</i> received in support of planning application is reviewed for accuracy, currency and completeness according to local authority requirements, and further information is requested from client where necessary. |
| | 2.2. Property ownership is confirmed with reference to titles and other relevant documentation. |
| | 2.3. Documentation submitted is assessed for compliance with current and relevant local planning scheme, codes and legislation, and areas of non-compliance are documented for discussion with client. |
| | 2.4. Site of proposed planning application is reviewed for possible environmental protection laws and exclusions, and compliance requirements are noted and documented for discussion with client. |
| | 2.5. Design plans are assessed for compliance with relevant legislation, codes and regulations, and areas of |

- non-compliance are documented for discussion with client, architect or building designer.
- 2.6. Required amendments to plans to ensure compliance and proposed alternative solutions are documented and communicated to client.
3. Assess revised design plans.
- 3.1. Revised plans and documentation re-submitted for planning approval are assessed for compliance.
- 3.2. Design features requiring clarification are discussed with client, architect or building designer as necessary to ensure plans meet compliance requirements.
- 3.3. Client is updated on progress of the planning application process as necessary.
4. Finalise planning permits.
- 4.1. Public notices are arranged according to planning requirements, and objections are documented and handled according to regulations and workplace procedures.
- 4.2. Final planning permit is processed, including relevant permission conditions that ensure protection of the environment, adjacent structures and where appropriate, heritage listed structures.
- 4.3. Copy of planning permit is submitted to local authority and client.

Foundation Skills

This section describes the language, literacy, numeracy and employment skills essential to performance in this unit but not explicit in the performance criteria.

Skill

Performance feature

- Learning skills to:
- independently access a range of resources required to support the planning application process
 - maintain currency of knowledge required to process planning approval applications across a range of jurisdictions through, for example, email alerts, conferences, or subscriptions to relevant journals.

This section describes the language, literacy, numeracy and employment skills essential to performance in this unit but not explicit in the performance criteria.

Skill	Performance feature
Numeracy skills to:	• understand a range of mathematical information contained in building design drawings and assessed as part of the planning approval process.
Oral communication skills to:	• select and use appropriate vocabulary when providing information or explanations to clients, or seeking additional information to support the planning approval process • use effective strategies to confirm or clarify instructions received from colleagues or clients.
Reading skills to:	• use different reading strategies to locate specific compliance requirements in a range of resources, including the BCA • understand technical documentation used in building projects and planning application documentation.
Writing skills to:	• complete planning permits using appropriate vocabulary and clearly stating any approval conditions.

Range of Conditions

This section specifies work environments and conditions that may affect performance. Essential operating conditions that may be present (depending on the work situation, needs of the candidate, accessibility of the item, and local industry and regional contexts) are included. Bold italicised wording, if used in the performance criteria, is detailed below.

<i>Consultants</i> must include at least one of the following:	• access consultants • energy efficiency assessors • fire services engineers • geotechnical engineers • heritage consultants • hydraulic engineers • mechanical engineers • structural engineers • waterproofing specialists.
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- Documentation** must include:
- concept drawings to scale, with relevant calculations, levels, notes and specifications
 - planning approval application form
 - proof of building site ownership.

Unit Mapping Information

No equivalent unit.

Links

Companion Volume implementation guides are found in VETNet -

<https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=7e15fa6a-68b8-4097-b099-030a5569b1ad>

Assessment Requirements for CPCCBS6007 Process planning applications for commercial buildings up to three storeys

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Performance Evidence

A person demonstrating competency in this unit must satisfy all of the elements, performance criteria and foundation skills of this unit. The person must process planning applications for three different projects involving the following class buildings as defined in the Building Code of Australia (BCA), where:

- one project must incorporate classes 2, 5, 6 and 7a
- one project must incorporate classes 3 or 9c
- one project must incorporate classes 7b and 8.

Each of the above buildings must be no more than three storeys.

In doing the above, the person must:

- identify relevant approving authority requirements for assessing and issuing planning permissions and ensure adherence to relevant administrative processes
- gather relevant planning application documentation, including drawings, for each building project and assess each application for compliance with relevant legislation, codes, regulations and local planning authority requirements
- analyse documentation supplied by at least one external consultant for each planning application, to ensure information is accurate and complete and to determine compliance of the planning application
- identify and note areas of non-compliance and produce a range of alternative solutions for client consideration

- document final planning permission for each building project, noting specific conditions and validity of each permit
- lodge final planning approval with the relevant authorities and notify the client.

Knowledge Evidence

A person demonstrating competency in this unit must demonstrate knowledge of:

- BCA classification and definitions for buildings included in classes 2 to 9
- construction methods and materials suitable for buildings in classes 2 to 9
- drawing symbols, notations, acronyms and construction terminology used in the National Construction Code (NCC), Australian standards, working drawings, and building design specifications
- legislative and local planning and building requirements governing the issuing of planning approval permits in the jurisdictions relevant to each building specified in the performance evidence
- legislative roles and responsibilities of those issuing planning permits in the relevant jurisdiction.

Assessment Conditions

Suitable assessment of performance requires:

- equipment:
 - computer with internet access and business software currently in use in building surveying practices
- materials:
 - documentation to support planning applications specified in the performance evidence
- specifications:
 - access to relevant and current building control legislation, regulations, codes and standards and state, territory or local authority planning policies
- relationships with team members and supervisor:
 - access to a team of building surveyors with various levels of experience and approval authority
- relationship with client:
 - access to a range of clients who may include owner builders, developers, architects and building designers.

Assessor requirements

Assessors must satisfy the assessor requirements in the *Standards for Registered Training Organisations* (RTOs) current at the time of assessment.

In addition, assessors must also demonstrate current membership of a relevant industry association and have current registration on the National Building Professionals Register in the Building Industry Control category (level 1) or be accredited under the Australian Institute of Building Surveyors (AIBS) National Accreditation Scheme at Building Surveyor level.

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