

Prior to Commencement of Work Requirements:

Before work commences or an inspection is able to be booked, the following items are to be addressed:

You must nominate a Principal Certifier– this must be completed through the NSW Planning Portal [Welcome to the NSW Planning Portal | Planning Portal - Department of Planning and Environment](#)

The role of the Principal Certifier is to oversee building work in accordance with the development consent or CDC and relevant building regulations. The Principal Certifier conducts the required inspections and is the only person who can issue an Occupation Certificate. More information about the Principal Certifier Agreement can be found on Council's website- [Nominating a Principal Certifier | Tamworth Regional Council \(nsw.gov.au\)](#) and the form can be found [here](#).

Tamworth Regional Council has developed a combined nomination of Principal Certifier and Principal Certifier Contract Agreement as one document – click [here](#). This document contains a declaration on Page 5 that is required to be signed by the Owner OR the person having the benefit of the consent (is not able to be signed by builders). This is required by Part 5 of the *Building & Development Certifiers Regulation 2020*.

Commencement of Works Notice has been lodged with Council with a copy of Home Owners Warranty or Owner Builder Permit – Refer to document over page, required to be lodged 48 hours before commencement of works.

Prior to Occupation/First Use Requirements

Make Application for Occupation Certificate (OC) through NSW Planning Portal [Welcome to the NSW Planning Portal | Planning Portal - Department of Planning and Environment](#)

An OC is issued to authorise the occupation or use of a building, verifying that the necessary approvals and certificates are in place and the building is suitable for occupation or use in accordance with its BCA classification. The OC is issued by the Principal Certifier. Additional information can be obtained about Post Consent Certificates [here](#) or here - [Occupation Certificate | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#).

COMMENCEMENT OF WORKS NOTIFICATION FORM

When the Tamworth Regional Council has been appointed as the "Principal Certifier", before any inspection of building works can be carried out, details of the Principal Contractor and in some cases, copies of documentation are required to be provided to the Principal Certifier. If this information has not been provided to TRC previously, please complete this form and forward it with copies of any required documents to development@tamworth.nsw.gov.au before booking an inspection. The documentation required includes a copy of any Owner Builders Permit and/or copy of the Home Building Compensation Fund policy, as provided by your Builder.

What is the consent number (DA/CC/CDC)? CC2024-0090

What is the site address? Marathon Rangari Road WONGO CREEK NSW 2346

What date are works scheduled to commence on site? 27/11/2024

You are advised a minimum of two days' notice is required **Who is the Principal Contractor for the site?** The Principal Contractor is the entity with legislative responsibility for the management of health and safety for construction work. Please tick the applicable box and complete the relevant fields

Owner-builder Permit Number

A copy of the permit is required to be provided to Council

Licensed Principal Contractor - Licence No R99345

Name Michael Dominic McNeil

Postal address PO Box 10

Suburb Manilla Post Code 2346

Phone 0413658400 Email bigboysbuilding@bigpond.com

If the Principal Contractor is employed by a company

Name of Company _____

ABN _____

Unlicensed Principal Contractor (Only permitted for non-residential building work)

Name _____

Postal address _____

Suburb _____ Post Code _____

Phone _____ Email _____

If the development relates to residential work valued over \$20,000 - Home Building Compensation Fund Number

Policy number _____ Copy of the policy must be sent to development email.

Name of Person completing this form Gavin Heywood

Contact Number 0428830100 Date 24/11/2024

Once this information has been provided, inspections can be booked through the following link – Inspection bookings require 24 to 48 hours notice - [Critical stage inspections | Tamworth Regional Council \(nsw.gov.au\)](#)

Construction Certificate

issued under the *Environmental Planning and Assessment Act 1979*
Section 6.4(a) & Section 6.8

Construction Certificate No. CC2024-0090 (NSW Planning Portal Ref: CFT-369504)
Development Consent No. MOD2024-0119 to DA2022-0477
Officer Responsible: Nicole Chegwyn

Applicant's Details

Name: SAE Design
PO Box 470
TAMWORTH NSW 2340

Property Identification

Legal Description Lot 48 DP 752198
Property Address Marathon Rangari Road WONGO CREEK NSW 2346

Classification & Description of Development

Description: Proposed Laboratory, and Administration Building with Attached Carport
BCA Classification: 8 and 5
BCA Version BCA 2022 - Volume 1

Determination

This application has been determined by granting approval on: 22 November 2024
This construction certificate will expire at the same time as the development consent relied on.

Attachments

- Fire Safety Schedule & Fire Safety Certificate Template

Approved Plans and Specifications Relied on

- Plans & Specification prepared by SAE Design w/Ref: 907-21 Rev 5, Dated: 12/04/2024 (13 x Plan Pgs)
- Structural Engineers Design Drawings by Terra Anz Pty Ltd – Refer over page for schedule of plans
- Structural Design Certificate by Rizwan Qadeer of Terra Anz Pty Ltd Ref:230075-TSP Dated: 04/07/2023
- Section J Report prepared by Building Sustainability Assessments w/ref: 19892, Dated: 06/02/2024
- Cool Room details prepared by Chill-Rite, Drwg Ref: M01 Dated: 07/08/2024 (2 x pages)

Certificate

The Tamworth Regional Council certifies that the work, if completed in accordance with these plans and specifications, will comply with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, as referred to in Division 6.8 (Section 6.33) of the *Environmental Planning & Assessment Act 1979*.



Nicole Chegwyn
Building Surveyor (Unrestricted)
Certifier Registration Number: BDC-1697

Date: 22 November 2024

Note: Prior to commencement of any work, you must appoint a Principal Certifier (PC). The PC may be either a Registered Certifier or Council. The PC will issue Compliance Certificates in respect of inspections, processes and products required by the Development Consent and if required, an Occupation Certificate (or interim Occupation Certificate). You must advise Council of the appointment of a PC by submitting the relevant application form a minimum of 2 days before work commences.

Drawing Plan Reference Table for Project Number: 1461 by Terra Anz Pty Ltd			
Drawing No.	Drawing Title	Revision No	Date of Revision.
EN/1	Footing Plan	0	04/07/2023
EN/2	Roof Plan	0	04/07/2023
EN/3	End Wall Elevation	0	04/07/2023
EN/4	Side wall Elevation	0	04/07/2023
EN/5	Details (Connections)	0	04/07/2023
MP/1	Plan View (Bored Piers)	0	31/08/2023
MP/2	HD Bolt Plan Details	0	31/08/2023
MP/3	Slab Layout	0	31/08/2023
G/1	Overall 3D View	0	04/07/2023
G/2	General Notes	0	04/07/2023
GA/1	Main Frame	0	31/08/2023
GA/2	Portal Frame Details	0	31/08/2023
GA/3	Roof Purlin Plan	0	31/08/2023
GA/4	Roof Bridging Plan	0	31/08/2023
GA/5	Roof Bracing Plan	0	31/08/2023
GA/6	End Wall Girt (Grid 1)	0	31/08/2023
GA/7	End Wall Girt (Grid 4)	0	31/08/2023
GA/8	Side Wall Girt (Grid A)	0	31/08/2023
GA/9	Side Wall Girt (Grid C)	0	31/08/2023
GA/10	Side Wall Bracing (Grid A)	0	31/08/2023
GA/11	Side Wall Bracing (Grid C)	0	31/08/2023
GA/12	End Wall Bridging (Grid 1)	0	31/08/2023
GA/13	End Wall Bridging (Grid 4)	0	31/08/2023
GA/14	Side Wall Bridging (Grid A)	0	31/08/2023
GA/15	Side Wall Bridging (Grid C)	0	31/08/2023
GA/16	Cladding Details	0	31/08/2023
GA/17	Roof Cladding	0	31/08/2023
GA/18	Eave Lining	0	31/08/2023
GA/19	Side Wall Cladding (Grid A)	0	31/08/2023
GA/20	Side Wall Cladding (Grid C)	0	31/08/2023
GA/21	End Wall Cladding (Grid 1 & 4)	0	31/08/2023