



Building and Development

Considering Council as your building certifier?

Have you thought about considering Council as your building certifier?

Development Consent

Development consent is the approval to develop the land, which can include the erection or use of a structure (work cannot commence without a Construction Certificate).

Construction Certificate

This replaces the old Building Permit and is a certificate, which states that if the structure is built in accordance with the approved construction certificate plans it will comply with the Building Code of Australia (BCA).

What is a Principle Certifying Authority (PCA)?

This can be either the Council or a private person accredited to act as a PCA.

The person responsible for development (owner) has the right to choose either Council or the accredited certifier to act as PCA.

(An architect, builder, or representative cannot dictate who can be chosen, although they can make personal recommendations to their client.)

The PCA is required by law to be independent from all parties and their role is only to inspect and approve that works comply with the BCA.

Why Choose Council?

If adequate building details have been submitted with the Development Applications, the Construction Certificate can be issued at the same time.

Council will always be available and records of the development are permanently retained. This can assist greatly in future developments, Building Certificates and Occupation Certificates.

Council's fees include all inspections and "within reason" re-inspections at no extra Certificate costs. The fee also covers all expenses and the issue of the Occupation Certificate.

The Council's employees are familiar with all types of building and terrain restraints within the Hawkesbury area. Council's present Building Surveyors have over 80 years combined experience as Building Surveyors, and are able to draw on the services of other professionals such as Rural Fire Services, Engineers, Town Planners and Surveyors employed within the Council.

This experience is available for builders and owner builders who choose to employ Council to issue the Construction Certificate and certify works on site.

Council will match any genuine written quote from an accredited private certifier.



This document contains important information. If you do not understand it, contact the Telephone Interpreter Service on 131 450.



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