



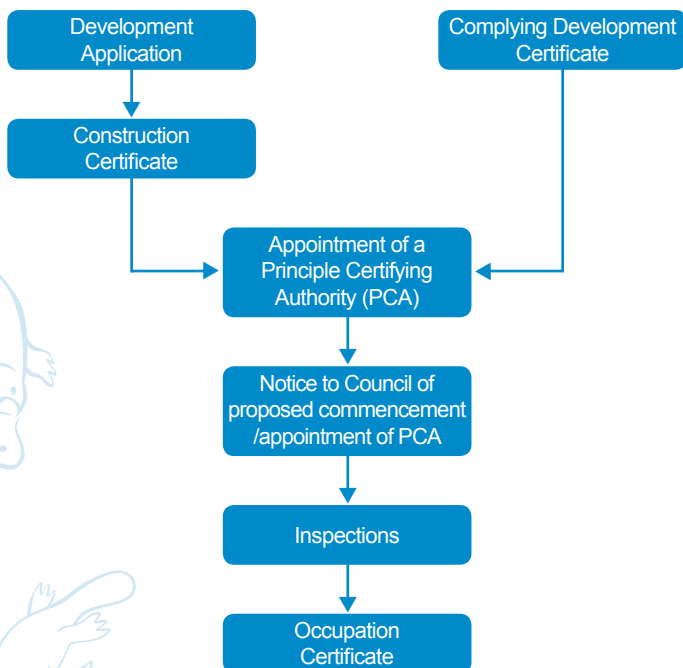
# camden council fact sheet



## The Building Approvals Process

Once Council has provided you with development consent, you are then able to proceed with your development. Depending on your development pathway, you will either have to apply for a Construction Certificate (CC) or a Complying Development Certificate (CDC), from Council or a Private Certifier.

### Building Approvals Process



### Applying for a Certificate

Depending on the development pathway chosen (refer to the 'Do I need a DA?' Fact Sheet), you will need to apply for either a Construction Certificate (CC) or Complying Development Certificate (CDC).

- CCs certify that the development is in accordance with the Building Code of Australia and/or Council's Engineering Specifications and the approved development consent (DA). Construction works cannot commence without a CC.
- CDCs certify that a proposed development complies with the relevant planning and building controls under the Building Code of Australia and/or the Codes SEPP. Again, building works cannot commence without a CDC.

You can use the same application form to apply for a CDC and CC.

### Appointing a PCA

You will then need to appoint a Principal Certifying Authority (PCA). Your PCA can be either Council or a Private Certifier. The PCA inspects work during construction to ensure that it is generally consistent with the approved plans and complies with required building standards.

Throughout this process, inspections may be required at different times – it's important these occur, as the PCA may not be able to issue your final Occupation Certificate (OC) if these don't take place. The PCA must let you know when these inspections will happen and also let your builder know.

### Your Responsibilities

Although you will be working closely with the PCA, you are considered the person who has the benefit of the development consent – this means you are responsible for making sure that the work meets the conditions of the development consent. Your PCA is responsible for checking that the builder is licensed and for ensuring that home warranty insurance has been obtained (if required).

Read the conditions of your DA consent carefully, note which conditions must be met at different stages, and liaise regularly with your builder and PCA to ensure conditions are satisfied. This will help you avoid delays, or worse – a fine from council, costly remedial work or an order to demolish unauthorised works.

### Other Issues

You may also need to consider other issues such as:

- [Fire safety measures](#)
- [Paying the Long Service Levy](#)