

# PENRITH CITY COUNCIL

## CONSTRUCTION CERTIFICATE

### DETAILS OF THE APPLICANT

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Name & Address Paul Lockhart & Kay A Lockhart  
25 Outlook Avenue  
MOUNT RIVERVIEW NSW 2774

### DETAILS OF THE DEVELOPMENT CONSENT

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Development Consent No. DA15/0260  
Date Consent was issued 16 July 2015

### DETAILS OF THE LAND

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Legal Description: Lot 2036 DP 709079  
Property Address: 36 Dartmoor Circuit EMU HEIGHTS NSW 2750

### DECISION OF THE CERTIFYING AUTHORITY

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This Certificate is issued without any conditions.

The issue of this Certificate has been endorsed on the stamped approved plans and specifications lodged with the Construction Certificate application.

Date of this Decision 19 October 2015

### CERTIFICATION

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Penrith City Council certifies that if the work is completed in accordance with the stamped approved plans and specifications accompanying the application for this Certificate, it will comply with the requirements of the Environmental Planning and Assessment Regulations 2000 as referred to in Section 81A(5) of the Environmental Planning and Assessment Act 1979.

Construction Certificate No. CC15/0090  
Description of Work Attached Secondary Dwelling  
Classification 1a 10a  
Date of this Certificate 12 November 2015

Tel: (02) 4732 7991 • Fax: (02) 4732 7958 • Civic Centre, 601 High Street, Penrith NSW 2750  
PO Box 60 Penrith NSW 2751 • Email: [council@penrithcity.nsw.gov.au](mailto:council@penrithcity.nsw.gov.au)

# PENRITH CITY COUNCIL

## APPLICANT'S RIGHT OF APPEAL

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If the certifying authority is a Council, a Minister or a public authority and the certifying authority has issued the Construction Certificate subject to conditions, you can appeal against these conditions to the Land and Environment Court within 12 months from 12 November 2015.

## SIGNATURE

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Name	Stephen Krimmer Supervisor Environmental Health and Building Surveyor
BPB Accreditation No. Signature	2028

## ADVISORY NOTES

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1. Penrith City Council shall be advised, in writing, of the appointment of a Principal Certifying Authority at least two days before the commencement of work on the site.
2. If Penrith City Council is the Principal Certifying Authority, an inspection regime should be obtained from Council relating to your development to ensure that inspections are undertaken for the relevant stage of construction.
3. If you wish Council to issue Compliance Certificates for certain work(s), a separate application to Council and payment of fees is required.

## ***Mandatory Critical Stage Inspections***

This advice has been developed for your information and relates directly to the approved development and the stages during construction that are required to be inspected by the Appointed Principal Certifying Authority.

To undertake construction of your development as approved, you will need to appoint a Principal Certifying Authority. (See the attached blue form). A Principal Certifying Authority may either be Penrith City Council or a private certifier.

If Penrith City Council is nominated as the Principal Certifying Authority for your development, Penrith City Council will need to undertake the following **mandatory critical stage inspections** during the relevant stage of construction.

- After excavation for, and prior to the placement of, any footings (eg piers, pad footings)
- Prior to pouring any in-situ reinforced concrete building element (eg strip footings and slabs)
- Prior to covering of the framework for any floor, wall, roof or other building element. The roof needs to be covered with tiles or sheet material, the external cladding or brickwork needs to be completed and the windows must be fitted prior to the inspection. Council will also require certification for the truss and bracing details and any structural timber or metal beams.
- Prior to covering waterproofing in any wet areas
- Prior to covering any stormwater drainage connections
- After the building work has been completed and prior to any occupation certificate being issued in relation to the building

If Penrith City Council is required to undertake the critical mandatory inspection, you are requested to contact Council's Development Services Administration on 02 4732 7991, by phone before 4.00pm on the weekday before the inspection is required.

**Please note: Inspections are not carried out on weekends.**

**It should be noted that the failure to request a critical mandatory inspection will prevent Penrith City Council from issuing an Occupation Certificate for the development.**