



# City of Wagga Wagga

## OCCUPATION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979, Sections 109C(1)(c) and 109H

<b>TYPE OF CERTIFICATE</b>	<input checked="" type="checkbox"/> Final occupation certificate <input type="checkbox"/> Change of building use <input checked="" type="checkbox"/> Occupation/use of a new building	
<b>APPLICANT</b>	AHWW Pty Ltd 90 Manuka Rd LAKE ALBERT NSW 2650	
<b>SUBJECT LAND</b>	<b>ADDRESS OF WORK:</b> 118 Valencia Dr GOBBAGOMBALIN NSW 2650 <b>LOT/DP:</b> Lot 258 DP 1284456	
<b>DA / CDC</b>	DA22/0530	<b>DATE OF DETERMINATION:</b> 26/09/2022
<b>BUILDING DETAILS</b>	The building classification must be the same as that specified in the development consent or complying development certificate.  BCA CLASS: Class 1a, 10a & 10b USE: Dwelling with attached Garage, Alfresco and Porch with associated Retaining Walls <input checked="" type="checkbox"/> Whole of building <input type="checkbox"/> Part of building <input checked="" type="checkbox"/> New <input type="checkbox"/> Existing	
<b>CONSTRUCTION CERTIFICATE</b>	CERTIFICATE No: CC22/0425.01	DATE OF ISSUE: 26/05/2023
<b>REQUIRED ATTACHMENTS</b>	<ul style="list-style-type: none"> <li>• Copy of development consent or complying development certificate</li> <li>• Construction certificate (where relevant)</li> <li>• Final fire safety certificate or interim fire safety certificate (where relevant)</li> <li>• Other certificates relied on</li> </ul>	
<b>DETERMINATION</b>	The occupation certificate is: <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> REFUSED: The reasons for refusal are shown below  RIGHT OF APPEAL: Under section 109K where the certifying authority is Council an applicant may appeal to the Land and Environment Court against the refusal to issue an occupation certificate within 12 months from the date of the decision.	
<b>CERTIFICATE FINAL</b>	Wagga Wagga City Council confirms that it has been appointed as the principle certifying authority under S.109E, a development consent/CDC is in force with respect to the building, where required, a construction certificate has been issued with respect to the plans and specifications of the building, the building is suitable for occupation or use in accordance with its classification under the BCA, where required, a final safety certificate has been issued for the building and a report from the commissioner of Fire Brigades has been considered. In the case of an Interim Occupation certificate, Council has taken into consideration the health and safety of the occupants of the building.	

Name: Stanic, Luka

BDC Registration No: 2359

Signature:

Date: 07/12/2023

Please note the following information:

This is a final occupation certificate for the Dwelling with attached Garage, Alfresco and Porch with associated Retaining Walls - including Modification to change the slab detail (classification 1a 10a, & 10b). The conditions of the DA22/0530 satisfied. Note presence of easement in the North West corner of the lot.

*NOTE: This inspection was completed using an electronic device*