Certifying consistency of plans with the consent

The EP&A Regulation prevents a certifying authority issuing a CC for building work where, among other things, the design and construction of the building (as shown in the plans and specifications) are not inconsistent with the development consent.

The Better Buildings Model gives the certifying authority the option to call on the expertise of an accredited building designer, registered architect or accredited town planner to certify that the CC plans are not inconsistent with the development consent for small, low-scale developments.

This will be a mandatory process for more complex building types, meaning a certifier cannot issue a CC without the certification of an accredited/registered person.

Why?

- The lack of consistency between development consent and CC plans will be removed, and certifying authorities will have greater clarity on where variations occur between the DA and CC plans.
- The need to prepare and lodge section 96 applications where the not inconsistent test has been certified will be largely removed.
- Although there will be some upfront costs to use an accredited/registered person, these will reduce throughout the development process because there will be fewer complaints, streamlined construction and improved compliance.