

CONSTRUCTION CERTIFICATE

Issued under Part 6 of the Environmental Planning and Assessment Act 1979

APPLICANT DETAILS

Applicant: Mr Graeme Dawson
Address: 58 Grinton Avenue, Ashmont NSW 2650
Phone: 0419822600

OWNER DETAILS

Name of the person having benefit of the development consent: Mr Graeme Dawson
Address: 58 Grinton Avenue, Ashmont NSW 2650
Phone: 0419822600

RELEVANT CONSENTS

Consent Authority / Local Government Area: Wagga Wagga City Council
Development Consent Number: DA22/0246
DA Date: 24/08/2022
Construction Certificate Number: 24-CC-22
Date Issued: 10/05/2023

PROPOSAL

Address of Development: 68 Grinton Avenue, Ashmont NSW 2650
Lot: 12
DP: 1093875
Zone: R1- General Residential
Building Classification: 1a & 10a
Scope of Building Works Covered by this Notice: Construction of 2 x individual dwellings & attached garages
Value of Construction Certificate (incl. GST) \$658,263.00
Type of Construction: N/A
Plans and Specifications approved: Schedule 1
Fire Safety Schedule: N/A
Exclusions: Nil
Critical stage inspections: See attached notice.

CERTIFYING AUTHORITY

Certifying Authority: Nathan O'Connell
Accreditation Body: BPB 2280

I, Nathan O'Connell, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the regulations referred to in Section 81A (5) of the Act.

Dated: 10/05/2023

Nathan O'Connell

Nathan O'Connell

N.B Prior to the commencement of work Sections 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Environment Planning and Assessment Act 1979

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans

Prepared by	Document	Rev	Job no. Sheet no.	Date
C.K.	Cover Page & Site Analysis Plan	D	22-22 A01	21/03/2022
C.K.	Land Scaping Plan	C	22-22 A02	21/03/2022
C.K.	Unit 1 Floor Plan	B	22-22 A03	21/03/2022
C.K.	Unit 1 Elevations	B	22-22 A04	21/03/2022
C.K.	Unit 1 Section and Basix	B	22-22 A05	21/03/2022
C.K.	Unit 1 Roof Plan	B	22-22 A06	21/03/2022
C.K.	Unit 2 Floor Plan	B	22-22 A07	21/03/2022
C.K.	Unit 2 Elevations	B	22-22 A08	21/03/2022
C.K.	Unit 2 Section and Basix	B	22-22 A09	21/03/2022
C.K.	Unit 2 Roof Plan	B	22-22 A10	21/03/2022
C.K.	Community Title Plan	E	22-22 A11	28/04/2023
	Specification		Sheet 1-12	

2. Endorsed Structural Plans

Prepared by	Document	Drawing number	Sheets.	Date
Rod Kendall	Engineering Plans Unit 1	22-56	E01-E06	06/10/2022
Rod Kendall	Engineering Plans Unit 2	22-56	E01-E06	06/10/2022
Rod Kendall	Certificate of compliance	22-56		03//05/2023
McMahon Earth Science	Geotechnical Report	8905	Sheets 1-4	27/09/2022

3. Endorsed Basix Certificate

Prepared by	Document	Certificate number	Date
Chris Kendall	Basix certificate – Unit 1	1302139S	30/04/2022
Chris Kendall	Basix certificate – Unit 2	1302140S	30/04/2022