



David Whitwell

Building Certification & BCA Assessor

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COMPLYING DEVELOPMENT CERTIFICATE (GREENFIELD) No: CDC23 96VALENCIA (S)

APPLICANT:	Glen Henderson
SUBJECT LAND	Lot 248 in DP1284456 being 96 Valencia Drive Gobbagombalin NSW 2650
DESCRIPTION OF DEVELOPMENT:	Shed
TYPE OF WORK:	Building
BCA CLASSIFICATION(S):	10a
LAND USE ZONE:	R1 General Residential
CERTIFICATE DETERMINATION:	09 May 2023 (09.05.2023)
CERTIFICATE TO LAPSE ON:	09 May 2028 (09.05.2028)
DECISION:	Approved- SEPP Exempt and Complying Code 2008 Part 3C Greenfield
NSW PLANNING PORTAL ID NO:	CDC-111955
PLANS REFERENCED:	<p>Documents approved and bearing the DWBC Complying Development Certificate Approval stamp</p> <ol style="list-style-type: none"><li>1. Site Plan prepared by Paul Bourne Homes Drawing No: 0001 Sheets A01 Issue A and bearing the DWBC CDC Approval Stamp.</li><li>2. Elevation plans by Best Sheds no. 1489056324 sheet 2 dated 12.07.2022</li></ol> <p>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</p> <ul style="list-style-type: none"><li>• Engineering Plans prepared by Emerald Civil &amp; Structural Engineers Job No. 1489056324 Sheets 1-7 Rev A dated 12.07.2022.</li></ul>
ATTACHMENTS:	<ol style="list-style-type: none"><li>a) Schedule 6 SEPP Exempt and Complying Code 2008</li><li>b) Additional Conditions.</li><li>c) Schedule of Inspections</li><li>d) Advisory Notes.</li></ol>
CERTIFICATION:	Pursuant to s.4.27 of the Environmental Planning and Assessment Act 1979, the development is complying development and (if carried out as specified in the certificate and documents specified above) will comply with all development standards applicable to the development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and with other requirements prescribed by the Environmental Planning and Assessment Regulation 2021.
Signature:	<div><div><p><b>David Whitwell</b> Principal Building Certifier Building Surveyor – Restricted (All classes of Buildings) BDC Registration No. 3007 AIBS Registration No. 7983, AAC Member, HIA Member</p></div><div><p><b>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION</b></p><p>Member</p><p> <b>AIBS</b> Australian Institute of Building Surveyors Professional Standards Scheme</p></div></div>
Liability Limited by a Scheme approved under the Professional Standards Legislation.	

**SCHEDULE 6**  
**CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES**  
**UNDER CERTAIN COMPLYING DEVELOPMENT CODES**

Conditions as set out in NSW Legislation print off as attached dated the date of this Approval.


**PART 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE**

<b>1.NCC compliance</b>	All building work must be carried out in accordance with the National Construction Code.
<b>2.Kerb/gutter security bond</b>	Prior to works commencing on site, a payment receipt is to be provided from Council to DWBC to confirm that any relevant security bond has been paid as needed if relevant.
<b>3.Payment of 94/94A contributions</b>	Prior to works commencing on site, a payment receipt is to be provided from Council to DWBC to confirm that any relevant contributions required for the development and subject property have been paid. Should no contribution be applicable then written confirmation from Council is needed to confirm same.
<b>4.s.68 Approval</b>	Prior to works commencing on site, an Approval is to be provided from Council to DWBC to confirm that the Application has been made and approved.
<b>5. Neighbour notification</b>	Prior to works commencing on site, a minimum of 2 days notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out in accordance with 136AB of the Environmental Planning and Assessment Regulation.
<b>6.Shoring &amp; adequacy of adjoining property</b>	<p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:</p> <p>(1)(a) protect and support the building, structure or work from possible damage from the excavation, and  (b) where necessary, underpin the building, structure or work to prevent any such damage.</p> <p>(2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p>
<b>7. Builders signage</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Showing the name, address and telephone number of the Principal Certifier for the work,</li> <li>• Showing the name of the principal building contractor for any building work and a telephone number on which that person may be contacted outside working hours, and</li> <li>• Stating that unauthorised entry to the site is prohibited.</li> </ul> <p>This 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.</p> <p><b>Note:</b> This clause does not apply in relation to building work that is being carried out inside an existing building, that does not affect the external walls of the building.</p>
<b>8. Waste Management</b>	<p>The following are conditions applying before works commence (in addition to those set out in Part 1 of Schedule 6)—</p> <p>(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.</p> <p>(b) The waste management plan must—</p> <p>(i) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and</p> <p>(ii) identify the quantity of waste material in tonnes and cubic metres to be—</p> <p>(A) reused on-site, and</p> <p>(B) recycled on-site and off-site, and</p> <p>(C) disposed of off-site, and</p> <p>(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</p>

	<p>(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.</p> <p>(c) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.</p> <p>(d) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.</p> <p><b>Note—</b> A council has power under section 124 of the <a href="#">Local Government Act</a> to make specific orders about the removal or keeping of waste.</p>
<b>PART 3 CONDITIONS APPLYING BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE</b>	
<b>9. BASIX</b>	<p>All BASIX commitments listed in the approved relevant BASIX certificate must be fulfilled.</p> <p><b>Note:</b> Only applicable to BASIX affected development.</p>
<b>10. Waste Management &amp; Management of the Site</b>	<p>At the completion of the works, the work site must be left clear of waste and debris.</p> <p>Copies of receipts stating the following must be given to the Principal Certifier:</p> <ol style="list-style-type: none"> <li>The place to which the waste materials were transported;</li> <li>The name of the contractor transporting the material;</li> <li>The quantity of materials transported off site and recycled or disposed off.</li> </ol> <p>Clause 9 of Schedule 6 sets out further conditions relating to maintenance of the site.</p>
<b>OPERATIONAL</b>	
<b>11. Planting of Trees</b>	<p>If the work relates to the erection of a new dwelling, a species of tree must be planted—</p> <ol style="list-style-type: none"> <li>In the area opposite the boundary to which the front of the dwelling faces – that is capable of achieving a height of at least 8m at maturity; and</li> <li>In the area opposite the rear boundary of the dwelling house – that is capable of achieving a height of at least 5m at maturity.</li> </ol>

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

<p><b>Inspections of building works</b></p>	<p>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.</p> <ul style="list-style-type: none"> <li>(a) After excavation, and prior to the placement of any footings,</li> <li>(b) Prior to the pouring of any in situ reinforced concrete building elements,</li> <li>(c) Prior to covering any of the framework for any floor, wall, roof or other building element,</li> <li>(d) Prior to covering of any waterproofing in any wet areas,</li> <li>(e) Prior to covering any stormwater drainage connections,</li> <li>(f) After the building works have been completed and prior to any occupation certificate being issued in relation to the building</li> </ul> <p>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.</p> <p>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.</p> <p>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.</p>
	<div style="text-align: center;"> <p><b>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION</b></p> <hr/>  <p>Member Australian Institute of Building Surveyors Professional Standards Scheme</p> </div>

**ADVISORY NOTATIONS****Advisory Note #1:  
Certificates required**

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 Complying Development Certificate Consent Conditions 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 Complying Development Certificate Consent 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.

**Advisory Note #2.  
Waste Management Plan  
Receipts**

Copies of receipts from the Contractor stating the following must be given to the Principal Certifier:

- d) The place to which the waste materials were transported;
- e) The name of the contractor transporting the material;
- f) The quantity of materials transported off site and recycled or disposed off.

Please refer to Condition 5.

**Advisory Note #3.  
Changes to the development.**

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.