



David Whitwell

Building Certification & BCA Assessor

0467 347 218 2/20 Tompson Street PO Box 537, Wagga Wagga NSW 2650
david@davidwhitwell.com.au davidwhitwell.com.au

COMPLYING DEVELOPMENT CERTIFICATE No: CDC24 174KINCAID

APPLICANT:	Wayne & Cherie Carroll
SUBJECT LAND	Lot 1 in DP 627163 being 174 Kincaid Street Wagga NSW 2650
DESCRIPTION OF DEVELOPMENT:	Secondary Dwelling
TYPE OF WORK:	Building
BCA CLASSIFICATION(S):	1a & 10a
LAND USE ZONE:	R1 General Residential
CERTIFICATE DETERMINATION:	13 March 2024 (13.03.2024)
CERTIFICATE TO LAPSE ON:	13 March 2029 (13.03.2029)
DECISION:	Approved – State Environmental Planning Policy (Housing) 2021
NSW PLANNING PORTAL ID:	CDC- 209738
PLANS REFERENCED:	<p>Documents approved & bearing the DWBC Complying Development Certificate Approval stamp:</p> <ol style="list-style-type: none">Plans prepared by BCM Design no. 23214, 1 sheet dated 19.02.2024BASIX certificate no. 1736483S dated 19.02.2024NATHERS certificate no. #HR-VF7AHI-01 dated 19.02.2024Soil report by Aitken Rowe no. SC23-264 dated 30.11.2023Builders specification by BCM Design <p>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">Engineering plans by Xeros Piccolo Consulting Engineers no. 230847 issue B sheets 1-4 dated Dec 2023
ATTACHMENTS:	<ol style="list-style-type: none">SEPP Exempt and Complying Code Schedule 6 ConditionsEnvironmental Planning and Assessment Regulations 2000 ConditionsSchedule of Building InspectionsAdvisory Notes.
CERTIFICATION:	<p>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 (Housing) 2021 and with other requirements prescribed by the NSW Environmental Planning and Assessment Act 1979 and Regulations 2000 (EP&A Act & Regs) and NSW Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p>

Signature:

David Whitwell

Principal Building Certifier

Building Code of Australia & Accredited Building Certifier / PC

Building Surveyor – Restricted (All Classes of Building) BDC No.3007

Housing Industry Australia Member AIBS Registration No. 7983 AAC Member

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PROFESSIONAL STANDARDS LEGISLATION



Member
Australian Institute of Building Surveyors
Professional Standards Scheme

Liability Limited by a Scheme under Professional Standards Legislation

SCHEDULE 6
CONDITIONS APPLYING TO COMPLYING DEVELOPMENT CERTIFICATES
UNDER PART 3D INLAND CODE

Conditions as set out in NSW SEPP Exempt and Complying Code 2008 Legislation print off as attached dated the date of this Approval.

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000 CONDITIONS

PART 1 CONDITIONS APPLYING BEFORE WORKS COMMENCE

1.NCC compliance	All building work must be carried out in accordance with the National Construction Code.
2.Kerb/gutter security bond	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.
3.Payment of 94/94A contributions	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.
4.s.68 Approval	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.
5. Neighbour notification	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.
6.Shoring & adequacy of adjoining property	<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. (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>
7. Builders signage	<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"> • Showing the name, address and telephone number of the Principal Certifier for the work, • 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 • Stating that unauthorised entry to the site is prohibited. <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>Note: 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>

PART 3 CONDITIONS APPLYING BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

8. BASIX	<p>All BASIX commitments listed in the approved relevant BASIX certificate must be fulfilled.</p> <p>Note: Only applicable to BASIX affected development.</p>
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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

Inspections of building works

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.

In accordance with clause 61 of the EP&A (Development Certification and Fire Safety) Regulation 2021 Critical stage inspections are for Class 1 and 10

- (a) After excavation, and prior to the placement of any footings,
- (b) Prior to the pouring of any in situ reinforced concrete building elements,
- (c) Prior to covering any of the framework for any floor, wall, roof or other building element,
- (d) Prior to covering of any waterproofing in any wet areas,
- (e) Prior to covering any stormwater drainage connections,
- (f) Pool fencing as soon as practicable after installation,
- (g) After the building works have been completed and prior to any occupation certificate being issued in relation to the building

OR as separately detailed in clause 61 of the EP&A (Development Certification and Fire Safety) Regulations 2021 for Class 2-9 Buildings.

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 48 hours notice is required for the above inspections to be completed as set out in Clause 65 of the EP&A (Development Certification and Fire Safety). 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.

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. If an inspection is missed, an occupation certificate can only be issued if the inspection was 'unavoidably missed', if the Certifier agrees and the work is otherwise satisfactory. This decision is made by the principal certifying (PC), based on evidence given by the builder or other party (refer to clause 64 of the EP&A (Development Certification and Fire Safety) Regulation 2021).

Inspections as listed above must be carried out by David Whitwell and not any other third party. An Occupation Certificate must be applied for an issue before the cessation of 60 days from practical completion or within 6 months from the last inspection

The Inspection Report/s issued is intended for the express use of DWBC only. The use of these report/s by any other third party is not permitted. 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.

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ADVISORY NOTATIONS

<p>Advisory Note #1: Occupation Certificate.</p>	<p>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</p> <p>All CDC 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 Development Consent and/or Construction Certificate and relied upon for this development.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • Swimming Pool Registration Certificate from www.swimmingpoolregister.nsw.gov.au to confirm the swimming pool registration as required by legislation. <p>An Occupation Certificate must be applied for an issue before the cessation of 60 days from practical completion or within 6 months from the last inspection</p>
<p>Advisory Note #2. Departure from the Approval/s</p>	<p>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.</p> <p>If a modification is approved for the Complying Development Consent then it is the responsibility of the Applicant to ensure that the Complying Development Certificate is also amended to ensure compliance.</p>
<p>Advisory Note #3. Finished Floor Level</p>	<p>If there is a Finished Floor Level height to be achieved as part of the build, a Survey Report is required to be supplied from a Registered Land Surveyor confirming the minimum floor height has been achieved on site. This Report is required to be supplied to DWBC prior to the slab inspection being carried out. Works should not proceed until this report has been supplied and a Satisfactory Inspection Report has been issued for the slab.</p>
<p>Advisory Note #4. Other Approvals</p>	<p>This Approval does not give rise, override or take the place of obtaining other additional Approvals from other relevant Statutory Authority bodies or to comply with requirements of other Statutory Authority bodies.</p> <p>This Approval, the inspections undertaken and the issuing of the Occupation Certificate does not override or takes the place of the relevant Authority's requirements to also provide an Approval or Consent to the works, if required carry out inspections and issue a form of Final and or Completion Certificate. It is the responsibility of the Person benefiting from this Consent to ensure all Approvals and Certificate are obtained.</p>