

NEV Building Approval Pathway



Lot Owner

Negotiate a:

- **Neighbourhood Statement of Agreement** with your neighbours. We recommend bringing your Architect or Designer along to these discussions.

When the agreement is signed:

- **put it into your Dropbox folder** and notify the BRP by email

BRP

Provides you with:

- Your SDA who will assist you all the way through this process.
- Your own Dropbox folder
- Neighbourhood agreement Template
- A 'Gateway 1' letter of consent

Lot Owner

Design your House

Finish the DA documentation including:

- **Statement of Environmental Effects**
- **Basix Certificate**
- **NatHERS Certificate** (your SDA will assist with these certificates)
- **NEV Scoresheet**
- **Development Application**

When finalised:

- put all these documents into your **Dropbox folder** and notify BRP by email.
- apply for the NEV **Design Confirmation Certificate**

BRP

Provides you with:

Templates for :

- Statement of Environmental Effect
- Application approval form
- Owners consent form
- Cut & Fill plan
- Standard building specifications
- Landscape plan
- Schedule of external finishes
- Lighting & Ventilation strategy
- Shadow diagram
- Site survey with tree schedule
- Water & Sewerage plan

Your SDA will show you how to get the Basix & NatHERS certifications.

Lot Owner

Once you have your **NEV Design Confirmation Certificate:**

- put the **Development Application** to Council for Development Consent

BRP

Provides you with:

NEV **Design Confirmation Certificate**

Lot Owner

Once you've got **Development Consent from Council:**

- Obtain a **Construction Certificate** (fr CCC or a private certifier)
- Lodge a Builder's Bond with NEV CA
- Lodge your builder's details, including licence & insurance.
- Build your house!
- Apply to council for your **Occupancy Certificate**

BRP

Provides you with:

- 'Gateway 4' letter, outlining requirements for truck movements on site
- reminder of building requirements

Lot Owner

- Forward your **Occupancy Certificate** to BRP
- Continue to monitor energy usage with the help of our Smart Grid, and water usage with help from NEV Power.

BRP

Provides you with:

- A community party

Definitions

- BRP: Building Review Panel
- SDA: Sustainable Design Appraiser
- CA: NEV Community Association
- CCC: central coast council