

Construction Certificate

Environmental Planning and Assessment Act 1979 Section 6.3 (1)(a) &
Environmental Planning & Assessment (Development Certification and Fire Safety)
Regulation 2021 Section 13 & 23

CERTIFICATE DETAILS

Application Number: CC23/0199

Certifying Authority: City of Wagga Wagga

Applicant: Riverina New Homes Pty Ltd
14 Morrow St
WAGGA WAGGA NSW 2650

Subject Site: Lot 153 DP 1283933, 17 Lacebark Dr FOREST HILL NSW 2651

Development Consent No: DA23/0193

Determination Date of Development Consent: 07 Jun 2023

Type of Work: Building

Description of Development: Construction of Dwelling, Attached Garage and Alfresco

Classification of the Building: Class 1a & 10a

BCA Edition: BCA 2022

Decision: **Approve**

Plan Numbers & Specifications: See "Appendix A"

Attachments: Nil

Certification: I certify that work, if completed in accordance with these plans and specification, will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in S6.6(2)(f) of the Environmental Planning and Assessment Act, 1979.

Signature:

Date of Decision & Certificate: 09/06/2023



Luka Stanic
Building Surveyor
BDC Registration Number (2359)

Right of Appeal

Under s8.16 where the certifying authority is a Council an applicant may appeal to the Land and Environment Court against, the refusal to issue a Construction Certificate, or to issue a Construction Certificate subject to conditions, within 6 months of the date of the decision.

Principal Certifying Authority

Prior to commencement of work you must appoint a Principal Certifying Authority and notify Council of the appointment. You may elect Council to be the Principal Certifying Authority.

Plan Numbers & Specifications:-

Plan/DocNo.	Plan/Doc Title	Prepared by	Issue	Date
23001DA	Location Plans (pages 1 - 3)	Peter Basha Planning & Development	-	06/04/2023
00A	Cover Page	Peter Niksic Design & Drafting	A	27/03/2023
01A	Site Plan	Peter Niksic Design & Drafting	A	27/03/2023
02A	Floor Plan	Peter Niksic Design & Drafting	A	27/03/2023
03A	Slab Setout	Peter Niksic Design & Drafting	A	27/03/2023
04A	Elevations	Peter Niksic Design & Drafting	A	27/03/2023
05A	Elevations	Peter Niksic Design & Drafting	A	27/03/2023
06A	Sections	Peter Niksic Design & Drafting	A	27/03/2023
07A	Perspectives	Peter Niksic Design & Drafting	A	27/03/2023
08A	Electrical Layout	Peter Niksic Design & Drafting	A	27/03/2023
09A	Notification Plan	Peter Niksic Design & Drafting	A	27/03/2023
1348876S	Basix Certificate	Peter Niksic Design & Drafting	-	27/03/2023
220768-1, 220768-2, 220768-3, 220768-4	Engineering Plans	Xeros Piccolo	B	March 2023
SC22-186	Site Classification Report	Aitken Rowe Testing Laboratories	-	13/10/2022

Notice of Commencement of Building or Subdivision Work

Under Section 6.6 or Section 6.12 of the Environmental Planning and Assessment Act 1979

DA No: DA23/0193		CC No: CC23/0199	
ALL sections must be completed. Incomplete forms cannot be processed and will be returned.			
1. Type of Notification you are giving to Council			
<i>Please tick the appropriate box(s) corresponding to the notification to Council</i>			
<input type="checkbox"/>	Commencement of Building Work	<i>Complete Sections 2, 3, 4, 6, and 8 Complete Section 7 if applicable</i>	
<input type="checkbox"/>	Commencement of Subdivision Work	<i>Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable</i>	
<input type="checkbox"/>	Commencement of Building Work for Complying Development	<i>Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable</i>	
<input type="checkbox"/>	Commencement of Subdivision Work for Complying Development	<i>Complete Sections 2, 3, 4, 6 and 8 Complete Section 7 if applicable</i>	
2. Address of Property <i>Please use CAPITALS</i>			
No	Street	Suburb	
Lot No	DP/SP No <i>(Lot and DP numbers can be found on Council's Rates Notice or Development Consent)</i>		
Land Dimensions:	Width at Frontage	Depth/Length	
3. Applicant's Details <i>Please use CAPITALS</i>			
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. Plan Details			
See appendix A			

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 the 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.			
I have read and understand all conditions of consent	<i>Please tick appropriate box</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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 9			
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.			
Proposed 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.			
You must provide the following details:			
Name of the Principal Contractor			
Business House Contact No		After Hours Contact No	
Where Wagga City Council is engaged as the PCA this signage will be supplied and installed by Council.			

Application for 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

- ☐ Final Occupation Certificate. Kerb and Gutter Bond refund required - Yes ☐ No ☐
- ☐ Occupation Certificate – Part of Building Only Suitable for Use in Accordance with NCC
- ☐ Change of Building Use of an Existing Building
- ☐ Occupation/use of a New Building

Site Details

Address City

Legal Description (Lot & DP)

Site Area m²

Building Details

- ☐ Whole of Building ☐ Part of Building ☐ Use of Building

Part 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

- ☐ New Building ☐ Existing Building

Required Attachments Where Relevant

Required certificates for Class 2-9 Buildings(Industrial/Commercial)

- 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).

Other Certificates relied on including Class 1&10 Buildings(Residential)

- 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)

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-dev/application-forms,-attachments,-guides-and-checklists>

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.

Applicant's Details

Title	<input type="text"/>	Name	<input type="text"/>	Surname	<input type="text"/>
Company	<input type="text"/>			ABN	<input type="text"/>
Postal Address	<input type="text"/>				Post Code
Phone	<input type="text"/>	Mobile	<input type="text"/>	Work	<input type="text"/>
Email	<input type="text"/>			Fax	<input type="text"/>

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	<input type="text"/>
Owner's Address	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>

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

Signature	<input type="text"/>	Date	<input type="text"/>
	<input type="text"/>	Date	<input type="text"/>

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

Refund Details (If Applicable)

Account Name	<input type="text"/>		
BSB	<input type="text"/>	Account Number	<input type="text"/>

Date of Receipt

Date received (to be completed by Certifying Authority)

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 placed on site by a Council Officer. They may also be obtained from Council's Development Assessment and Building Certification Team on 1300 292 442 and we will forward one to you.

Please apply in the NSW Planning Portal to Appoint Wagga Wagga City Council as your Principal Certifying Authority.

Please see below Applicants Guide to Lodging an Application to Appoint a Principal Certifying Authority

https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/QRGs/Submitting+an+Application+to+Appoint+a+Principal+Certifier.pdf

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 via the NSW Planning Portal an application form for the Occupation Certificate. This can be downloaded from our website www.wagga.nsw.gov.au.

To apply for an Occupation Certificate please complete in the NSW Planning Portal an *Application for Final Occupation Certificate*

Please see below Applicants Guide to Lodging an *Application for Final Occupation Certificate*

https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/QRGs/Submitting+an+Application+for+an+Occupation+Certificate.pdf

NSW Planning Portal Portal fees

In accordance with the NSW Environmental Planning and Assessment Regulation 2000, applicants are required to pay a digital application processing fee for certain planning applications and certificates.

For more information please see below link:-

<https://www.planningportal.nsw.gov.au/nsw-planning-portal-service-fees>