



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:
Registered On:
Development No: 050/335/2016

TO:

ITHINK DESIGN STUDIO
35 PORTRUSH ROAD
PAYNEHAM SA 5070

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

LOCATION OF PROPOSED DEVELOPMENT:

419 REGENCY ROAD, PROSPECT SA 5085

NATURE OF PROPOSED DEVELOPMENT:

FOUR STOREY RESIDENTIAL FLAT BUILDING

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	5/2/2019		
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

If there were third party representations, 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.

Work cannot commence unless or until the development is approved under the Act.

Signed:

() Council Chief Executive Officer or Delegate
(PG) Private Certifier
(5) Sheets Attached

Carlo Scinto

Date: 5 February, 2019



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Four storey residential flat building
Site address: 419 Regency Road, Prospect SA 5085
Applicant: IThink Design Studio
Owner: AA Maiello
Classification: Ground: 7a, Upper 2
Rise in Storeys: 4
Type of Construction: A
Development No.: 050/335/2016

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Notes

This consent has approved the use of Alucobond Plus aluminium composite lightweight cladding panels to be installed within the limits and conditions of the Certificate of Conformity Codemark CM 30070 Rev 2 issued on 20 December 2017. No substitution of this product shall be undertaken without an amendment to this certification.

Any architectural / non structural parts and components shall also be constructed to resist horizontal earthquake forces as required by Section 8 of AS 1170.4.

Pursuant to Section 67 of the Development Act 1993, the building work approved herein must not be occupied until an appropriate certificate of occupancy has been issued by the Council / Private Certifier.

The face of the external boundary wall shall be on the boundary with no portion of the structure or the attachments to the structure to extend over that boundary.

No portion of the structure or the attachments to the structure shall extend over the property boundary.

The onus of proof of the boundary line shall rest with the building owner. This could necessitate a survey being carried out by a licensed surveyor. The building owner will require the neighbours' approval to enter their land to carry out any work.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

A person proposing to undertake or undertaking building work on land (or who is in charge of such work) must give **Council** notice at stages prescribed in Regulation 74.

As the building owner proposes to carry out work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

Schedule Of Essential Safety Provisions: Pursuant to Regulation 76 the relevant authority or council must on granting provisional rules consent in relation to the construction of a building to which this regulation applies: or on the assignment of a change in classification of a building to which this regulation applies in a case where there is no building work: or on application by the owner of a building to which this regulation applies and payment of the appropriate fee set out in schedule 6 issue a schedule in the appropriate form under Schedule 16 that specifies the essential safety provisions for the building and the standards or requirements for the maintenance and testing in respect each of those essential safety provisions set out in Minister's Specification SA 76. Refer to Forms 1, 2 & 3 (as applicable) which specifies the items to be inspected or tested.

The owner of the building to which a schedule of essential safety provisions has been issued must, as soon as practicable after the end of each calendar year, provide to council adequate proof of the carrying out of maintenance and testing in respect of those safety provisions for the calendar year pursuant to Regulation 76 (5).

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS – FORM 2: The attached Form 2 of Schedule 16 of the Development Regulations shall be completed and signed by the contractor responsible for the installation or alteration of the particular item(s). The attached *Statement of Compliance* shall be completed by the builder and passed on, together with the completed Form(s) 2, to council at the completion of the work.

A flow test in accordance with AS2419.1 must be provided to confirm the adequacy of the site hydrants. If the flows are inadequate, a report from the Fire authority will be required in relation to the provisions made for fire fighting, fire detection and/or the control of smoke. Amendments to the proposed design may be required as a result.

The Early Fire Hazard Indices of wall, floor and ceiling linings, and air-handling ductwork shall comply with Clause C1.10 of the BCA.

Fire precautions must be taken during construction in accordance with BCA-E1.9. The builder must also ensure, once the method of construction has been determined, that the design of the building / structure adequately accommodates the anticipated *construction activity actions*.

Pursuant to the Local Government Act, the builder may be required to erect and maintain hoardings and platforms for the protection of the public on adjoining streets and footpaths as directed by the Council.

The location, design and capacity of the storm-water discharge at the property alignment should be approved by council prior to site-works commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The roof & surface storm-water drainage system must be constructed in accordance with AS/NZS 3500.3: Part 3 – Storm-water drainage, or AS/NZS 3500.5 Domestic installations, Section 5 – Storm-water drainage. Provision also shall be made for overflow of all gutters in accordance with the requirement of the BCA

Building work adjacent to a property boundary and / or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

It is recommended that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, are conducted by a suitably qualified person as per Workplace Services Hazard Alert, July 2002.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604.) All nails used for framing, anchors and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanized, stainless steel or monel metal.

Certificate Of Occupancy: A person must not occupy a building on which building work is carried out after the commencement of Section 67 of the Development Act –1993 unless an appropriate Certificate of Occupancy has been issued for the building or the building is of a type excluded by the regulations from the requirements as to certificates of occupancy. A new Certificate of Occupancy is **required** for this proposed development and Carlo Scinto & Associates Pty Ltd will, before granting a certificate of occupancy, require:

- A written statement from the licensed builder (if two or more licensed builders are responsible under one or more agreements, then a statement is required from each builder) who, under an agreement or arrangement with the owner of the land, was responsible for undertaking any part of the building work (if there is no such licensed builder – from a person who holds the appropriate qualifications prescribed by part 15, that the building work has been carried out in accordance with any relevant approval and that the connections required to any public authority or other services or facilities provided by a public authority or utility have been made in accordance with the requirements of the relevant authority or utility.

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- A certificate of compliance required under regulation 76(3a) for each essential safety provision, in the appropriate form under schedule 16, signed by the installer of the safety provision, or where the installer is a company, signed by the manager responsible for the installation work; and
- Where a building is to be equipped with a booster assembly for use by a fire authority: or to have installed a fire alarm that transmits a signal to a fire station or to have a monitoring service approved by the relevant authority; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, a report from the fire authority as to whether those facilities have been installed and operate satisfactorily. Note: Carlo Scinto & Associates must have regard to any report received from a fire authority before it issues a Certificate Of Occupancy. If a report is not received within 15 business days the relevant authority may assume that the fire authority does not desire to make a report.

Pursuant to Section 53A of the Development Act 1993 it is considered that, from the documentation submitted the proposed building appears safe and of a proper structural standard.

The discharge of stormwater along council land requires the consent of the council prior to the commencement of siteworks (seek advice from Council's Engineering Department).

The sealed stormwater system should be constructed strictly in accordance with the engineers design and details (this will generally require inspection points at certain locations to allow for continual maintenance).

The proposed building(s) must be protected against attack by subterranean termites in accordance with AS3660.1. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite attack.

The Fire Hazard Properties of materials and assemblies shall comply with Clause C1.10 of the BCA.

In a building under construction, portable fire extinguishers, fire hose reels, fire hydrants and booster connections must be provided in accordance with BCA-E1.9.

Some external components of air-conditioning systems generate noise at levels which could lead to a complaint under the Environmental Protection Act 1993 if the equipment is located too close to adjoining properties. Designers and installers should check the 1994 environment policies Machine noise and Industrial noise issued under the Environmental Protection Act 1993, which define requirements for measurement of noise levels, before locating noise generating equipment on site.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines), the Gas Act 1997, the Environment Protection Act 1993, the Waterworks Act, the Telecommunications Act, the Occupational Health, Safety & Welfare Act, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. These Acts are outside the guidelines of the Building Code of Australia and it is therefore the responsibility of the owner and/or the person erecting the building to ensure compliance with same.

Carlo Scinto & Associates Pty Ltd
Private Certifier



Carlo Scinto
5 February, 2019



BUILDER'S WRITTEN STATEMENT DEVELOPMENT ACT, 1993 - REGULATION 83

Building work: Four storey residential flat building
Site address: 419 Regency Road, Prospect SA 5085
Applicant: IThink Design Studio
Owner: AA Maiello
Classification: Ground: 7a, Upper 2
Rise in Storeys: 4
Type of Construction: A
Development No.: 050/335/2016

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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 no such person, by a registered building work supervisor or a private certifier.

Pursuant to Section 67(3)(a) & (b) and Regulation 83 I hereby wish to apply for a Certificate of Occupancy for the above-mentioned development: As part of my application:

1. I declare that the building work has been **carried out** in accordance with the relevant approval in terms of the Development Act including any conditions attached thereto (disregarding any variation of a minor nature which 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 written consent of the private certifier).
2. I declare that the **connections** required to any of the public utilities listed in Regulation 83(2)(b) have been made in accordance with the requirements of the relevant authority or utility.
3. I attach the completed certificate(s) of compliance of the **essential safety items** required under Regulation 76(3a) (refer Form 2 attached)
4. I attach details/evidence showing that all conditions (if applicable) relating to the provisional building rules consent has been satisfied.
5. I attach the report of the **fire authority** advising whether the facilities for fire detection, fire fighting or the control of smoke which have been installed in the building have been installed and operate satisfactorily.(buildings equipped with a booster assembly or a fire alarm that transmits to a fire station need reports from the fire authority)

**TO RECEIVE A CERTIFICATE OF OCCUPANCY PLEASE SIGN BELOW AND
SEND TO CARLO SCINTO & ASSOCIATES PTY LTD ALONG WITH FORM 2.**

Date -----Signed-----

Name-----

Status -----Licence Number:-----

Address-----

Telephone Number(s)-----

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:

1. 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 of the building, or any variation undertaken with the written consent of that relevant authority) are consistent with the relevant development approval issued on (*insert approval date*).

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

Signed: _____

Name: _____

Address: _____

Contact Phone No: _____

Date: _____



FORM 2

CERTIFICATE OF COMPLIANCE WITH ESSENTIAL SAFETY PROVISIONS

DEVELOPMENT ACT, 1993
MINISTER'S SPECIFICATION SA 76

Building work: Four storey residential flat building
Site address: 419 Regency Road, Prospect SA 5085
Applicant: IThink Design Studio
Owner: AA Maiello
Classification: Ground: 7a, Upper 2
Rise in Storeys: 4
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This is to certify that the following essential safety provisions for the above building have been installed and tested in accordance with the following standards/ codes/ conditions of approval:

ESSENTIAL SAFETY PROVISIONS	STANDARD/CODES CONDITIONS OF APPROVAL	INFORMATIVE NOTES
Structural Fire Protection and Compartmentation:		
Fire resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards	NCC Volume one – Section C (as applicable)	Check that there is no damage or deterioration to the fire resistant materials. Refer table 12.4.2 of AS1851 for yearly service schedule for materials protecting structural elements
Fire hazard properties of floor, wall and ceiling linings; floor coverings, air-handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation	NCC Volume one – Specification C1.10	Check that any new or altered linings and finishes have the required fire hazard properties
Compartmentation including bounding construction and service penetrations through fire resistant structures (includes fire resistant elements such as walls, floors ceilings, protective coverings, access panels and control joints)	NCC Volume one – Parts C2 and C3 and Specifications C1.1 & C3.15	Check integrity of fire and/or smoke barriers, including all joints, junctions, fire stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped. Identify and record any services not permitted in fire-isolated exits (refer NCC Volume one – Clause C3.9) that must be removed. Refer to table 12.4.2 of AS1851 for yearly service schedule for materials protecting structural elements

Fire doors	NCC Volume one – Clause C3.4 and Specification C3.4; and AS1905.1	Refer table 12.4.3.1 of AS1851 for six monthly service schedule for hinged and pivoted fire resistant doors. Refer table 14.4.3.2 of AS1851 for three monthly and six monthly service schedules for horizontal sliding fire resistant door-sets
Fire sprinklers for protection of openings	NCC Volume one – Clause C3.4 and relevant parts of AS2118.1 or AS2118.2 as applicable	Refer tables 2.4.4.1, 2.4.4.2, 2.4.4.3 & 2.4.4.4 of AS1851 for monthly, six monthly, yearly and five yearly service schedules for deluge and water spray systems
Means of Egress:		
Exits or paths of travel including doors, doorways, operation of latches, ramps, stairways treads and clearance from obstruction	NCC Volume one – Section D (as applicable) and section G (as applicable)	<p>Inspections should include checking the following (as applicable) –</p> <ul style="list-style-type: none"> • Exits and paths of travel to exits remain unblocked (including at the point of discharge); • There are no unprotected installations in exits or paths of travel to exits and protection of openable windows has not been damaged or removed; • Exits are not lockable from the inside and are readily openable by a single downward action on a single device without a key from the side that faces a person seeking egress, until failsafe devices are fitted and operations; • Slip resistant surfaces of stair treads and nosings have not been damaged or removed • Tactile ground surface indicators have not been damaged or removed
Signs:		
Warning signs concerning use of lifts in the event of fire	NCC Volume one – Clause E3.3	Check for damage and visibility includes checking that wording and word size still comply
Illuminated exit signs	NCC Volume one – Clauses E4.5 & E4.8; and AS2293.1	Refer sections 2.1, 2.2 & 2.3 of AS/NZS 2293.2 – six monthly and yearly procedures for central systems (system where a number of emergency exit signs are supplied from a common power source). Refer sections 3.1, 3.2 & 3.3 of AS/NZS 2293.2 – six monthly and yearly procedures for single point systems (system employing only self contained exit lights). Refer section 3.4 of AS/NZS 2293.2 for battery replacement

Emergency Lighting:

Emergency lighting	NCC Volume one – Clause E4.2 and E4.4 and AS2293.1. NCC	Refer sections 2.1, 2.2 & 2.3 of AS/NZS 2293.1 – Six monthly and yearly procedures for central systems (system where a number of emergency lighting luminaires are supplied from a common power source). Refer sections 3.1, 3.2 & 3.3 of AS/NZS 2293.2 – six monthly and yearly procedures for single point systems (system employing only self contained emergency lighting luminaires).
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Fire-Fighting Services and Equipment:

Fire hydrant installations including fire mains and booster assemblies	NCC Volume one – Clause E1.3 and AS2419.1	Refer tables 4.4.1, 4.4.2, 4.4.3 & 4.4.4 of AS1851 for monthly, six monthly, yearly and five yearly service schedules
Fire hose reels	NCC Volume one – Clause E1.4; and AS2441	Refer tables 9.4.1 and 9.4.2 of AS1851 for si monthly and yearly service schedules
Portable fire extinguishers	NCC Volume one – Clause E1.6, Table E1.6; and AS2444	Refer tables 10.4.1, 10.4.2 and 10.4.3 of AS1851 for six monthly yearly and five yearly service schedules
Alternative solutions – Internal fire hydrants installed in non-fire isolated stair	NCC Volume one – Clause E1.3 and AS2419.1	Refer to Appendix A of this specification for information on alternative solutions

Automatic Fire Detection and Alarm Systems:

Fire detection and alarms systems	NCC Volume one – Clause E2.2 and Specification E2.2a and AS1670	Refer tables 6.4.1.2, 6.4.1.3, 6.4.1.4 and 6.4.1.5 of AS1851 for monthly, six monthly, yearly and five yearly service schedules
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Signed..... Date.....

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Full name of installer, or if there is a company, the responsible manager and company name.