

Development consent and owner-builder permits

A 'development consent' is either a complying development certificate (CDC) approval or a development application (DA) approval. A CDC is issued by a private certifier or council. A DA can only be issued by a council.

An approved development consent is essential for NSW Fair Trading to ensure the proposed construction is 'residential building work' that has been assessed and determined under the *Environmental Planning and Assessment Act 1979* and its relevant regulations.

You do not need an owner-builder permit to obtain your development consent. However, you will need an owner-builder permit before you appoint a Principal Certifying Authority and before you commence building work.

Before lodging your owner-builder application, you must have:

- completed the owner-builder self-assessment tool
- completed and signed the appropriate owner-builder permit application form - form A, form B or form C
- attached a copy of the approved development consent (not an application number)
- provided evidence of ownership or a lease registered with Land and Property Information
- attached evidence of a current general construction induction training card (within the meaning of the *Work Health and Safety Regulation 2011*)
- attached evidence that you have completed the approved owner-builder course or satisfy the approved equivalent qualifications, if construction work exceeds \$20,000
- the required proof of identity requirements.

NSW Fair Trading will not be able to issue an owner-builder permit if the above is not provided with the application.

For detailed legislative information, see clause 136C of the *Environmental Planning and Assessment Regulation 2000* and section 29 of the *Home Building Act 1989*.