



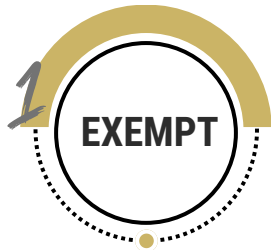
3 PATHWAYS TO BUILDING APPROVAL

Design and Approval Phase

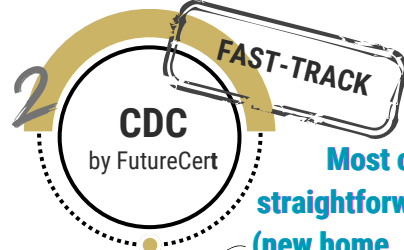
Start: Project is planned, designed & ready for approval. **First:** Confirm with Future Cert which pathway is permissible.

If council permission not required: Development is either exempt from approval or qualifies for fast-track assessment (CDC).

If council permission required: Development application is submitted to council for assessment and DA approval before CC.



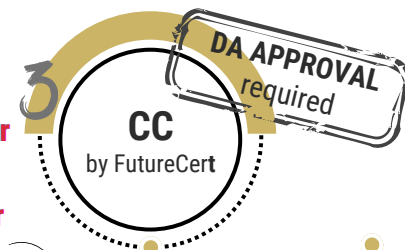
You can undertake minor building changes such as retaining walls, pergolas, greenhouses, patios and decks, without approval.



Most common for straightforward construction (new home, extension/fit out)



Engage a Builder



Most common for significant developments or renovations



Principal Certifier

Mandatory Inspections



Occupation Certificate

Construction Phase

Inspections required generally include:
Piers, Slab, Frame, Stormwater, Wet area and a Final inspection.

Occupy and Use Phase

Appoint a Principal Certifier (PC) to monitor construction. You will be advised to complete any requirements on your development consent and give the council and the PC two days notice before you start construction.



Occupation Certificates enable new building use (with Interim Certificates for partial use in staged projects). To obtain these, the development must meet regulatory standards, including development consent, consistent design, fulfilled pre-conditions, a Construction Certificate, and compliance with the Building Code of Australia.