

Complying Development Certificate

Environmental Planning and Assessment Act 1979 (S85A(6))

Application Number: CDC20/0244

Certifying Authority: City of Wagga Wagga

Applicant: AM Smith, KA Smith
28 Flack Cres
BOOROOMA NSW 2650

Land to be Developed: 28 Flack Cres BOOROOMA NSW 2650, Lot 27 DP
1193816

Land Use Zone: R1 General Residential

Proposed Development: New in-ground swimming pool & child-resistant barrier

Classification under the Building Code of Australia: **Class 10b**

Code under the SEPP (CDC) 2008: Greenfield Housing Code

Relevant Plans: Site Plan prepared by Applicant, Plan No. 49405 S01, S03, S04, S05 dated 28/04/2020 prepared by BM Civil Engineers, CA Media Filter, CTX Pool & Spa Pump, Viron Salt Chlorinator undated prepared by Astral Pool submitted with Application for Complying Development Certificate received 25/09/2020.

Certification:

I, the undersigned, certify that the development is complying development, and if carried out as specified in this certificate will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000.

Decision: Approved with conditions.

Determination & Endorsement Date: 20 October 2020

Certificate to Lapse: 20 October 2025

Other Approvals: Nil



Christopher Butt
Cadet Building Surveyor

BDC Registration Number (3231)

CONDITIONS OF CONSENT FOR APPLICATION NO. CDC20/0244

Plans & Specifications

Site Plan prepared by Applicant, Plan No. 49405 S01, S03, S04, S05 dated 28/04/2020 prepared by BM Civil Engineers, CA Media Filter, CTX Pool & Spa Pump, Viron Salt Chlorinator undated prepared by Astral Pool submitted with Application for Complying Development Certificate received 25/09/2020.

1. **The following are conditions applying before works commence (in addition to those set out in Part 1 of Schedule 6):**
 - (a) **A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site.**
 - (b) **The waste management plan must:**
 - (i) **identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and**
 - (ii) **identify the quantity of waste material in tonnes and cubic metres to be:**
 - (a) **reused on-site, and**
 - (b) **recycled on-site and off-site, and**
 - (c) **disposed of off-site, and**
 - (iii) **if waste materials are to be reused or recycled on-site-specify how the waste material will be reused or recycled on-site, and**
 - (iv) **if waste materials are to be disposed of or recycled off-site-specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.**
 - (c) **A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.**
 - (d) **The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.**

NOTE: A council has power under section 124 of the Local Government Act to make specific orders about the removal or keeping of waste.

2. **The following is a condition applying during works (in addition to those set out in Part 2 of Schedule 6):**

Copies of receipts stating the following must be given to the principal certifying authority:

- (a) **the place to which waste materials were transported,**
- (b) **the name of the contractor transporting the materials,**
- (c) **the quantity of materials transported off-site and recycled or disposed of.**

NOTE: Clause 9 of Schedule 6 sets out further conditions relating to maintenance of the site.

3. **Note 1.** Complying development under the Housing Code, the Rural Housing Code, the Greenfield Housing Code and the Inland Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* <https://www.legislation.nsw.gov.au/> and the conditions listed in this Schedule.
- Note 2.** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* <https://www.legislation.nsw.gov.au/> specifies conditions to which certain complying development certificates are subject.
- Note 3.** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.
- Note 4.** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.
- Note 5.** Under section 4.29 of the *Environmental Planning and Assessment Act 1979* <https://www.legislation.nsw.gov.au/>, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

CONDITIONS APPLYING BEFORE WORKS COMMENCE

Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:-

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must-
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the *Local Government Act 1993* <https://www.legislation.nsw.gov.au/>, or
 - (c) be a temporary chemical closet approved under the *Local Government Act 1993* <https://www.legislation.nsw.gov.au/>.

Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Adjoining wall dilapidation report

- (1) If a wall on a lot is to be built to a boundary and there is a wall (the *adjoining wall*) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.
- (2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:-

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Tree protection measures

- (1) This clause applies to each protected tree and any other tree that is to be retained on a lot.
- (2) The trunk of each of the following trees must be provided with a tree guard that is comprised of hardwood timber panels each having a minimum length of 2m, minimum width of 75mm and minimum thickness of 25mm and secured, but not permanently fixed or nailed, to the tree and spaced a maximum of 80mm apart-
 - (a) each tree that is within 6m of a dwelling house or any ancillary development that is to be constructed, and
 - (b) each protected tree that is within 10m of a dwelling house or any ancillary development that is to be constructed.
- (3) Each protected tree that is within 6m of a dwelling house, outbuilding or swimming pool must have a fence or barrier that is erected-
 - (a) around its tree protection zone as defined by section 3.2 of AS 4970-2009, *Protection of trees on development sites*, and

- (b) in accordance with section 4 of that standard.
- (4) The person having the benefit of the complying development certificate must ensure that-
 - (a) the activities listed in section 4.2 of that standard do not occur within the tree protection zone of any tree on the lot or any tree on an adjoining lot, and
 - (b) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained on the lot during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.
- (5) The tree protection measures specified in this clause must-
 - (a) be in place before work commences on the lot, and
 - (b) be maintained in good condition during the construction period, and
 - (c) remain in place for the duration of the construction works.

Note. A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

CONDITIONS APPLYING DURING THE WORKS

Note. The Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Noise Control) Regulation 2008 contain provisions relating to noise.

Hours for construction

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

Maintenance of site

- (1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- (2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- (3) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

- (4) During construction-
 - (a) all vehicles entering or leaving the site must have their loads covered, and
 - (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- (5) At the completion of the works, the work site must be left clear of waste and debris.

Earthworks, retaining walls and structural support

- (1) Any earthworks (including any structural support or other related structure for the purposes of the development)-
 - (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
 - (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
 - (c) that is fill brought to the site-must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997* <https://www.legislation.nsw.gov.au/>, and
 - (d) that is excavated soil to be removed from the site-must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005* <https://www.legislation.nsw.gov.au/>.
- (2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

Drainage connections

- (1) If the work is the erection of, or an alteration or addition to, a dwelling house, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.
- (2) Any approval that is required for connection to the drainage system under the *Local Government Act 1993* <https://www.legislation.nsw.gov.au/> must be held before the connection is carried out.

Swimming pool safety

If the work involves the construction of a swimming pool, a child-resistant barrier that complies with the requirements of the *Building Code of Australia* and AS 1926.1-2012, *Swimming pool safety-Part 1: Safety barriers for swimming pools* must be erected around that work during the construction.

Archaeology discovered during excavation

If any object having interest due to its age or association with the past is uncovered during the course of the work:-

- (a) all work must stop immediately in that area, and
- (b) the Office of Environment and Heritage must be advised of the discovery.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

Aboriginal objects discovered during excavation

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:-

- (a) all excavation or disturbance of the area must stop immediately, and
- (b) the person making the discovery must advise the Chief Executive (within the meaning of the *National Parks and Wildlife Act 1974* <<https://www.legislation.nsw.gov.au/>>) of the discovery in accordance with section 89A of that Act.

Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974* <https://www.legislation.nsw.gov.au/>.

CONDITIONS APPLYING BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

Utility services

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

4.
 - a) Work must be carried out in accordance with the requirements of the Building Code of Australia,
 - b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, a contract of insurance must be entered into and be in force before any building work authorised to be carried out by this certificate commences.
5. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the site is prohibited.

6. **Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.**
7. **Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:**
 - a) **in the case of work for which a principal contractor is required to be appointed:**
 - i) **the name and licence number of the principal contractor, and**
 - ii) **the name of the insurer by which the work is insured under Part 6 of that Act,**
 - b) **in the case of work to be done by an owner-builder:**
 - i) **the name of the owner-builder, and**
 - ii) **if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.**

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

Notice of Commencement of Building or Subdivision Work, and Appointment of a Principal Certifying Authority

Under Section 81A(2) (b) or (c) or (4) (b) (ii) or (c); Section 86(1) and (2) of the
Environmental Planning and Assessment Act 1979
& Section 73A of the Building Professionals Board Act 2005

DA No:

CC No: CDC20/0244

ALL sections must be completed. Incomplete forms cannot be processed and will be returned.

1. Type of Notification you are giving to Council

Please tick the appropriate box(s) corresponding to the notification to Council

<input type="checkbox"/>	Commencement of Building Work	Complete Sections 2, 3, 4, 6, and 8 Complete Section 7 if applicable
<input type="checkbox"/>	Commencement of Subdivision Work	Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable
<input type="checkbox"/>	Commencement of Building Work for Complying Development	Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable
<input type="checkbox"/>	Commencement of Subdivision Work for Complying Development	Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable
<input type="checkbox"/>	Appointment of a Principal Certifying Authority	Complete Sections 2, 3 and 5

2. Address of Property

Please use CAPITALS

No	Street	Suburb
Lot No	DP/SP No	(Lot and DP numbers can be found on Council's Rates Notice or Development Consent)
Land Dimensions:	Width at Frontage	Depth/Length

3. Applicant's Details

Please use CAPITALS

Name of Applicant	Telephone No	(Home)
Address		(Work)
Postcode		(Mobile)
Name	Signature	Date

4. Description of Development

5. Prior Development Consents or Certificates (including plans and specifications)

A Development Consent or a Complying Development Certificate must have been issued for the proposed building work or subdivision work. Please provide details of the applicable consent or certificate below.

Development Application No (eg. DA09/0542)	
Development Consent No	Date of Determination
Complying Development Certificate No	Date of Determination
Construction Certificate No	Date of Determination

5. a) Plan Details Site Plan prepared by Applicant, Plan No. 49405 S01, S03, S04, S05 dated 28/04/2020 prepared by BM Civil Engineers, CA Media Filter, CTX Pool & Spa Pump, Viron Salt Chlorinator undated prepared by Astral Pool submitted with Application for Complying Development Certificate received 25/09/2020.		
6. Principal Certifying Authority (PCA) <i>Please use CAPITALS</i>		
Name of Accredited Certifier		
Accreditation No		
Address		
		Postcode
Contact Phone No:	(Home)	(Work) (Mobile)
By Appointing Wagga Wagga City Council as the PCA, you agree to the terms of this PCA agreement		
7. Compliance with Consent or Complying Development Certificate		
All conditions contained within the Development Consent or Complying Development Certificate referred to in Section 4 must be satisfied prior to the commencement of the work.		
Have these conditions been satisfied?	<i>Please tick appropriate box</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Builder/Owner Builder <i>Please use CAPITALS</i>		
Does the proposal involve residential building work (within the meaning of the Home Building Act 1989)?		<i>Please tick appropriate box</i>
<input type="checkbox"/> Yes – complete either Part A , Part B or Part C below if these details are known		
<input type="checkbox"/> No – proceed to Section 8		
Part A If the work will be carried out by a licensed contractor, complete the following: Licensee's Name Contractor Licence No Documentary evidence must be attached to demonstrate that the licensee has complied with the applicable requirements of the Home Building Act 1989.		
Part B If the work will be carried out by an owner/builder, complete the following: Owner/Builder's Name Owner/Builder Permit No		
Part C The owner of the land must read and sign the following declaration <i>I....., the owner of the land, declare that the reasonable market cost of the labour and materials involved on the work is less than the amount prescribed for the purposes of the definition of "owner/builder work" in Section 29 of the Home Building Act 1989. The prescribed amount is \$10,000.</i>		
9. Date of Commencement		
Under the Environmental Planning and Assessment Act, the person having the benefit of either the Development Consent or Complying Development Certificate for building work or subdivision work must give Council at least two (2) days notice of the person's intention to commence that work.		
Date of Commencement		
10. Signage		
A sign must be placed on the development site that provides contact details for the PCA as well as the Principal Contractor and/or Owner/Builder.		
If Wagga Wagga City Council is appointed as the PCA, please use the sign which is sent out with the Construction Certificate.		
You must provide the following details:		
Name of the Principal Contractor		
Business House Contact No		After Hours Contact No

The applicant is to obtain a Compliance certificate pursuant to Section 109C of the *Environmental Planning & Assessment Act, 1979*, as amended, from Council or an accredited certifying authority, certifying compliance with the Building Code of Australia for the stages of construction listed in **Column 1**. For the purposes of obtaining the Compliance Certificate the works must be inspected by the accredited certifying authority at the times specified in **Column 2**.

A minimum of 48 hours notice is required to be given for each nominated critical stage inspection. The inspections required for your development are:

Column 1	Column 2
SP Footings/Coping	When the pool is in position and all reinforcement has been placed in position.
SP Fencing	When the pool and all fencing, gates and locks have been completed and prior to water being placed in the pool.

Note 1: A Final Occupation certificate in relation to the Building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this table have been issued by, or registered with the Council. The applicant shall ensure that prior to or at the time of the application for Occupation Certificate that the application for "Occupation Certificate" from attached to the Council issued Complying development Certificate must be completed and submitted to Council with all required attachments – failure to submit the completed Occupation Certificate application form will result in an inability for Council to book and subsequently undertake occupation certificate inspection.

Note 2 : The above Compliance certificates are required whether or not the work has been inspected by a Structural Engineer, a lending authority or any other person. If the Compliance Certificates are not issued Council may refuse to issue a Building Certificate under Section 149A of the *Environmental Planning & Assessment Act, 1979*, as amended.

Wagga Wagga City Council (hereafter known as the "Council") will carry out the role of PCA and undertake the critical stage and other required inspection services in a professional manner and in accordance with the requirements of the Environmental Planning and Assessment Act 1979 & Regulation 2000.

Council will provide advice and guidance to assist in the efficient construction process and compliance with legislative requirements.

Council will undertake inspections of the work during construction and prior to issuing an Occupation Certificate (OC), to ascertain compliance with the Development Consent (DC), Construction Certificate (CC) or Complying Development Certificate (CDC) (as applicable), Building Code of Australia (BCA) and relevant standards of construction.

Council PCA fees include the issue of a final OC once the building has been completed in accordance with the DC and the BCA. However, should an applicant require an Interim OC prior to completion of the development, it will be necessary to lodge a separate application accompanied by the prescribed fee.

Inspections for development will be conducted by one of the following Council certifiers:

Certifier	Registration No.	Contact
Luka Stanic	2359	Civic Centre
Kira-Lee Foster	0974	Cnr Baylis & Morrow Streets
Paul O'Brien	1847	PO Box 20
Prasad Jayasekera	2982	WAGGA WAGGA NSW 2650
Josh Brockbank	3253	
Christopher Butt	3231	Ph 1300 292 442
Andrew Mason	3352	Fax 02 6926 9199
		council@wagga.nsw.gov.au

Responsibilities of the Principal Contractor/Owner Builder

It is the applicant's responsibility to make arrangements with Council to carry out the relevant mandatory critical stage inspections/other inspections – as listed within the relevant development of complying development consent.

Under Clause 163 of the Environmental Planning and Assessment Regulation 2000, a minimum of **48 hours notice** (excluding weekends and public holidays), must be given to Council to enable the specified stages of construction to be inspected. Failure to provide 48 hours notice may result in an infringement being issued pursuant to the Environmental Planning and Assessment Regulation 2008.

Inspections must be booked in person or by telephoning Council on 1300 292 442 Monday to Friday between 9.00am and 5.00pm.

Building works must not proceed to the subsequent stages of construction prior to obtaining a satisfactory inspection from Council for each relevant stage of construction as specified in this Service Agreement.

Failure to notify Council of the mandatory critical stage inspections may prejudice the issuing of an OC in respect of the building.

All works must be carried out in accordance with the terms and conditions of the DC and CC or CDC (as applicable), the provisions of the BCA and relevant standards.

A new or modified DC and CC or CDC (as applicable) must be obtained for any modifications or variations to the development, prior to the commencement of any works relating to those changes.

Works not carried out in accordance with the DC or CDC (as applicable) or BCA may result in the refusal to issue an OC. A Notice of Proposed Order may also be served to ensure compliance with the DC.

Any structural or other specialist engineering details relating to the building shall be forwarded to Council at Construction Certificate or Complying Development application and thus prior to commencement of building works. Such details are to confirm compliance with the relevant provisions of the BCA and/or relevant standards to the satisfaction of Council.

To ensure compliance with the DC and CC or CDC (as applicable) and BCA, the Principal Contractor/Owner Builder may be required to submit third party certification from a suitably qualified person in a specific field (e.g., a structural engineer) to Council, demonstrating a specific matter complies with a relevant standard. Such certification is required to be prepared by an accredited certifier or other suitably qualified and experienced person and must reference the relevant provisions of the BCA, relevant standards and approved drawings. This certification is in addition to the mandatory critical stage inspections that are required to be carried out by Council.

Occupation Certificate (OC)

An OC must be obtained from Council prior to the occupation or use of a new building (or part of a building) or following the change of an existing building use/classification.

The Environmental Planning and Assessment Act 1979 and Regulation 2000 provides for the imposition of penalties for using or occupying a building prior to the issuing of an OC.

Where an applicant wishes to use or occupy an incomplete development, an application may be made to Council for an Interim OC. Such application will be considered in accordance with the provisions of the Environmental Planning and Assessment Act 1979, the conditions of DC and BCA requirements.

An application for an interim or final OC must be accompanied by interim or final fire safety certificate (where applicable) as required by the Environmental Planning and Assessment Regulation 2000.

PCA Service Fees

The fees for Council PCA inspection and certification services are payable upon lodgement of a Construction Certificate or Complying Development Certificate Application and thus appointment of Council as the PCA, and are GST inclusive.

The fees include payment for one (1) inspection for each of the mandatory critical stage inspections of the building. Council will provide written notice of the applicable mandatory critical stage inspections as part of the Development or Complying Development Determination.

Any additional mandatory critical stage inspections required due to staging of building works or variations in the construction sequence will attract an additional fee as set in Council Fees and Charges Policy.

Any re-inspections of works required as a result of the relevant stage of construction not being ready, incomplete or unsatisfactory will attract an additional fee in accordance in the Council's Fees and Charges Policy.

Any additional on-site meetings requested by the applicant may attract an additional fee.

Fees do not include any services associated with the investigation, assessment, resolution and enforcement of any unauthorised or non-complying works and additional fees are applicable for these services.

Home Building Act 1989 Requirements

The Principal Contractor/Owner Builder is required to satisfy the relevant insurance requirements under the Home Building Act 1989, in relation to residential building work. In the case of work carried out by a licensed contractor, details of the licensed contractor and documentary evidence of compliance with the Home Building Act 1989 (i.e. a copy of an insurance certificate issued under Part 6 of the Act) is to be provided to Council prior to works commencing.

In the case of work carried out by any other person, details of the person and owner-builder permit, or if the cost of labour and materials does not exceed \$5,000, a declaration signed by the owner of the land, is to be provided to Council.

Miscellaneous Requirements

The owner must notify Council in writing of any change in the details or address of the Principal Contractor/Owner Builder.

Your Signature

I accept the terms and conditions of this service agreement and appoint Council as Principal Certifying Authority for the subject development:

Name

.....

Address

.....

Signature

..... Date Telephone

Privacy Statement

The personal details requested on this form are required under the Environmental Planning and Assessment act 1979 and will only be used in connection with the requirements of this legislation. Access to this information is restricted to Council officers and other people authorised under the Act. Council is to be regarded as the agency that holds the information. You may make application for access or amendment to information held by Council. You may also request Council to suppress your personal information from a public register.

NOTICE TO NEIGHBOURS – WORKS TO COMMENCE

Dear Sir/Madam

I am writing to let you know that an application for a New in-ground swimming pool & child-resistant barrier was approved by Wagga Wagga City Council on 20/10/2020, under a Complying Development Certificate.

Works on this development can commence any time from two (2) days after this notice has been issued. The expected start date for construction is ____/____/____.

A copy of the certificate, including related plans and specification will be available for inspection at Council's office, free of charge, during office hours.

The details are as follows:

Applicant: Andrew Michael Smith
Katrina Anne Smith

Local Government Area: Wagga Wagga

CDC reference number: CDC20/0244

Issued by certifying authority: Wagga Wagga City Council

Date the application was determined: 20/10/2020

Details of Principal Certifying Authority	Details of the builder on site
Name: Wagga Wagga City Council	Name:
Address: 28 Flack Cres BOOROOMA NSW 2650 Lot 27 DP 1193816	Address:
Contact Number: 1300 292 442	Contact Number:
Contact email: council@wagga.nsw.gov.au	Contact email:
ABN: 56044159537	ABN:

Yours sincerely

Date:

Andrew Michael Smith
Katrina Anne Smith

Final Occupation Certificate

Note: 1. All details must be legibly printed in ink or typed
2. Failure to complete the form and supply the required information will result in delays.

MUST BE COMPLETED BY APPLICANT

DA No:

CC No:

CDC No:

Type of Certificate Sought

- ☐ Interim Occupation Certificate
☐ Final Occupation Certificate. Kerb and Gutter Bond refund required Yes ☐ No ☐
☐ Change of Building Use of an Existing Building
☐ Occupation/use of a New Building

Applicant's Details

Title Name Surname
Company ABN
Postal Address Post Code
Phone Mobile Work
Email Fax

By signing below, I advise that the application form is completed and the information required by Council is attached.

Signature Date

Note: ALL correspondence will be forwarded to the address provided above

Owner's Details

Owner's Name
Owner's Address
Phone Email

I/we consent to this application (Note: consent of all owners is required)

Signature Date

Date

(Owner's signature to consent to lodgement of application)

Site Details	
Address	City
Legal Description (Lot & DP)	
Site Area	m ²
Building Details	
<input type="checkbox"/> Whole of Building	<input type="checkbox"/> Part of Building
<input type="checkbox"/> Use of Building	
Use of building	
Building Code of Australia Classification (this must be the same as that specified in the development consent or complying development certificate)	
Boundary Adjustment	
<input type="checkbox"/> New Building	<input type="checkbox"/> Existing Building
Required Attachments Where Relevant	
<p><i>Required certificates for Class 2-9 Buildings(Industrial/Commercial)</i></p> <ul style="list-style-type: none"> Final Fire Safety Certificate or Interim Fire Safety Certificate (where relevant) to reflect the requirements of the Fire Safety Schedule. Energy Efficiency (Section J) Compliance Certificate/Letter. Structural engineers certification (where required). Glazing certificate(where required). <p><i>Other Certificates relied on including Class 1&10 Buildings(Residential)</i></p> <ul style="list-style-type: none"> Waterproof Certificate for Wet Areas Frame & Truss Detail /Certification Termite Protection Certificate (Copy to Council, sticker installed in power meter box) Basix Compliance Letter Smoke Detector Installation Certificate (Issued by Electrician) Survey report (where required) Bushfire letter of compliance Certificate of Impermeability (for all Lloyd Developments) <p>Council has created some of the above listed Compliance Forms for use located on the website under the following link; http://www.wagga.nsw.gov.au/city-of-wagga-wagga/planning/document-quicklinks/development-applications</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The Regulations require a copy of Development Consent, Construction Certificate or Complying Development Certificate, however it is noted that Council would have a copy of these documents on file, therefore additional copies are not required.</p> </div>	
Date of Receipt	
Date received	(to be completed by Certifying Authority)



WAGGA WAGGA CITY COUNCIL ASSISTING YOU IN THE NEXT STEP OF THE PROCESS

REQUIRED PCA SITE SIGNAGE

From the time work is first started on the site until completion, certain signage, including identification of the PCA, must be displayed in a position visible from the street (clauses 98A and 136B of the EP&A Reg 2000). There are fines for not having the correct signage displayed. These signs are forwarded as part of the Construction Certificate documentation. They may also be obtained from Council's Planning and Regulatory Directorate, or contact the Administration Team on 1300 292 442 and we will forward one to you.

PRIOR TO BOOKING INSPECTIONS

We require the following documentation **BEFORE** you book the relevant inspection. An inspection request may not be accepted, or the inspection carried out, if these details have not been received:-

- Wall bracing details - layout plan, including bracing unit types.
- Engineered floor joists - layout plan, member sizes, spacings and method of connection.
- Roof trusses - layout plan, identification sections, member sizes and spacings.

BOOKING INSPECTIONS

We carry out inspections every weekday (except public holidays). To make an inspection booking, or to confirm requirements, please contact Development Services on 1300 292 442.

Clause 163 of the EP&A Regulation requires that the principal contractor, or the owner builder, must give the PCA **at least 48 hours notice** before each required inspection. Whilst we always endeavour to meet your inspection needs, this may not be achievable with less than 48 hours notice, and is also subject to availability.

Additional inspections due to staging of building works, variations in the construction sequence and reinspections as a result of incomplete or unsatisfactory works, may attract an additional inspection fee. Where the number of inspections requested exceeds the number of inspections paid for, you will be required to make payment for future inspections at current rates.

To avoid a potential reinspection and subsequent fees, it is strongly recommended that the principal contractor or owner builder ensures all works are completed and compliant prior to booking an inspection.

Please note: Legislation requires that the PCA is to carry out **all** nominated and critical stage inspections (*as listed in the attached approval*). An Occupation Certificate might not be issued and the building may not be able to be used or occupied where this does not occur.

OCCUPATION CERTIFICATE

Legislation requires that an Occupation Certificate be issued on finalisation of work and prior to use. Only the PCA can issue the Occupation Certificate. The owner/person benefitting from the consent is required to complete and return to Council an application form for the Occupation Certificate. This can be downloaded from our website www.wagga.nsw.gov.au.