



## Certification terms

A summary of terms used during development and as development is certified

|                                                                    |                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accreditation scheme                                               | The Accreditation Scheme made under the BP Act.                                                                                                                                                                                             |
| Accredited certifier                                               | Private or council professional accredited by the Board to carry out certification functions.                                                                                                                                               |
| Building Code of Australia (BCA)                                   | Australia-wide set of uniform technical provisions for the design and construction of buildings and structures.                                                                                                                             |
| <i>Building Professionals Act 2005</i> (BP Act)                    | Establishes the Building Professionals Board, its role to accredit certifying authorities, and manage complaints and disciplinary procedures and its powers to protect the public.                                                          |
| Building Professionals Board (the Board)                           | An independent statutory body that combines the functions of four previous accreditation bodies, establishes clear and consistent standards for all accredited certifiers and increases awareness of the role of certification in NSW.      |
| Certification work                                                 | Issuing relevant certificates under the EP&A Act or strata legislation, acting as a PCA and/or carrying out critical stage inspections.                                                                                                     |
| Certifying authority                                               | A council, an accredited certifier or the Minister authorised to issue CDCs, CCs, compliance certificates and strata certificates, and can be appointed as the PCA.                                                                         |
| Compliance certificates                                            | Formal documents certifying compliance with standards/specifications, proper execution of works and/or a building's classification under the BCA. Issued by a certifying authority.                                                         |
| Complying development                                              | Routine development as clearly defined by pre-determined development standards in council's LEP or DCP, or <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .                                       |
| Complying development certificate (CDC)                            | Confirms the development can be addressed by pre-determined development standards defined in council's LEP or DCP, or <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .                            |
| Construction certificate (CC)                                      | Required before building or subdivision work can commence, to confirm design and specifications satisfy criteria specified in relevant legislation.                                                                                         |
| Development Control Plan (DCP)                                     | Prepared in accordance with the EP&A Act to achieve local planning objectives by providing specific, comprehensive requirements for certain types of development or locations, including urban design or heritage precincts and properties. |
| <i>Environmental Planning &amp; Assessment Act 1979</i> (EP&A Act) | NSW's main planning law. Among other things, it sets the laws around the certification of development, issuing certificates and the role of certifying authorities and PCAs.                                                                |



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|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental planning instrument (EPI)    | Legal documents (State Environmental Planning Policies and Local Environmental Plans) that regulate land use and development.                                                                                                                                                                                                                                                                                            |
| Local Environmental Plan (LEP)             | Guides planning decisions for local government areas through zoning and development controls, allowing councils to supervise the ways in which land is used.                                                                                                                                                                                                                                                             |
| Occupation certificate (OC)                | A post-construction check that necessary approvals and certificates are in place and the building is suitable for occupation or use in accordance with its BCA classification. Issued by a PCA.                                                                                                                                                                                                                          |
| Premises Standards                         | The Commonwealth Disability (Access to Premises - Buildings) Standards 2010 that establish construction requirements for new buildings and new building work to ensure dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, for people with a disability; and certainty for building certifiers, building developers and building managers. |
| Principal certifying authority (PCA)       | A certifying authority who must be appointed prior to building or subdivision work commencing, responsible for carrying out critical stage and other inspections and issuing OCs and/or subdivision certificates.                                                                                                                                                                                                        |
| State Environmental Planning Policy (SEPP) | Environmental planning instruments that deal with issues significant to the state and people of NSW.                                                                                                                                                                                                                                                                                                                     |
| Strata certificate                         | Authorises registration of a strata plan, strata plan of subdivision or notice of conversion and is issued under the strata schemes legislation. Issued by a certifying authority.                                                                                                                                                                                                                                       |
| Strata legislation                         | The <i>Strata Schemes (Freehold Development) Act 1973</i> and the <i>Strata Schemes (Leasehold Development) Act 1986</i> .                                                                                                                                                                                                                                                                                               |
| Subdivision certificate                    | A check that necessary approvals or agreements are in place and matters such as relevant conditions of consent are complied with, enabling a subdivision to be registered. Issued by a PCA.                                                                                                                                                                                                                              |

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