

FACT SHEET – CONSTRUCTION CERTIFICATES

What is a Construction Certificate?

A Construction Certificate is required in addition to a Development Application (DA) for any development involving building or subdivision works. A Construction Certificate is required after development consent is issued and before any building work is carried out. **Building work** means any physical activity involved in the erection of a building, including alterations and additions. See section 81A of the *Environmental Planning and Assessment Act 1979*.

A Construction Certificate is an approval for building or subdivision work that certifies that:

- work is completed in accordance with the specified plans and that specifications will comply with the Building Code of Australia (BCA) including relevant associated structural standards and codes;
- the detailed construction plans and specifications are "not inconsistent" with the development consent; and
- all "prior to issue of Construction Certificate" conditions of the development consent have been satisfied.

Either Council or an accredited Private Certifier can issue a Construction Certificate as the Principal Certifying Authority (PCA). A construction certificate lapses at the same time as the development consent issued for the proposal.

How do I apply for a Construction Certificate?

Your application must be submitted on the Development, Building & Subdivision Application Form provided by Council and be accompanied by the applicable fee. A fee quote can be obtained from Council prior to lodgement.

An Application for a Construction Certificate may be lodged and processed concurrently with Development Applications, or at any time after the lodgement of a DA. A Construction Certificate cannot be issued unless it is consistent with the Development Consent and the Development Consent itself has been issued.

What information do I need to include with the Construction Certificate Application Form?

Two copies of each of the following will be required:

- the full Council approved DA plans;
- BASIX Certificate and the requirements of the BASIX Certificate shown on the plans and specifications;
- specifications, being a statement of building requirements describing the loading conditions, design practices, materials and finishes; and
- structural details for the proposal, including footing and floor slab design, framing and bracing details and other details addressing relevant Building Code of Australia requirements.

In addition to the above, some proposed works may require:

- copies of Compliance Certificates, such as the engineers design certificate
- acoustic certification
- fire safety measures and fire resisting construction detail

Any questions regarding Construction Certificates can be directed to Council's Building Surveyors on 02 6728 8200.