

Reference: 155/456/2017
Enquiries To: Nenad Milasinovic
Dir. Telephone: 8366 4537



**City of
Norwood
Payneham
& St Peters**

5 December 2018

Anthony Donato Architects
5/59 Fullarton Rd
KENT TOWN SA 5067

Dear Sir/Madam

Development Application No:	155/456/2017
Applicant:	Anthony Donato Architects
Proposed Development:	Construction of a four storey building (comprising shop and car parking area at ground level and office area for the remaining levels) and a basement car parking area
Location of Proposed Development:	97 King William Street KENT TOWN 5067

DECISION FOR DEVELOPMENT APPROVAL

Please find enclosed a Decision Notification Form in respect to the above mentioned Application.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this Consent. Any such appeal must be lodged with the Court within two (2) months from the date of the decision or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

Should you require any further information or assistance, do not hesitate to contact me on 8366 4537.

Yours sincerely


Nenad Milasinovic
SENIOR URBAN PLANNER

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Facsimile
8332 6338

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au



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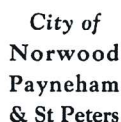
Community
Well-being is...

Social Equity

Cultural Vitality

Economic Prosperity

Environmental
Sustainability



South Australia - Regulations Under the Development Act, 1993 - Regulation 42

TO:	Anthony Donato Architects 5/59 Fullarton Rd KENT TOWN SA 5067
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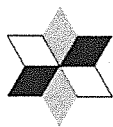
97 King William Street KENT TOWN 5067 Lot 27 FP 100026, Adelaide CT 5077/830

Construction of a four storey building (comprising shop and car parking area at ground level and office area for the remaining levels) and a basement car parking area

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	23/11/2017	9
BUILDING RULES CONSENT	Certified	22/11/2018	0
DEVELOPMENT APPROVAL	APPROVED		

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours' notice of commencement of this Development, please email buildingnotice@npsp.sa.gov.au

☒ **Sheets Attached**



City of
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DEVELOPMENT APPLICATION NUMBER: 155/456/2017
APPLICANT: Anthony Donato Architects
LOCATION: 97 King William Street KENT TOWN 5067
PROPOSED DEVELOPMENT: Construction of a four storey building (comprising shop and car parking area at ground level and office area for the remaining levels) and a basement car parking area
DECISION Development Approved
DATE OF DECISION: 23/11/2017

REASONS FOR DECISION

Consent is granted, as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the *Development Act 1993* and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- plans and elevations (Job Number 3694-15) prepared by Anthony Donato Architects and received by the Council on 20 November 2017.

Conditions of Consent

1. The portion of the upper floor balconies adjacent the King William Street frontage, less than 1.7 metres above the floor level of the balcony areas, shall be treated prior to occupation of the building in a manner that permanently restricts views being obtained by a person from the balconies, with details to be provided to the reasonable satisfaction of the Council or its delegate, prior to the issuing of Development Approval (Suggested treatments include, but are not restricted to, wing walls, solid or translucent panels)
2. The existing crossover invert that is located along the King William Street property boundary shall be reinstated to kerb and gutter prior to the occupation of the building to the reasonable satisfaction of the Council or its delegate. All costs shall be borne by the owner/applicant.
3. Wheel stopping devices constructed of concrete, metal or wood shall be placed at the end of each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Council or its delegate.
4. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
5. All of the car parking spaces, driveway and vehicle manoeuvring areas shall be constructed of concrete, paving bricks or bitumen and drained in accordance with recognised engineering practices



City of
Norwood
Payneham
& St Peters

prior to occupation of the premises.

6. All car parking spaces shall be linemarked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times.
7. All car parking spaces, driveways, and vehicle manoeuvring areas shall be maintained in a good condition at all times to the reasonable satisfaction of the Council or its delegate.
8. All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system
9. Stormwater and engineering calculations detailing pre-development and post-development levels in 1 in 5 year ARI events shall be provided by the Applicant, confirming that the detention storage provided is adequate and conforms to the Council's Urban Services requirements, prior to the granting of Development Approval.

BUILDING RULES CONSENT

Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 22 November 2018.

ADVISORY NOTE(S)

1. The granting of this consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission available at www.lsc.sa.gov.au. Alternatively a hard copy can be mailed to you on request by contact the Planning Department on 8366 4530 or 8366 4508.

The Applicant's attention is also drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

2. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Development Officer, Building, prior to any works being undertaken. Further information may be obtained by contacting the Council's Urban Services Department on 8366 4576.

All works on Council owned land required as part of this development are likely to be at the Applicant's cost.

3. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.

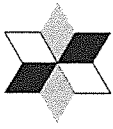


City of
Norwood
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& St Peters

4. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate. It is recommended that a building identification survey plan be obtained by a licensed surveyor prior to the development being undertaken, so as to avoid any encroachment onto adjoining land, Building Code compliance issues, and to ensure the development is sited in accordance with this consent/approval.


Nenad Milasinovic
SENIOR URBAN PLANNER

5 December 2018



City of
Norwood
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IMPORTANT NOTICE

- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Boundary survey prior to commencing construction**
The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhand the boundary of the site. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary.
- The owner of any building to be erected or altered which is used for food preparation, is obliged to obtain consent from the **Eastern Health Authority**. (phone 8132 3600)
- Important: This approval does not imply compliance with the Electricity Act, 1996 (in relation to minimum clearance distances of power lines adjacent to buildings), the (State) Equal Opportunity Act, 1995, the Occupational Health, Safety and Welfare Act 1991, or with Commonwealth Disability Discrimination Act, 1993 or with any regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.

Your attention is drawn to the provisions of Section 60 of the Development Act 1993 which provide that:

Pursuant to Section 60 of the Development Act 1993, work that affects stability:

1. Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations to be treated for the purposes of this section as building work that affects the stability of other land or premises ("the affected land or premises") the following provisions apply:
 - (a) 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 the work; and
 - (b) The building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
 - (c) Nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.
2. A building owner who fails to comply with a provision under subsection (1) IS GUILTY OF AN OFFENCE.

Penalty: \$4,000 (maximum penalty)

A building owner may apply to the Court for a determination of what proportion (if any) of the expense incurred by the building owner in the performance of the building work requested by the owner of affected land or premises under subsection (1) should be borne by the owner of that and or premises, and the building owner may recover an amount determined by the Court from the owner of the affected land or premises as a debt.

Your attention is drawn to the provisions of Regulation 75 of the Development Regulations 1993 which provides that in respect of building work affecting other land

It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

Regulation 75(2) provides that, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in schedule 15); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 2 in schedule 15); or
- any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

For the purposes of section 60 (1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.



**City of
Norwood
Payneham
& St Peters**

The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

In sub regulations (3) and (4):

'professional engineer' means a person who is:

(a) a corporate member of the Institution of Engineers, Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or a person who is registered on the National Professional Engineers Register administered by the institution of Engineers, Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.

- **Section 223 of the Local Government Act 1999** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either;
 - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
 - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation.



City of
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Building Notifications – Important New Requirements from July 2012

As from July 2012, the State Government has introduced fines of \$500 for failure to notify the Council at certain stages of construction. Please read the following important information to ensure that you and those acting on your behalf are fulfilling your/their obligations.

At What Stages of Construction is Notification to the Council Required?

In accordance with Regulation 74(1) of the *Development Regulations 2008*, notifications to the Council are required at the following stages of construction, insofar as they are applicable to the building work being undertaken:

- (a) 1 business day's notice of the intended commencement of building work on the site; and
- (b) 1 business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
- (c) 1 business day's notice of the completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs)*; and
- (d) 1 business day's notice of the completion of all masonry walls; and
- (e) 1 business day's notice of completion of the building work.

* Where notice is given in relation to the completion of roof framing, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly completed **supervisor's checklist** relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme (if any) approved by the Minister.

A person **must not conceal** any completed roof framing until after the expiration of 2 clear business days after the notice of completion of roof framing has been received by the council.

Who is Required to Give the Notification?

The licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner is required to give notice to the Council.

What Structures are Exempt from the Notification Requirements?

Class 10 buildings under the Building Code are exempt from the notification requirements, other than where the Class 10 building is attached to any part of the roof framing of a building of another class. Transportable buildings are also exempt.

How Can Notification be Given to the Council?

The required notices may be given—

- (a) by email transmission to buildingnotice@npsp.sa.gov.au; or
- (b) by telephoning the Council's Development Assessment team on 08 8366 4530; or
- (c) by faxing it to the council on 08 8332 6338; or
- (d) by posting it to the council at 175 The Parade, Norwood SA 5067, ensuring that the date received by the Council accords with the notice requirements; or
- (e) by hand delivering a written notice with a duly authorised officer of the council.

In either case, the notices must include the name, address and telephone number of the persons who are proposed to sign Parts A and B of the Statement of Compliance under Schedule 19A (if relevant).

What Penalties Apply for Failure to Notify?

A person who breaches any of the requirements outlined in this information sheet is guilty of an offence with an expiation fee of \$500 or a maximum penalty of \$10 000.



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:

Registered On:

Development No: 155/456/2017

TO:

ANTHONY DONATO ARCHITECTS
5/59 FULLARTON ROAD
KENT TOWN SA 5087

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

LOCATION OF PROPOSED DEVELOPMENT:

97 KING WILLIAM STREET, KENT TOWN SA 5087

NATURE OF PROPOSED DEVELOPMENT:

4 Storey building (comprising shop and ground floor carparking with offices above)
and a basement carpark

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	22/11/2018	0	
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
(3) Sheets Attached

A handwritten signature in black ink, appearing to read 'Carlo Scinto'.

Carlo Scinto

Date: 22 November 2018



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: 4 Storey building (comprising shop and ground floor carparking with offices above) and a basement carpark
Site address: 97 King William Street, Kent Town SA 5087
Applicant: Anthony Donato Architects
Owner: Raschella Group Holdings
Classification: 5 Offices, 7a Car parking, 6 Retail
Rise in Storeys: 4
Type of Construction: A
Development No.: 155/456/2017

125 Portrush Road
Evandale
SA 5069 Australia
Telephone
(08) 8362 6899
Mobile
0412 444 262
Email
admin@carloscinto.com.au

UNCONDITIONAL CONSENT

Notes

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 head height in all stairways shall be a minimum of 2.0 metres measured vertically above the nosing line.

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*.

Proof of maintenance must be provided to Council each calendar year by the building owner.

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 box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3.2 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

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.

The certificate of occupancy will prescribe the following maximum number of occupants.

STOREY: Basement	PORTION: All	CLASSIFICATION: 7a	PERSONS: NA
Ground	Retail	6	10 staff
First (Typical)	Office	5	20M 20F

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.

- 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.

It is suggested to take particular care when building up against the existing damp-proof membrane. This membrane must not be bridged by the new work.


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
22 November 2018