



25 January 2023

Ms S G Vial
27 Tyagarah Road
TYAGARAH NSW 2481

Email: sarahgracevial@gmail.com

Dear Ms Vial-Harris

Construction Certificate No.	11.2017.445.2
Parcel No.	66710
Proposal	Stage 2 Shed and Site Works
Property Description:	LOT: 1 DP: 260639 27 Tyagarah Road TYAGARAH

Please find attached the Construction Certificate, approved plans, and other relevant information. An endorsed copy of the *Agreement for the Performance of Certification Work* is provided for your records.

Prior to commencement of works please submit the Home Owners Warranty Certificate for your builder to Council.

Building Inspections

Your construction requires the following inspections to be undertaken by the Building and Construction Unit:

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| a) after excavation for, and prior to the placement of, any footings, and |
| b) prior to pouring any in-situ reinforced concrete building element, and |
| c) prior to covering of the framework for any floor, wall, roof or other building element, and |
| d) prior to covering waterproofing in any wet areas, and |
| e) prior to covering any stormwater drainage connections, and |
| f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. |

Booking Inspections

Inspections and/or appointments with Council's Building Certifiers / Local Approvals Officers and Engineers must be made online at www.byron.nsw.gov.au/inspections.

You will need to provide:

1. Date of inspection – before 12pm the day before you would like your inspection
2. Type of inspection (see below)
3. Name and contact phone number
4. Address of property to be inspected
5. Relevant application number.



TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

ALL COMMUNICATIONS TO BE
ADDRESSED TO THE GENERAL MANAGER
PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)
E: council@byron.nsw.gov.au
P: 02 6626 7000 F: 02 6684 3018
www.byron.nsw.gov.au ABN: 14 472 131 473

Final inspection

At the completion of works and prior to booking a final inspection, an Occupation Certificate is required to be submitted using the [NSW Planning Portal](#). Refer to '[Applying for an Occupation Certificate](#)' on Council's website for more information.

The Schedule below outlines the certifications required to be lodged with your Occupation Certificate application.

Amendments

Should you require any amendments or changes to these approved plans, an amended construction certificate application is required, with amended plans. Further fees will apply. Please contact Council's Development Support Officers on 02 6626 7025 to assist you in this process.

Additional requirements

The following requirements must be met in accordance with the Agreement for the Performance of Certification work contract.

The applicant agrees to these additional measures:

a) The Council's Certification sign is to be displayed at the front of the property. It must be easily viewable from the public roadway/footpath. Council will provide this at first inspection.
b) A satisfactory final plumbing inspection must be undertaken before a final inspection is booked with Council.
c) A satisfactory final driveway inspection must be undertaken before a final inspection is booked with Council.
d) An Application for Occupation Certificate must be lodged with Council prior to booking any final inspection.
e) Any and all excavated natural materials and demolition and builders waste transported from the site must be accompanied (a copy kept with the transporter) by a NSW Protection of The Environment Operations Act s143 Notice Template s143 .
f) Schedule of certifications required to be lodged with your Occupation Certificate application.
• Bushfire requirement certification
• Glazing (inc. pool fencing) certification
• Termite risk management sample
• Termite protection certification
• Waterproofing of wet areas certification
• Satisfactory final inspection letter of S138 Roads Act Approval
• Satisfactory Final Plumbing Certificate.

Should you have any queries please do not hesitate to contact Council on (02) 6626 7050 or email council@byron.nsw.gov.au.

Yours sincerely



Luke Spooner – Building Certifier
Sustainable Environment & Economy

**CONSTRUCTION CERTIFICATE***Issued under Part 6 of the Environmental Planning and Assessment Act 1979 Sections 6.3, 6.4 & 6.16***COMPLYING DEVELOPMENT CERTIFICATE***Issued under Part 6 of the Environmental Planning and Assessment Act 1979 Division 4.5***APPLICANT DETAILS**

Applicant:	Ms S G Vial-Harris
Address:	27 Tyagarah Road TYAGARAH NSW 2481
Phone:	0458306333
Email:	sarahgracevial@gmail.com

OWNER DETAILS

Name of the person having benefit of the development consent:	Ms S G Vial-Harris
Address:	27 Tyagarah Road TYAGARAH NSW 2481

RELEVANT CONSENTS

Consent Authority / Local Government Area	Byron Shire Council
Development Consent Number	10.2017.445.2
Date Issued	9 August 2018
Construction Certificate Number	11.2017.445.2
Date issued	24 January 2023

PROPOSAL

Address of Development:	27 Tyagarah Road TYAGARAH
Building Classification	10a
Scope of Building Works Covered by this Notice:	Stage 2 Shed and Site Works
Value of Construction Certificate (Incl. GST)	\$65,000.00
Plans and Specifications approved:	Schedule 1
Performance Solution applicable:	N/A
Clause 93/94 EP& Regs applicable	N/A
Fire Safety Schedule	N/A
Exclusions:	N/A
Critical Stage Inspections	See cover letter
Other Requirements:	See cover letter
Conditions (s115-117 & s111 of EPA (DC&FS) Regs. 2021)	Nil

CERTIFYING AUTHORITY

Certifying Authority on behalf of Byron Shire Council	Luke Spooner – BDC3020
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I, Luke Spooner, as the certifying authority, certify that the work if completed in accordance with:

- the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) and
- Items identified in Construction Certificate Cover letter

will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 & Environmental Planning & Assessment (DC&FS) Regulation 2021 as referred to in Sections 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Environmental Planning & Assessment Act 1979.

Luke Spooner – Building Certifier

Tuesday, 24 January 2023

Date of Endorsement



Schedule 1 - Approved Documentation

Endorsed Architectural & Engineering Plans

Prepared By	Job No.	Drawing No.	Revision	Date
Best Sheds	0385191555	Sheet 1	-	28 June 2021
		Sheet 2	-	28 June 2021
		Sheet 3	-	28 June 2021
		Sheet 4	-	28 June 2021
		Sheet 5	-	28 June 2021
		Sheet 6	-	28 June 2021
		Sheet 7	-	28 June 2021
Shed Dimension Plan	-	-	-	-

Endorsed Other Documents

Description	Prepared By	Job No.	Drawing No.	Revision	Date
Geotechnical Report	Australian Soil & Concrete Testing	H21-2345	-	-	30 June 2021
Structural certification of shed	Emerald Design and construction	0385191555	P1-7	-	28/06/21
Long Service Levy Receipt	Long Service Corporation	10.2017.445.1	5361887	-	07/08/21