



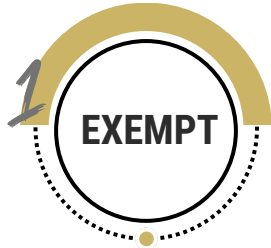
3 PATHWAYS TO BUILDING APPROVAL

Design and Approval Phase

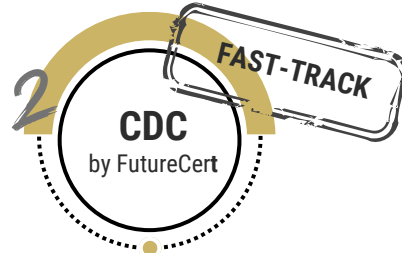
Start: Project is planned, designed & ready for approval. **First:** Confirm with Future Cert which pathway is permissible.

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.

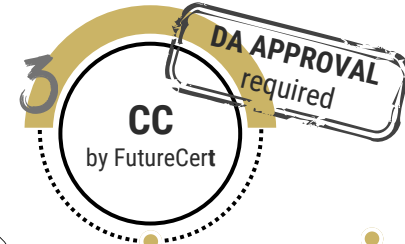


You can undertake minor building changes such as retaining walls, pergolas, greenhouses, patios and decks, without approval.



Complying Development Certificate

Most common for significant developments, renovations or structural changes and those including regs, such as Fire safety/Disability access



Construction Certificate

Engage a Builder



Principal Certifier

Construction 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.



Mandatory Inspections

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



Occupation Certificate

Occupancy and Use Phase

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.