

Stage 5: Post determination – Get your approval to build and start work

Stage 5	Participants	Responsibilities
Post Determination	You / Your Team	Apply and obtain Construction Certificate (CC)
		Obtain Owner/Builder Permit if required and submit to certifier
		Sign contract with certifier's authority
		Obtain Home Owners Warranty if required and submit to certifier
		Appoint Certifying Authority (CA)
		Remain engaged with your team
		Build as per approved plans and ensure compliance with conditions of consent
	Ensure inspections are carried out	
	Certifiers (council or private)	Issue Construction Certificate (CC)
		Undertake mandated Inspections
Issue Occupation Certificate		

BEFORE YOU START BUILDING

Before you can start building (including site preparation works) you must do four things:



The Construction Certificate (CC) must be obtained from your council or an accredited certifier and includes your detailed building plans/engineering details and specifications. The plans will most likely contain a lot more information than your approved DA plans, to allow your builder to work directly from them. The building must be consistent with them and the development consent.

As owner your role is to work with the CA and the builder, keeping an eye on the work (and the terms of your development consent), managing the site and organising mandatory inspections. These inspections should be booked ahead of time to ensure that certifiers are available to attend

your site on the required day otherwise this may cause delays. The CA will brief the builder and you about the process. You have a role in ensuring that your team follows the procedures required for organising inspections – missing an inspection can lead to delays and complications.

Keeping a close eye on the work and being sure it is consistent with the development consent and any conditions attached is very important. Orders can be issued by council to stop work and fix any errors. This can cost time and money or even lead to penalties.



Helpful Hint - Other common approvals you may need in conjunction with your DA

Section 138 - Consent under Section 138 of the NSW Roads Act 1993 is required for any works or activities in a public reserve, public road way or footpath (nature strip). These types of applications are usually assessed by Council's engineers and may require additional technical information

Section 68 - Section 68 of the Local Government Act 1993 covers a range of activities that require an approval from Council including but not limited to plumbing work or installing a manufactured home. If you are applying for a DA, the application form will include a list of works that will require a Section 68 approval; you can select to apply for these using this form so you don't have to fill in another application later.

