

# Your guide to the Post Consent process

For residential development

May 2026





# Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Artwork by Kyara Fernando, Dunghutti (Dhanggati) artist.

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Published by NSW Department of Planning, Housing and Infrastructure

Your guide to the Post Consent process  
For residential development

First published: May 2026

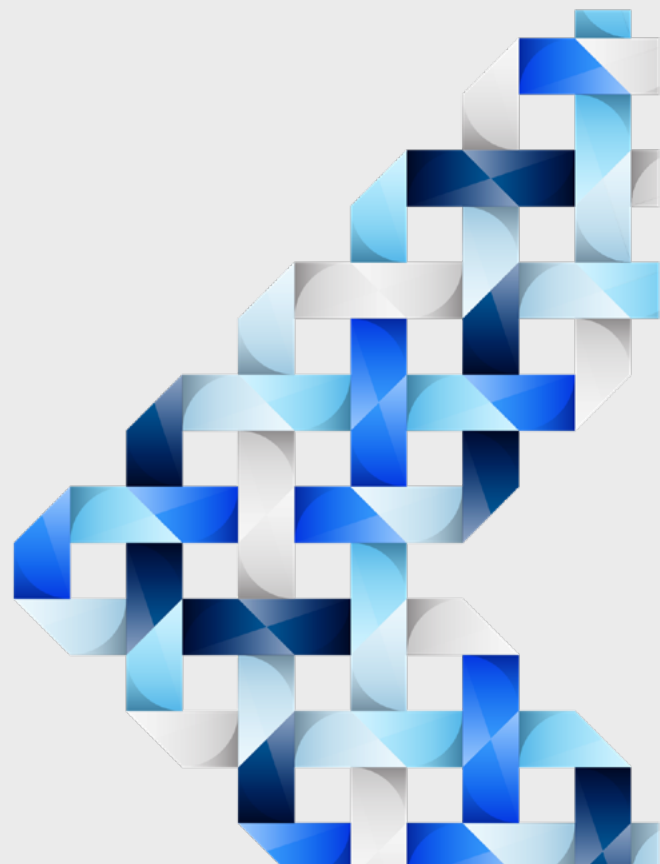
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# Introduction

This guide gives a simple overview of what to do after you get development consent.

After development consent is granted, there are several post consent requirements that must be undertaken before building construction starts, during construction and before you can occupy the building.

This guide explains the post consent process and will assist you in understanding the requirements to get you building and through to completion.

## Types of development covered

This guide is for all types of residential development, including:



new houses



secondary dwellings (granny flats)



dual occupancy (duplex)



multi dwelling housing/ terraces (townhouses)



residential apartment buildings



mixed use/ shop top housing

This guide provides general information about the post consent steps which may apply. It is not exhaustive, and not all steps may apply to your development, as each development is unique.

The guide does not apply to exempt or complying development.

If you are looking for an overview of the development application (DA) process, the Department has prepared [Your guide to the DA process](#).

## Post Consent Support Service

The Post Consent Support Service is designed to help developers resolve post consent and construction delays or challenges. This service can help you to secure post consent approvals for your residential development. Visit the [Post Consent Support Service](#) website for more information.

# The post consent process



# Overview

## What is post consent

Post consent refers to the process after receiving your development consent. This guide helps you understand what to do after you get development consent. This includes the requirements before you begin construction, during construction and at completion of your development. This ensures that your development meets all the required legislation and building standards and complies with your development consent.

The post consent process generally comprises the following key steps.



If your development involves subdivision and subdivision works, there are additional steps as part of the post consent process. This is discussed in detail in the 'Subdivision requirements' section of this guide.



# 1. Receive development consent

## 1.1. Determination

As the applicant for a development application (DA), you'll receive an email from the NSW Planning Portal of the determination of your application. The Notice of Determination can be found in the documents section of the NSW Planning Portal and will tell you the outcome of your DA.

There are 3 possible outcomes for a DA:

- Development consent – granted, with conditions.
- Refusal – with reasons.
- Deferred commencement consent – a consent not operating until one or more important matters are resolved. This is not a common outcome.

Visit the [Your guide to the DA process](#) for more information on DA determinations.

## 1.2. Conditions of consent

### 1.2.1. Why conditions are important

Your development consent is a legal document and is extremely important – you must build according to the conditions to avoid possible penalties or having to take costly rectification measures.

Make sure you read your conditions carefully. If you do not understand any of your conditions of consent, you should contact the consent authority for clarification or an industry professional with relevant expertise.

### 1.2.2. The significance of the conditions of your consent

Understanding your conditions of consent at the start will help minimise unexpected and unplanned costs because of the conditions imposed. In some instances, conditions may modify the design of your development (for example reducing height, deleting elements, adding a privacy screen, requiring a retaining wall). These changes may increase the cost of your construction.

Conditions are also set out to clearly identify the post consent stages. Read all conditions carefully before you start work and note which conditions must be met at each stage of the development. Liaise regularly with your building team and certifier to ensure all conditions are satisfied at the appropriate stage.

### 1.2.3. Conditions of consent may require further approvals

The conditions may require further approvals from the consent authority or government agencies. These may include amended architectural plans, materials and sample boards, stormwater and flood management design plans, detailed traffic, servicing and waste management plans, and footpath crossings and road permits under the *Local Government Act 1993* and *Roads Act 1993*.

You should undertake the work for these approvals as early as possible to ensure that your development is not unduly delayed. A condition may also require payment of fees or an inspection, which is to be met at your expense unless otherwise specified in the condition.

### 1.2.4. Standard format of conditions of consent

Consent authorities are required to use the standard format notice of determination on the NSW Planning Portal (for all DAs lodged on or after 30 June 2023). The standard format provides greater consistency and makes notices of determinations easier to navigate.

For example, for building work, the standard headings/stages are:

- general conditions
- before issue of a construction certificate
- before building work commences
- during building work
- before issue of an occupation certificate
- occupation and ongoing use.

### 1.2.5. How long does my development consent last

Your development consent usually lasts 5 years after it is given, however a consent authority may reduce this when granting the consent. If this happens, you may seek to extend the approval period by another year from the consent authority.

The consent will not lapse if building, engineering, or construction work is physically commenced on the land before the lapsing date. Commencement of the work must be lawful and related to the development consent.

## 2. Prepare detailed construction certificate designs

Once you have your development consent, you will need to prepare detailed plans and specifications, before you apply for your construction certificate. These plans and specifications will vary for each project and can include detailed building plans, engineering details and specifications. These plans will usually include more detail than the approved development application plans to allow your builder to work directly from them.

Preparing the detailed construction certificate designs can take several months (depending on your residential development). There may also be some documentation that will require additional approvals from your consent authority or government agencies. It is important to factor this approval time into your program to get your construction certificate.

### 2.1. Detailed plans

You will need to engage suitably qualified professionals to prepare the detailed plans for a construction certificate. Some of the key professionals you will work with may include:

- qualified designers – a suitably qualified designer, architect or draftsman will prepare architectural plans and construction details
- structural engineer – will prepare structural engineering plans
- registered design practitioner – responsible for preparing detailed designs for regulated building classes, under the *Design and Building Practitioners Act 2020* (DBP Act) (refer to '2.2. Regulated building classes in NSW and the role of professionals' in this guide to understand if this applies to your building). A certifier cannot issue a construction certificate without declared designs by a registered design practitioner.

Section 8 of the *Environmental Planning and Assessment (Development Certification and Fire*

*Safety) Regulation 2021* sets out documents required to accompany an application for a construction certificate. A summary of the typical detailed construction certificate plans is provided below.

- Architectural plans, elevations, sections and details.
- Building specifications.
- Construction specifications, materials, finishes, waterproofing, fire safety, energy and references to relevant standards.
- Structural engineering plans, for structural elements like slabs and framing.
- Fire safety measures (if applicable).
- Evidence of compliance with conditions of consent, required for the issuing of the construction certificate.
- Stormwater plans (if applicable).
- Geotechnical Assessment (if applicable).
- Access, acoustic, bushfire or other specialised report required by DA conditions.
- BASIX Certificate.
- Landscape plan.
- Sydney Water, or the relevant water authority, building plan approval.
- Other plans or documents may be applicable depending on the development and the site.

### 2.2. Regulated building classes in NSW and the role of professionals

If your building falls under a building class that is regulated in NSW, laws under the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020* (RAB Act) and the *Design and Building Practitioners Act 2020* (DBP Act) will apply.

Regulated building classes are Classes 2, 3 and 9c (for example an apartment building, boarding house or aged care).

Under the DBP Act, design, building and professional engineer practitioners are required to register to work on class 2, certain 3 and 9c buildings.

More information can be found in [Building Classes and Roles of Professionals under the Design and Building Practitioners Scheme](#).

# 3. Get a construction certificate

## 3.1. What is a construction certificate

You must get a construction certificate before you start building.

A construction certificate confirms that the construction plans and development specifications are consistent with the development consent and comply with the Building Code of Australia (BCA) and any other requirements. It sets out that the application has been independently assessed and the building work, if completed in accordance with the plans and specifications will comply with the BCA and any other requirements.

Without this certificate, it is unlawful to start any building work, even if you have DA approval.

A construction certificate is not required where the building work or building is exempt development, complying development, crown building work or an application that is only for demolition.

## 3.2. Who can issue a construction certificate

You can get a construction certificate from a registered certifier; this could be your local council or a private certifier. A private certifier needs to be a registered individual or registered body corporate (certification company). Council officers carrying out building certificate and building inspections must hold individual registration, except for those who inspect for swimming pools and subdivisions on behalf of the council.

A construction certificate can only be issued if:

- the design and construction of the building, as shown in the construction certificate application and plans, is consistent with the development consent
- the proposed building will comply with the Building Code of Australia (BCA)

- the relevant conditions of consent, required for the construction certificate, have been complied with, for example:
  - provision of security deposits and payment of monetary contributions
  - BASIX energy efficiency and water saving requirements
  - any conditions requiring modifications to the development
  - preparation and submission of specialist details and reports
  - any additional agency approvals that are required
  - any other matters required to be submitted with the construction certificate.

Conditions are not commonly imposed on a construction certificate (they are not able to be conditioned like a development consent and can only be included where specified in legislation). This means the plans, specifications, and associated documents must be fully detailed.

Construction certificates must be applied for online via the NSW Planning Portal.

If a construction certificate is issued by a private certifier, a copy of the certificate, associated plans, and specifications must be forwarded to the relevant council within 2 days after the date of determination.

### 3.2.1. Lodgement on the NSW Planning Portal

Once your construction certificate lodgement is accepted on the NSW Planning Portal, your application will be assessed by your certifier. Any request for additional information will be communicated to the applicant prior to issuing the construction certificate.

Your architect/building designer, builder and/or engineer will be able to provide you with electronic versions of your plans and specifications that can be uploaded into the NSW Planning Portal.

## 3.3. Other matters that may be required prior to getting a construction certificate

### 3.3.1. Contributions and Levies

#### Local Infrastructure Contributions

Local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund local infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management that are delivered by these councils.

These will be referred to as Section 7.11 or Section 7.12 contributions in your conditions of consent and are generally required to be paid prior to the issue of your construction certificate.

Councils can also enter works-in-kind (WIK) agreement with developers to deliver infrastructure or dedicate land in lieu of a monetary contribution identified in your council's local contribution plan.

You are encouraged to review your council's local contribution policy to understand how it applies to your development.

#### Housing and Productivity Contribution

A Housing and Productivity Contribution (HPC) applies to development applications for new residential development in the Greater Sydney, Illawarra Shoalhaven, Lower Hunter and Central Coast regions. Contributions collected help to deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

Under the HPC Scheme, applicants can either make a monetary contribution or deliver infrastructure directly, known as works-in-kind.

Standard conditions of consent should be used by councils and certifiers for all applications where a HPC is required. You can learn more about this contribution on the [Housing and Productivity Contribution](#) webpage.

#### Water and Sewer Infrastructure Contribution

Section 64 of the *Local Government Act 1993* (NSW) allows NSW councils and water utilities to levy developer contributions, for growth-related water and sewer infrastructure capital works, such as water treatment plants and pumping stations.

This contribution applies to non-metropolitan councils in NSW and the rates for water and

sewer will differ depending on your developments location. Please consult your local council for more information.

#### Long Service Levy

The long service levy is applied to all NSW building and construction projects of \$250,000 or more (including GST). The levy rate is 0.25% of the total cost of the work.

The levy must be paid before issue of the construction certificate and is paid into a fund from which the Long Service Corporation pays long service payments to eligible building and construction workers.

The [Long Service Corporation](#) website has further information.

#### Security Damage Deposit/Bond

A security damage deposit/bond is a refundable amount required by local councils from developers. Its primary purpose is to cover potential damage to council-owned assets, public infrastructure or the environment (i.e. public footpath, vehicle crossing, any street equipment and street trees).

Each council has their own policy which can be found in their respective fees and charges.

### 3.3.2. Section 138 Approvals under the Roads Act

If your building or construction involves any works in the road reserve, you will require consent from the road authority before the works can commence. This approval is separate to your DA consent, and you may have a condition of consent requiring a section 138 approval. The types of work requiring approval include, but is not limited to:

- opening a road (digging in or creating a trench through or under a kerb or footpath)
- erecting, removing or interfering with a structure, work or tree on a public road
- pumping water into a public road from adjoining land
- driving any vehicle across a kerb or footpath
- creating a temporary vehicle crossing
- connecting a road (whether public or private) to a public road.

Council is the road authority for all public roads in their local government area, including most regional and state roads. Transport for NSW (TfNSW) is the road authority for freeways and may exercise council functions for state roads. Please consult your local council for more information.

### 3.3.3. TfNSW Work Authorisation Deed (WAD)

A WAD is a legally binding contract between TfNSW and an external party, typically a developer. A WAD authorises the developer to carry out roadworks on the state classified road network and/or traffic control signals.

The developer is required to submit plans and execute a WAD with TfNSW prior to the issue of a construction certificate. The developer and TfNSW must agree on the scope of works before the Deed can be finalised.

The WAD process will include steps to approve design, authorise works, monitor delivery and confirm completion. All works under the WAD must be practically completed in accordance with the development consent, typically prior to construction or occupation of the development. The WAD process is tailored to the scope and complexity of works requiring consent under the *Roads Act 1993*.

The final Deed is signed by both the developer and TfNSW. Early contact with TfNSW is encouraged if your development requires a WAD.

Further information can be found on the [Transport for NSW](#) website.

### 3.3.4 Sydney Water Building Plan Approval

For development in Sydney, you may need to obtain a Building Plan Approval from Sydney Water prior to the issue of your construction certificate and before you can commence demolition, excavation or construction works. This will also include tree planting guidelines.

Sydney Water needs to assess and approve building plans before you start any work, to understand if your building work will damage or limit access to water, wastewater or stormwater services.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales. Learn more by visiting Sydney Water [Building Plan Approvals](#).

### 3.3.5 Utilities and authorities

You may be required to liaise with relevant authorities and utility providers for some works depending on your development consent. This is to ensure your site will have adequate services. This may be required prior to your construction certificate, during works or prior to occupation certificate. This could include:

- Energy authorities, providers and operators
- Water authorities
- Telecommunications providers and operators
- Australia Post
- Transportation authorities and operators
- Other State and Federal government departments.

Please allow for the necessary approvals and any charges that may be imposed by the above authorities.

# 4. Appoint a principal certifier

You must appoint a principal certifier before you start building (for building work that needs approval).

A principal certifier is an industry expert such as a registered building surveyor, your local council or a registered body corporate (certification company).

A principal certifier must be appointed by the landowner before work commences. You choose who you'll engage as a certifier. Your builder is not allowed to appoint the certifier or influence your choice of a certifier.

Before appointing a principal certifier, you should check the certifier has the right class of registration for the work and make sure their registration and insurance are current.

## 4.1. The role of a principal certifier

The principal certifier will work with you during the construction process, carry out inspections and issue you an occupation certificate when the work is completed. The principal certifier's role is to check the building is suitable for occupation.

Your principal certifier and certifier could be the same people or different. A certifier generally issues construction certificates, subdivision works certificates and compliance certificates, while a principal certifier oversees the construction, undertakes mandatory critical stage inspections as well as any additional inspections.

When building work has finished and all requirements are satisfied, the principal certifier will complete final inspections and may issue the final occupation certificate.

The principal certifier is the only one who can issue the occupation certificate.



### How to find and appoint a certifier

To appoint a certifier, first work out what class of certifier you need, then look up the register of certifiers.

For more information refer to [Finding and appointing a certifier](#).



# 5. Carry out construction

## 5.1. Prior to work commencing

Once you have received your construction certificate and appointed a principal certifier, you will need to submit an Intention to Commence Work. You need to provide 2 days' notice before you intend to start work. This notice can be submitted on the NSW Planning Portal.

You must notify your principal certifier if you have appointed a principal contractor for the building work or if you are carrying out the work as an owner builder.

You will also need to review the 'Before building work commences' section of your conditions of consent and ensure you have completed all relevant conditions.

Some other common matters to consider can include the following.

### 5.1.1. Before you dig Australia

It is your responsibility to find out if the land associated with the approved development is affected by utility assets above and below ground before you start approved work. Damage to these utilities can be avoided through a 'Before You Dig' enquiry through [www.byda.com.au](http://www.byda.com.au).

### 5.1.2. Energy authorities

If your work is located near power lines or other energy assets, you may need additional approvals before you commence work.

The location of above ground power lines should be checked using the Look Up and Live app [www.byda.com.au/look-up-and-live](http://www.byda.com.au/look-up-and-live).

It is always recommended to consult the relevant electricity supply authority for your area prior to commencing work (Ausgrid, Endeavour Energy, Essential Energy). They may require additional approvals before you start work such as powerline markers (tiger tails and aerial markers), high load permits or traffic control.

## 5.2. Critical stage inspections

Construction and building work must occur in accordance with your construction certificate.

It is mandatory to undertake critical stage inspections before, during and at the completion of construction and building works. The critical stage inspections are carried out at various stages of the development by the principal certifier and are to assess consistency with the approved plans, check for observable non-compliances and to inform whether an occupation certificate can be issued upon completion. These inspections may include:

- slab
- footing
- frame
- waterproofing
- stormwater connections
- final, after the building work is completed and before an occupation certificate is issued for the building.

These inspections help to identify any potential defects before the development is completed. Missing an inspection can result in delays and may prevent an occupation certificate from being issued.

The builder is required to notify the principal certifier of any missed inspections.

Additional inspections to the critical stage inspections may also be required depending on the type and class of your development and these will be determined by the principal certifier before the commencement of building work.

# 6. Get occupation certificate

An occupation certificate is the authorisation for a person to commence occupation or use of a building. The occupation certificate authorises the occupation and use of a new building in accordance with a development consent, or a change of building use for an existing building in accordance with a development consent (for example the change in the use of an existing building, such as converting a shed to a home business).

The occupation certificate confirms that the building satisfies the relevant development consent, construction codes and standards, and legislation. It gives confidence to the occupants that the building or part of it that has been certified, is safe to be occupied.

## 6.1. Prior to lodging your occupation certificate

The principal certifier must be satisfied that the development meets the required standards applicable to the development before issuing an occupation certificate. These generally include that:

- a development consent is in force
- a construction certificate has been issued
- the design and construction of the building is consistent with the relevant development consent
- any preconditions set out in the relevant consent or requirements of planning agreements have been satisfied
- the building is suitable for occupation (in accordance with the Building Code of Australia).

For class 2, 3 and 9c buildings, the DBP Act requires, prior to issuing the occupation certificate, that the principal certifier is provided with the building compliance declaration issued by the relevant registered building practitioner.

The DBP Act also requires developers to provide a notice of intended completion of building work (Expected Completion Notice or ECN) between six and 12 months prior to applying for an occupation certificate (OC) for regulated buildings. This notice is submitted on the NSW Planning Portal.

## 6.1.1. Strata Building Bond and Inspections Scheme

Under the Strata Building Bond and Inspections Scheme (SBBIS), developers of apartment buildings must lodge a building bond with the Secretary, before the occupation certificate is issued. The bond is a set percentage of the contract price and may be used to rectify defects identified in SBBIS inspections. If there are no defects, the bond is returned to the developer.

Visit the [Strata Building Bond and Inspections Scheme](#) for more information.

## 6.1.2. Water authority compliance certificate

If you are developing or subdividing land, you may need to obtain a compliance certificate from the relevant water authority. Compliance certificates ensure that your development will have adequate water, wastewater and/or stormwater services.

There are 2 major water authorities in NSW, Sydney Water and Hunter Water. For areas outside the catchment of Sydney Water and Hunter Water, your local council is your water authority.

If your development is located outside the catchment of Sydney Water and Hunter Water, it is recommended you liaise with your local council. Different councils have different policies and timeframes about water and wastewater servicing. Refer to '3.3.1. Contributions and Levies' in this guide for information on water and sewer contributions.

A compliance certificate must be obtained before an occupation or subdivision certificate will be issued. Both Sydney Water and Hunter Water charge infrastructure contribution fees to developers before the release of the compliance certificates. For more information on Sydney Water and Hunter Water requirements, please refer to their websites.

- Sydney Water - [Section 73 Compliance Certificates.](#)
- Hunter Water - [Section 50 certificate | Hunter Water.](#)

# Subdivision requirements



# 7. Subdivision

If your development involves subdivision works, there are specific post consent requirements.



You will need to obtain a subdivision works certificate (SWC) before starting any subdivision works and at the end of your subdivision construction process, a subdivision certificate is required.

If your development involves building works and subdivision works, you will require:

- Building works – a construction certificate and occupation certificate
- Subdivision works – a SWC and subdivision certificate.

Further information is provided in the following sections.

## 7.1. Common types of subdivision

### 7.1.1. Torrens title subdivision

Torrens title subdivision involves the creation of new allotments from an existing allotment, each with its own legal title. Most houses on a single block will be under Torrens title.

Subdivision of land requires development consent, either through a DA to your local council or a complying development certificate if your development meets the criteria. Once you have completed any subdivision works and obtained a subdivision certificate, you can lodge the subdivision certificate and endorsed plans with NSW Land Registry Services.

### 7.1.2. Strata title subdivision

Strata subdivision allows the division of a building or land into 2 or more separate units (such as individual apartments or townhouses) that each have their own legal title for sale or ownership. It also creates common property (e.g. gardens, driveways, basements) and an owner's corporation to manage. Strata subdivision is most common in residential development such as apartment buildings or townhouses.

## 7.2. Subdivision works

### 7.2.1. Subdivision works certificate

A subdivision works certificate (SWC) is like a construction certificate but for subdivision works. You will require a subdivision works certificate if your development relates to subdivision.

For DAs approved after 1 December 2019, a SWC is required before commencing any civil construction work related to a subdivision development. Subdivision works include civil works such as sewerage works, roadwork, earthworks, and related easements.

A SWC operates like a construction certificate and certifies that the subdivision work will be completed in accordance with specified plans and will comply with any regulation requirements.

To obtain a SWC, you will need to prepare the relevant plans and documents. After obtaining your SWC you will need to appoint a principal certifier before undertaking any subdivision works.

Note that if your development includes subdivision and building works, in addition to the SWC, you will also need a construction certificate for building works.

A SWC can be obtained from your local council or a registered certifier, and you can apply online via the NSW Planning Portal.

### 7.2.2. Subdivision certificate

For developments that involve subdivision works, you will need to obtain a subdivision certificate after the subdivision works are completed. The subdivision certificate certifies that the subdivision has been completed in accordance with relevant development consent conditions. It also authorises the registration of the subdivision plans with NSW Land Registry Services.

A subdivision certificate can be issued by a relevant consent authority (dependent on the development's circumstances), including your local council, the Crown or prescribed person, or a registered certifier.

## 7.3. Strata subdivision

### 7.3.1. Strata certificate

To register a strata subdivision with NSW Land Registry Services, you need to obtain a strata certificate from a local council or a registered certifier.

The legislative requirements for issuing a strata certificate are set out in the Strata Schemes Development Act 2015 (Strata Act) and Strata Schemes Development Regulation 2016 (Strata Regulation).

Before issuing a strata certificate, the local council or certifier is required to inspect the building and any common property (Section 17 of the Strata Regulation). The local council or registered certifier must be satisfied that the floors, external walls and ceilings in the plans are consistent with the constructed building, correspond with the construction certificate for the building, and any required facilities (parking spaces, terraces, courtyards) have been provided. The inspection may happen after the building works are substantially complete or all building works are complete.

Your development consent may contain conditions relating to the issue of a strata certificate. Under NSW legislation, an occupation certificate is not required prior to the issue of a strata certificate.

Where appropriate, obtaining a strata certificate before the occupation certificate can assist in streamlining the completion of residential development.

If you require clarification regarding any conditions related to a strata certificate, you are encouraged to discuss these with the consent authority.

# Useful links



## Ausgrid

- Resources to assist with planning, modifying, and connecting to the electricity network  
[www.ausgrid.com.au/Connections](http://www.ausgrid.com.au/Connections)

## Before You Dig Australia

[www.byda.com.au](http://www.byda.com.au)

## Building Commission NSW

- Information on tradespeople, certifiers, developers and design and building practitioners  
[www.nsw.gov.au/departments-and-agencies/building-commission](http://www.nsw.gov.au/departments-and-agencies/building-commission)
- Certifiers  
[www.nsw.gov.au/housing-and-construction/appointing-a-certifier](http://www.nsw.gov.au/housing-and-construction/appointing-a-certifier)
- Professionals working on regulated buildings  
[www.nsw.gov.au/housing-and-construction/compliance-and-regulation/professionals-working-on-regulated-buildings](http://www.nsw.gov.au/housing-and-construction/compliance-and-regulation/professionals-working-on-regulated-buildings)

## Department of Planning Housing and Infrastructure

- BASIX  
[www.planningportal.nsw.gov.au/basix](http://www.planningportal.nsw.gov.au/basix)
- NSW Planning Portal developer and practitioner resources  
[pp.planningportal.nsw.gov.au/help-and-resources/developer-and-practitioner-resources](http://pp.planningportal.nsw.gov.au/help-and-resources/developer-and-practitioner-resources)
- Post Consent Certificates  
[pp.planningportal.nsw.gov.au/development-and-assessment/post-consent-certificates](http://pp.planningportal.nsw.gov.au/development-and-assessment/post-consent-certificates)
- Your guide to the DA process – Small Housing Development  
[www.planning.nsw.gov.au/assess-and-regulate/development-assessment/your-guide-to-the-da-process](http://www.planning.nsw.gov.au/assess-and-regulate/development-assessment/your-guide-to-the-da-process)

## Endeavor Energy

[www.endeavourenergy.com.au/connections](http://www.endeavourenergy.com.au/connections)

## Essential Energy

[www.essentialenergy.com.au/connections](http://www.essentialenergy.com.au/connections)

## Hunter Water

[www.hunterwater.com.au/building-and-developing/developers/land-development/section-50-certificate](http://www.hunterwater.com.au/building-and-developing/developers/land-development/section-50-certificate)

## Jemena

[www.jemena.com.au/gas](http://www.jemena.com.au/gas)

## Long Service Corporation

[www.longservice.nsw.gov.au/bci/levy](http://www.longservice.nsw.gov.au/bci/levy)

## Look up and Live

[www.byda.com.au/look-up-and-live](http://www.byda.com.au/look-up-and-live)

## Sydney Water

- Building Plan approval  
[www.sydneywater.com.au/plumbing-building-developing/building/building-plan-approvals.html](http://www.sydneywater.com.au/plumbing-building-developing/building/building-plan-approvals.html)
- Section 73 Compliance certificate  
[www.sydneywater.com.au/plumbing-building-developing/developing/section-73-compliance-certificates.html](http://www.sydneywater.com.au/plumbing-building-developing/developing/section-73-compliance-certificates.html)
- Building over and adjacent to pipe assets  
[www.sydneywater.com.au/content/dam/sydneywater/documents/tech-guidelines-building-over-adjacent-pipe-assets.pdf](http://www.sydneywater.com.au/content/dam/sydneywater/documents/tech-guidelines-building-over-adjacent-pipe-assets.pdf)

## Water Assist Tool - Water NSW

[www.water-assist.dpie.nsw.gov.au](http://www.water-assist.dpie.nsw.gov.au)

## Transport for NSW

- Resources to connect you to information and key contacts if you need to submit an application to TfNSW  
[www.transport.nsw.gov.au/operations/roads-and-waterways/business-and-industry/partners-and-suppliers/private-development-and](http://www.transport.nsw.gov.au/operations/roads-and-waterways/business-and-industry/partners-and-suppliers/private-development-and)

# Glossary



This guide uses terms and language that refer to specific roles and functions of the NSW Planning system and building legislation.

Table 1 clarifies what these terms mean within the context of this guide.

**Table 1: Terms used in this guide**

<b>Term</b>	<b>Meaning in this guide</b>
Builder	A licensed professional who manages and oversees the construction of buildings by interpreting plans, coordinating trades, and ensuring compliance with building codes and the approved development consent.
Building classes	Categories in the NCC that group buildings and structures by their intended purpose, ranging from Class 1 (dwellings) to Class 10 (non-habitable structures).
Building Code of Australia (BCA)	A component of the NCC and consists of two volumes that cover technical design and construction requirements for all Class 1 to 10 buildings (Volume 1: class 1 and 10, Volume 2: class 2 to 9), and technical design and construction requirements for certain residential and non-habitable buildings and structures.
Building practitioner	Someone who agrees to do or oversee building work on a class 2, 3 or 9c building (or a mixed-use building with a class 2, 3 or 9c part).  Building practitioners must be registered under the Design and Building Practitioners Act 2020 (DBP Act) to work on a regulated building class.
Building work	Any physical activity involved in the erection of a building. This can include demolition work or activity.
Certifier	Certifiers are public officials and independent regulators of development. Most certifiers are qualified building surveyors who can issue development certificates for building work, be appointed as the principal certifier, and carry out inspections. Other types of certifiers include swimming pool inspectors, engineers, and strata or subdivision certifiers.
Complying development	Complying development is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier.
Conditions of consent	The conditions the consent authority sets when a development is approved. The conditions control the way in which development is constructed or operates.
Construction certificate	A construction certificate confirms the construction plans and development specifications are consistent with the development consent and comply with the BCA and any other requirements.
Design and Buildings Practitioner Act (DBP Act)	A NSW law that establishes a regulatory framework for design and building work on certain classes of buildings, primarily Class 2 (residential apartments). It mandates the registration of design and building practitioners, the preparation and lodgement of regulated designs, and the provision of compliance declarations to ensure work aligns with the Building Code of Australia.
Development application (DA)	An application for consent under Part 4 of the EP&A Act to carry out development. It is usually made to the local council. It consists of standard forms, detailed plan drawings and several detailed documents.
Development consent	Means consent under Part 4 of the EP&A Act to carry out development and includes, unless expressly excluded, a Complying Development Certificate.
National Construction Code (NCC)	A set of technical provisions for the design, construction and performance of buildings, plumbing and drainage systems throughout Australia.
Notice of Determination	An official document issued by the consent authority that contains its decision to approve or refuse an application.

Term	Meaning in this guide
Occupation certificate	A certificate that authorises the occupation and use of a new building, or a change of building use for an existing building.
Principal certifier	A registered building surveyor, your local council or a registered body corporate (certification company). The principal certifier oversees a building or construction development and carry out mandatory inspections during construction.
Registered design practitioner	A qualified architect, engineer, or other building professional in NSW who is registered to prepare and declare regulated designs for regulated buildings under the DBP Act.
Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020 (RAB Act)	The RAB Act is legislation to improve the safety, quality, and accountability of residential apartment construction. It requires developers to notify expected completion dates, enables early inspections, and allows for orders to stop work, prohibit occupation, or mandate rectification.
Subdivision certificate	Certifies that the subdivision has been completed in accordance with the development consent conditions or complying development certificate. It also authorises the registration of the subdivision with NSW Land Registry Services.
Subdivision works certificate (SWC)	Must be obtained before commencing subdivision works. The SWC operates like a construction certificate and certifies that the subdivision work will be completed in accordance with specified plans and will comply with any regulation requirements.

Postal Address:  
Department of Planning,  
Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Street Address:  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

