

Daniel Keato – Senior Associate, AED Group



Accreditation / Membership / Affiliations:

2015 - Present

Individual Accreditation A2 Accredited
Certifier, Building Surveyor Grade 2
(NSW) (Limited),

Building Professionals Board (BPB2424)

Issued 2007

OHS Construction General Induction,
CG101030675SEQ1

Contact Details:

Office telephone

(02) 9571 8433

Direct Desk telephone

(02) 8570 1710

Email

daniel@aedconsulting.com.au

Experience Overview

Daniel has over 20 years' experience in building regulations as a building surveyor in both Local Government and the private sector. His experience includes involvement in a large variety of projects including commercial, industrial, retail and residential buildings.

- Provision of specialist building code for developers, architects, owners corporations, government organisations.
- Inspections to determine BCA compliance for new and existing buildings, including progress building inspections
- Development control advice and project management.

Previous Experience/Employment History

Senior Associate - AED Group

(2016 – Current)

- Professional building surveying in all roles of certification and consulting.
- Assessing Part 4A Certificate applications (Construction Certificates, Occupation Certificates, Complying Development Certificates) for Class 1 and Class 10 buildings.
- Assisting Senior Building Surveyor in assessing Part 4A Certificate applications (Construction Certificates, Occupation Certificates, Complying Development Certificates) for all classes of proposed buildings / building work.
- Assessing Section 109R Certificate applications for Crown development proposals for all classes of proposed buildings / building work.
- Building regulations consulting for all classes of buildings including high rise residential buildings, factories & dwellings.
- Preparation of detailed BCA Compliance Assessment Reports for all classes of proposed buildings.
- Preparation of Alternative Solutions to demonstrate compliance with the Performance Requirements of the BCA.
- Preparation of building audit reports.

Gosford City Council -Senior Building Surveyor

(2006-2016)

- Assessment & determination of Part 4 complying developments certificates under the Environmental Planning & Assessment Act 1979 for all classes of buildings.
- Assessment & determination of Part 4A certificates under the Environmental Planning & Assessment Act 1979 including construction certificates & occupation certificates for all classes of buildings.
- Act in role as Principal Certifying Authority (PCA) for all classes of buildings.
- Carry out critical stage inspections for all classes of building's as prescribed under CI 162A of the Environmental Planning & Assessment Regulation 2000.
- Assessment of alternative solutions determine compliance with the Performance Requirements of the NCC BCA.
- Provide specialist advice on Building Code compliance matters to internal and external customers.
- Preparation of BCA assessment reports on Class 2-9 buildings.
- Prepare fire safety schedules for Class 2-9 buildings per the requirements of CI 168 of the Environmental Planning & Assessment Regulation 2000.

- Responsible for fire safety matters on Class 2-9 buildings including fire safety upgrades on existing buildings and implementation/maintenance of Council's Fire Safety Register.
- Building audits in response representations made from FRNSW under s118L(4) of the Environmental Planning & Assessment Act 1979.
- Assessment and determination of Swimming Pool Compliance Certificate applications under s22 of the Swimming Pool Act 1992.
- Preparation and service of orders pursuant to s.121B of the Environmental Planning & Assessment Act 1979 and s124 of Local Government Act 1993.
- Preparation and service of Directions pursuant s.23 of the Swimming Pool Act 1992.
- Assessment of development applications (local development) for Class 1 & 10 buildings and Complying Development Certificates under Part 4 of the Environmental Planning & Assessment Act 1979.
- Assessment and determination of Building Certificate applications made to Council under Part 149D of the Environmental Planning & Assessment Act 1979.
- Supervision and mentoring of Building Surveyors and Trainee Building Surveyors in the compliance and certification units.
- Preparation and presentation of evidence in the Land & Environment Court.

Gosford City Council

Environmental Health & Building Surveyor (2000-2006)

- Assessment & determination of development applications relating to Class 1a, 10a and 10b under Part 4 of the Environmental Planning & Assessment Act 1979.
- Assessment & determination of Construction Certificates under Part 4A of the Environmental Planning & Assessment Act 1979 for all classes of buildings.
- Preparation of Council reports for Class 1 and 10 development applications for Council's consideration and determination.
- Compliance inspections for all Classes of buildings during construction including, footings/slabs, frames, wet areas, pool fencing, finals and occupation certificates
- Assessment and determination of Building Certificate applications made to Council under Part 149D of the Environmental Planning & Assessment Act 1979.
- Assess structural engineers details submitted in relation to a development consent for structural elements.
- Provide professional advice in relation to the Building Code of Australia and Council DCP matters to the general public and other staff members.
- Investigation of complaints relating to illegal development/occupancy, stormwater nuisance and sediment and erosion matters.