



David Whitwell

Building Certification & BCA Assessor

0467 347 218 2/20 Tompson Street PO Box 537, Wagga Wagga NSW 2650
david@davidwhitwell.com.au davidwhitwell.com.au

CONSTRUCTION CERTIFICATE No: CC 23 13LACHLAN

APPLICANT:	Naomi Shaw
SUBJECT LAND	Lot 33 in DP 846375 being 13 Lachlan Place Tatton NSW 2650
DESCRIPTION OF DEVELOPMENT:	Alterations and additions to existing dwelling
TYPE OF WORK:	Building
BCA CLASSIFICATION(S):	1a & 10a
DA NO:	DA 22/0768 issued by Wagga Wagga City Council LGA
DA DETERMINATION DATE:	06 February 2023 (06.02.2023)
CC APPROVAL DATE:	10 May 2023 (10.05.2023)
DECISION:	Approved
NSW PLANNING PORTAL ID	CFT - 313242
PLANS REFERENCED:	<p>Documents as approved and bearing the DWBC Construction Certificate Approval stamp:</p> <ol style="list-style-type: none">Plans prepared by S Humphries sheets 01,02, 03.1, 04 dated 09.09.22BASIX certificate no. A473431_02 dated 15.12.2022Soil class letter by Xeros Piccolo Consulting Engineers no. 220743 dated 21.11.2022NATSPEC Specification dated 09.05.2023 <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"><i>Engineering prepared by Xeros Piccolo Consulting Engineers no. 220743 issue A sheets 1-5 dated Nov 2022</i>
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.

Signature:

David Whitwell
Principal Building Certifier

LIABILITY LIMITED BY A SCHEME APPROVED UNDER
PROFESSIONAL STANDARDS LEGISLATION



Member
Australian Institute of Building Surveyors
Professional Standards Scheme

Building Code of Australia & Accredited Building Certifier / PC
Building Surveyor – Restricted (All Classes of Building) BDC No.3007
Housing Industry Australia Member AIBS Registration No. 7983 AAC Member

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.

In accordance with clause 61 of the EP&A (Development Certification and Fire Safety) Regulation 2021 Critical stage inspections are for Class 1 and 10

- (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

OR as separately detailed in clause 61 of the EP&A (Development Certification and Fire Safety) Regulations 2021 for Class 2-9 Buildings.

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 48 hours notice is required for the above inspections to be completed as set out in Clause 65 of the EP&A (Development Certification and Fire Safety). 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. If an inspection is missed, an occupation certificate can only be issued if the inspection was 'unavoidably missed', if the Certifier agrees and the work is otherwise satisfactory. This decision is made by the principal certifying (PC), based on evidence given by the builder or other party (refer to clause 64 of the EP&A (Development Certification and Fire Safety) Regulation 2021).

Inspections as listed above must be carried out by David Whitwell and not any other third party.

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.

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

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.
- Fire wall compliance certificate confirming compliance with the minimum FRL of 60/60/60 and required sound insulation 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.

