

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: CC23/0216

Certifying Authority: City of Wagga Wagga

Applicant: SD Harper
5c Dobney Ave
WAGGA WAGGA NSW 2650

Subject Site: Lot 11 DP 837395, 293 Copland St EAST WAGGA WAGGA NSW 2650

Development Consent No: DA23/0219

Determination Date of Development Consent: 26 Jun 2023

Type of Work: Building

Description of Development: Construct new warehouse (Class7b) and upgrade factory sanitary compartment to make it accessible (Class 8).

Classification of the Building: Class7b&8

BCA Edition: 2022 National Construction Code

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: 22/08/2023



Paul O'Brien
Manager Development Assessment & Building Certification
BDC Registration Number (1847)

Fire Safety Class 2 – 9

The Applicant must comply with the following requirements: Condition Relating To Fire Safety Systems In Class 2-9 Buildings

In accordance with Clause 146B of the Environmental Planning & Assessment Regulation 2000, any building work involving the installation, modification or extension of relevant fire safety systems (as defined in Note 1 below) **cannot commence until**:

- a) plans have been submitted to the Principal Certifying Authority showing:
 - i. in the case of building work involving the installation of the relevant fire safety system – the layout, extent and location of key components of the system, or
 - ii. in the case of building work involving the modification or extension of the relevant fire safety system – the layout, extent and location of any new or modified components of the system, and
- b) specifications have been submitted to the Principal Certifying Authority that:
 - i. describe the basis for design, installation and construction of the relevant fire safety system, and
 - ii. identify the provisions of the Building Code of Australia upon which the design of the system is based, and
- c) those plans and specifications:
 - i. have been certified by a compliance certificate referred to in section 109C (1) (a) of the Environmental Planning & Assessment Act as complying with the relevant provision of the Building Code of Australia, or;
 - ii. unless they are subject to an exemption under clause 164B (See Note 2 below), have been endorsed by a competent fire safety practitioner as complying with the relevant provisions of the Building Code of Australia.

NOTE 1: Relevant fire safety system means any of the following:

- Fire Hydrant System
- Fire Hose Reel System
- Sprinkler System (Including wall-wetting sprinkler or drencher system)
- Any type of automatic fire suppression system of a hydraulic nature
- Fire detection and alarm system
- Mechanical ducted smoke control system

NOTE 2: Clause 164B of the Environmental Planning & Assessment Regulation 2000, provides for limited exemptions from compliance with the BCA for minor modification or extension of fire safety system works, as follows:

- The existing level of system operational performance will not be reduced, and
- An independent competent fire safety practitioner has endorsed the non-compliance, and
- A fire safety certificate or fire safety statement that includes the fire safety system being modified was issued for the building no more than 6 months before the objection was made.

The objection must specify the grounds of the objection and a copy of the plans and specifications of the building works must be included with the objection.

NOTE 3: Clause 190B of the Environmental Planning & Assessment Regulation 2000, states that the principal contractor for the building work must ensure that the most recently approved copy of the plans and specifications for any relevant fire safety system for the building are kept on site and are made available for inspection by the certifying authority, consent authority, council and fire and rescue NSW during building times.

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
A1	Site Plan	Betta Sheds & Garages	D	22.06.2023
A2	Floor Plan - Existing Building	Betta Sheds & Garages	A	22.06.2023
A3	Floor Plan	Betta Sheds & Garages	C	22.06.2023
A4	South Elevation, East Elevation	Betta Sheds & Garages	A	03.04.2023
A5	North Elevation, West Elevation	Betta Sheds & Garages	A	03.04.2023
A6	Section 1	Betta Sheds & Garages	B	22.06.2023
422887-GA 1-2	General Arrangement	Ranbuild	A	Scanned 16.05.2023
422887-SMP 1-5	Steelwork Marking Diagram	Ranbuild	A	Scanned 16.05.2023
422887-CLD 1-5	Cladding Location Diagram	Ranbuild	A	Scanned 16.05.2023
422887-IPF 1-4	Integral Pad Footing & RC Floor Det	Ranbuild	A	Scanned 16.05.2023
422887-BPS1-4	Bored Pier & RC Slab	Ranbuild	A	Scanned 16.05.2023
422887-PBP 1-2	Pier Boring Plan	Ranbuild	A	Scanned 16.05.2023
422887-IBP 1-4	Isolated Bored Pier	Ranbuild	A	Scanned 16.05.2023
ENG 1/1-422887	Steel Frame Diagram	Ranbuild	A	10.03.2023
ENG 2/1-422887	Steel Frame Schedule and Notes	Ranbuild	A	10.03.2023
ENG 3/1 - 3/2-422887	Connection Details	Ranbuild	A	10.03.2023
ENG 4/1 - 4/2-422887	RC Floor Plan & Bored Pier Details	Ranbuild	A	10.03.2023
ENG 5/1 - 5/2-422887	Isolated Bored Pier Details	Ranbuild	A	10.03.2023
ENG 6/1 - 6/2-422887	RC Floor Plan & Integral Pad Footing Details	Ranbuild	A	10.03.2023
ENG 7/1-422887	RC Slab Plan	Ranbuild	A	10.03.2023
-	Foundation & Slab Design Certification	RJ Kendall	-	15.08.2023
-	Flood Certification	RJ Kendall	-	28.07.2023
9382	Geotechnical Interpretive Report	McMahon Earth Science	-	27.06.2023
9382	Geotechnical Data Report	McMahon Earth Science	-	27.06.2023
-	Part J of NCC Statement	Betta Sheds & Garages	-	16.08.2023

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: DA23/0219		CC No: CC23/0216	
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 Date

Date

(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>