



David Whitwell

Building Certification & BCA Assessor

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CONSTRUCTION CERTIFICATE No: CC22 85PARADISE

APPLICANT:	Lauren Eady and Bradley Willis
SUBJECT LAND	Lot 418 in DP 1282107 being 85 Paradise Drive Gobbagombalin NSW 2650
DESCRIPTION OF DEVELOPMENT:	Dwelling with attached garage
TYPE OF WORK:	Building
BCA CLASSIFICATION(S):	1a & 10a
DA NO:	DA 22/0366 issued by Wagga Wagga City Council LGA
DA DETERMINATION DATE:	21 July 2022 (21.07.2022)
CC APPROVAL DATE:	03 August 2022 (03.08.2022)
DECISION:	Approved
NSW PLANNING PORTAL ID	CFT-179511
PLANS REFERENCED:	<p>Documents as approved and bearing the DWBC Construction Certificate Approval stamp:</p> <ol style="list-style-type: none"><li>1. Plans prepared by Alatalo Bros Sheets 1-3, 5 &amp; 7 dated 03.06.2022.</li><li>2. BASIX Certificate No. 1305184S dated 03 June 2022.</li><li>3. Site Classification Report by McMahon Earth Science dated 17.12.2021.</li><li>4. Specification by Alatalo Bros dated 17.05.2022.</li></ol> <p><i>Engineering Plans provided but not reviewed or endorsed by David Whitwell Building Certification. The plans and details remain the responsibility of the persons and/or company which have detailed and supplied them and the applicant/owner/builder. DWBC remains the third party to same. Verification of discrepancies or the like is the responsibility of the persons and/or company which have detailed and supplied them and the applicant/owner/builder.</i></p> <ul style="list-style-type: none"><li>• Engineering Plans by SJE Consulting Engineers Drawing No. 601498 Rev A S01-S07 dated 07.07.2022.</li></ul>
ATTACHMENTS:	Schedule of Building Inspections Advisory Notes
CERTIFICATION:	I hereby certify that work, if the works is completed in accordance with the documentation accompanying this application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning and Assessment Regulations as are referred to in s.6.6(2)(f) of the Environmental Planning and Assessment Act 1979.
<p>Signature:</p> <p></p> <p><b>David Whitwell</b> Principal Building Certifier BDC Registration No. 3007</p>	
Liability Limited by a Scheme Approved under Professional Standards Legislation	

As the nominated PC for the building works, David Whitwell Building Certification wishes to provide the following information to you as the applicant. It is important that you familiarise yourself with the following advisory notes. Should you have any questions regarding this information or other matters please contact our office to discuss the matter further.

#### **SCHEDULE OF BUILDING INSPECTIONS:**

##### **Inspections of building works**

As PC for the building works the following critical stages inspections are required to be undertaken by David Whitwell Building Certification before the issuing of an occupation certificate for the works.

- (a) After excavation, and prior to the placement of any footings,
- (b) Prior to the pouring of any in situ reinforced concrete building elements,
- (c) Prior to covering any of the framework for any floor, wall, roof or other building element,
- (d) Prior to covering of any waterproofing in any wet areas,
- (e) Prior to covering any stormwater drainage connections,
- (f) After the building works have been completed and prior to any occupation certificate being issued in relation to the building

It is the responsibility of the Principal Contractor/Applicant to advise of each inspection as they progress to that schedule of the build. Within a 30km radius from DWBC Office a minimum of 24 hours notice is required for the above inspections to be completed. Outside that area a minimum of 48 hours notice is required and, for all commercial, industrial developments and those expressly detailed in the respective documentations entered into with DWBC a minimum of not less than 72 hours (excluding any weekend/s or Public Holidays) must be provided. Bookings can be made by calling/texting 0467 347 218 between the hours of 8.30 am to 5 pm Monday to Friday. It is requested that the approval number is quoted at the time of booking to assist with the booking process.

The Inspection Report/s is based on information supplied by the builder or the Applicant in the form of other parties reports, plans, details, certificates or similar. Any changes in the design must be verified with other parties. Missed critical stage inspection/s as listed above may lead to an Occupation Certificate unable to be issued. Inspections as listed above must be carried out by David Whitwell and not any other third party without the express prior permission of David Whitwell.

The Inspection Report/s issued is intended for the express use of the principal contractor and the Applicant of the Application only. The use of these report/s by any other third party is not permitted without the expressed written permission of DWBC. Should site conditions be changed from the day of the inspection as noted in the Inspection Report, then the Report becomes invalid and further inspection will be required by DWBC.

#### **LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION**



Member  
Australian Institute of Building Surveyors  
Professional Standards Scheme

**ADVISORY NOTES:****Advisory Note #1:  
Occupation Certificate.**

Prior to the occupation or use of the building a Final Occupation Certificate is required to ensure that the building is safe and fit for occupation by users of the building. A Final Occupation Application Form together with the necessary Installation Certificates and Certification from other third parties (if applicable) is required to be submitted before a booking for the final inspection can be accepted. The Application Form can be found at [www.davidwhitwell.com.au/forms](http://www.davidwhitwell.com.au/forms)

All Development Consent including Prior to Issue of Occupation Certificate conditions must be complied with before an Application for Occupation Certificate can be made. Evidence of the relevant conditions and compliance must be supplied with the Application. This includes notations on plans and documents approved as part of the Development Consent and/or Construction Certificate and relied upon for this development.

The following certificates will generally be required prior to the issuing of an occupation certificate however further certificates may be required throughout the course of building works being completed:

- Termite management system certificate from the installer confirming compliance with AS 3660.1;
- Wet area flashing certificate from the installer of the wet area flashing confirming compliance with AS 3740 and waterproofing agent used, areas covered and the like for bathroom, toilet and laundry areas;
- Smoke alarm installation certificate from a licenced electrician to confirm compliance with AS 3786 and smoke alarms have been interconnected where there is more than one installed within the building;
- Framing bracing layout and roof truss installation details from the relevant manufacturer to confirm compliance with the manufacturers requirements;
- BASIX compliance certificate generally issued by the builder to confirm all commitments made within the approved BASIX certificate have been complied with such as insulation levels installed, water saving devices fitted and the like. The Certifier is limited to what can be visually checked and it is the responsibility of the Principal Contractor/Applicant to ensure all documentary evidence is supplied.
- Glazing certificate from the manufacturer to confirm compliance with AS1288 and AS2047 for such matters safety and toughened glass to areas as required by the BCA as well as specialised glass (including Argon gas) as detailed in the BASIX Certificate.
- Certification of Noise Attenuation Measures which have been installed and compliance with the required dB(A) level.

**Advisory Note #2.  
Departure from the Approval/s**

Should there be any known or anticipated departure from the Approval/s and the approved plans and documentation then prior consent will be required along with modification of the approval/s, prior to the building works being undertaken.

If a modification is approved by the Consent Authority for the Development Consent then it is the responsibility of the Applicant to ensure that the Construction Certificate is also amended to ensure compliance.

**Advisory Note #3.  
Finished Floor Level**

If there is a Finished Floor Level height to be achieved as part of the build, a Survey Report is required to be supplied from a Registered Land Surveyor confirming the minimum floor height has been achieved on site. This Report is required to be supplied to DWBC prior to the slab inspection being carried out. Works should not proceed until this report has been supplied and a Satisfactory Inspection Report has been issued for the slab.

**Advisory Note #4.  
Other Approvals**

This Approval does not give rise, override or take the place of obtaining other additional Approvals from other relevant Statutory Authority bodies or to comply with requirements of other Statutory Authority bodies.

This Approval, the inspections undertaken and the issuing of the Occupation Certificate does not override or takes the place of the relevant Authority's requirements to also provide an Approval or Consent to the works, if required carry out inspections and issue a form of Final and or Completion Certificate. It is the responsibility of the Person benefiting from this Consent to ensure all Approvals and Certificate are obtained.