

SECTION 93(1)(B) NOTIFICATION

TO: City of Prospect
128 Prospect Road
PROSPECT SA 5082

Pursuant to section 93(1)(b) of the Development Act 1993 you are advised that Building Rules Consent has been granted to the proposed development work.

The following attachments are for your attention:

- A copy of the **Decision Notification forms**
 - A receipt of payment for Industry Training Levy
 - Copies of the documentation endorsed including the relevant – architectural drawings, engineers reports and documentation, specifications, energy efficiency report, framing plans and truss calculations
- A statement of compliance (if applicable) has been forwarded to the applicant.

CERTIFICATE OF CONSISTENCY (SCHEDULE 22A)

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to Regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on **19 Oct 2020** for **Additions to Detached Dwelling, Carport, Swimming Pool & Safety Fence**, at **18 Richman Ave, Prospect** is consistent with the following development authorisation (including any conditions and notes) giving development plan consent **Dev. No. 050-273-2020** issued by **City of Prospect** subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

Table of variations to meet regulatory requirements—pursuant to section 93(2) of the *Development Act 1993*

Item	Legislation/Regulation/Code	Reason for variation
NIL		



Neil Kirkham PC043
Registered Private Certifier

19 Oct 2020

20200445



DECISION NOTIFICATION FORM

For Development Application

Registered 08 Oct 2020

Development Number 050-273-2020

KBS Job Number **20200445**

To: **C Lockett & G Walker**
14 Richman Ave
PROSPECT

Location of Proposed Development

18 Richman Ave, Prospect

Nature of Proposed Development

Additions to Detached Dwelling, Carport, Swimming Pool & Safety Fence.

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	19 Oct 2020	2
DEVELOPMENT APPROVAL	—	See Notes

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable.

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: **19 Oct 2020**

Signed:



Neil Kirkham PC043

☒ Sheets Attached

☒ Private Certifier

BUILDING RULES CONSENT CONDITIONS AND NOTES

Proposed Building Work	Additions to Detached Dwelling, Carport, Swimming Pool & Safety Fence.
Site Address	18 Richman Ave, Prospect
Applicant	Ferrone Architects
Classification	1A Dwelling & 10A Garage, Carport, Alfresco, Pool Fence

Conditions 2

1. If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.
2. The insert fireplace or free standing heating appliance and flue must be installed in accordance with AS/NZS 2918 and must comply with parts 3.7.3.4 and 3.7.3.5 of Volume 2 of the Building Code of Australia.
Reason: To ensure the safe installation of the fireplace and flue and also ensure safe operation and minimize the potential risk of fire.

Notes

- **Pool and pool fencing** by owner does not form part of this application or approval. The owner is advised that the pool and pool fencing are subject to a separate application and approval which must be obtained prior to the commencement of building work.
- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.



- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.



Neil Kirkham PC043
Registered Private Certifier
Date of Decision: **19 Oct 2020**



STATEMENT OF COMPLIANCE (CLASS 1) DEVELOPMENT REGULATIONS 1993 – REGULATION 83AB

This statement relates to the building located at the following address or location:
18 Richman Ave, Prospect

Description of building work to which this statement relates:
Additions to Detached Dwelling, Carport, Swimming Pool & Safety Fence.

Date of approval of building work to which this statement relates: **19 Oct 2020**

Development Number: **050-273-2020**

NOTE: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

PART A – BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is not such person, by a registered building work supervisor or a private certifier.

The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.

All service connections have been made in accordance with the requirements of the relevant supply authority.*

All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 1993*.*

Signed: Date :/...../..... Telephone No:

Name: Business Name:

Status: License No:

Address:

PART B – OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following: The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants on the building, or any variations undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on **19 Oct 2020**.

Any conditions of approval relating to the building work have been satisfied.

Signed: Date :/...../.....

Name: Telephone No:

Address:

THIS STATEMENT MUST BE ACCOMPANIED BY THE FOLLOWING: NIL REQUIREMENTS