

**CAMPBELLTOWN
CITY COUNCIL**

Ref: 170/AG/00883/05/AG
Delegated Power: 5

Enq: Debbie Jensen
Ph: 8366 9224

01 February 2010

Aspex Building Designers
Level 1, 81 King William Street
KENT TOWN SA 5067

Dear Sir/Madam

RE: DEVELOPMENT NO. 170/AG/00883/05/AG
DESCRIPTION: To Construct A New Retirement Village
ADDRESS: 27 Silkes Road PARADISE SA 5075

I refer to your recent request and advise that approval has been granted for the design alterations (Amendment to Stage 1 of Building Rules Consent) to the abovementioned development.

This means that the development may now be constructed in the manner depicted in the attached documents stamped by your private certifier (Carlo Scinto & Associates) on 27/01/2010.

You are also reminded that any conditions attached to the Development Approval granted on 21/11/2006 applicable to the original scheme must still be satisfied.

Yours faithfully

**NIGEL LITCHFIELD
MANAGER
DEVELOPMENT ASSESSMENT**

**DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION:

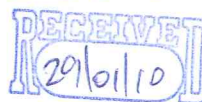
Dated:

Registered On:

Development No: 170/AG/00883/05/AG

125 Portrush Road
Evandale
SA 5069 AustraliaTelephone
(08) 8362 6899Mobile
0412 444 262Facsimile
(08) 8362 6811

TO:

ASPEX BUILDING DESIGNERS
LEVEL 1 / 81 KING WILLIAM STREET
KENT TOWN SA 5067**APPLICANT
COPY****LOCATION OF PROPOSED DEVELOPMENT:**

House No.: 27

Lot No.:

Street: SILKES ROAD

Suburb: PARADISE

Postcode: 5075

NATURE OF PROPOSED DEVELOPMENT:DWELLINGS (48) & CLUBHOUSE – AMENDMENT TO ORIGINAL BRC - **STAGE 1** –
(ALL INFRASTRUCTURE COMPLETE & DWELLINGS (50) EXCLUDING
CLUBHOUSE)

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	27/1/10	1	
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.

Signed:

() Council Chief Executive Officer or Delegate

(Z) Private Certifier

(2) Sheets Attached

Date: 27 January, 2010



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Dwellings (48) & Clubhouse – Amendment to Original BRC - **Stage 1** – (All Infrastructure complete & Dwellings (50) excluding clubhouse)
Site address: 27 Silkes Road, Paradise SA 5075
Applicant: Aspex Building Designers (Reference No: BEL 1353)
Owner: Pat Belperio
Classification: Dwellings 1a, 10a & Clubhouse 9b
Development No.: 170/AG/00883/05/AG

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Conditions of Consent

1. A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1996 shall be submitted to council prior to commencement of any work.
Regulation 21

Notes

This consent does not include **the clubhouse**, which shall be the subject of a separate consent by the relevant authority at an alternative date.

The roof trusses for the sheet / tile roof shall be erected, installed and braced in accordance with AS4440 and the manufacturer's specification.

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 anchor 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.

The party wall between dwellings shall extend to the underside of the roof cladding and have all articulation joints, eaves spaces and external wall cavities adequately packed with fire resistant material.

Easements of support in respect to the party wall shall be created over their respective land and these easements shall be registered under the Real Property Act 1886 or under the Registration Of Deeds Act 1935 (as the case may require).

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.

A person must not occupy a Class 1a building under the Building Code before a notice of completion of building work is given. The relevant person (a licensed builder or if no such builder exists, a registered building work supervisor or a private certifier) must provide a written statement to the relevant authority in accordance with the requirements of regulation 83AB. This statement must declare that the building work carried out on the building is in accordance with the relevant approval (disregarding any variations 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 relevant authority).

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

All roof & surface storm-water must be disposed of in a way that will not cause damage to the building and not cause damage or nuisance to any other property of building.

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.

The proposed building(s) must be protected against attack by subterranean termites in accordance with AS3660.1. The owner must be aware that a durable notice must be permanently fixed to the building in a prominent location, such as a metre box or the like, indicating (i) The method of termite risk management, and (ii) The date of installation of the system, and (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and (iv) The installer's or manufacturer's recommendations for the scope and the frequency of future inspections for termite activity.

IMPORTANT: This consent 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. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Carlo Scinto & Associates Pty Ltd
Private Certifier



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Carlo Scinto
27 January, 2010



SCHEDULE 22A - CERTIFICATE OF CONSISTENCY

CERTIFICATE OF CONSISTENCY

I verify that I have examined 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 sighted 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 **27 January 2010** for Construction of a new retirement village at 27 Silkes Road, Paradise is consistent with the following development authorisation (including any conditions and notes) giving development plan consent 170/AG/00883/05/AG issued on 10/2/06 as varied on 23/6/09 by Campbelltown City Council 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.

Registered private certifier: Carlo Scinto & Associates Pty. Ltd.

Registration number: 037

Date: 27 January 2010

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

Item	Legislation/Regulation/Code	Reason for variation
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Registered private certifier: Carlo Scinto & Associates Pty. Ltd.

Registration number: 037

Date: 27 January 2010

Note—

As part of this certificate the following documentation endorsed by council was submitted to this Office. Architectural drawings by Aspex Building Designers, Sheets BEL 1353, WD03 to WD44 as amended. These drawings have all been dated May 2009 as amended. This certificate is based on the consistency with this submitted information only, and no other correspondence has been entered into as part this certificate.

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This consent does not include any development plan ("strictly planning") matters, including matters specified and required by any conditions of the Development Plan Consent, but which relate to planning only. Their approval must be sought and obtained from the relevant authority for such matters.

The consistency check between building & Planning Pursuant to Regulation 92 (2) (c) has been undertaken from a Building Surveying capacity only and not as a qualified planner.

Carlo Scinto & Associates Pty Ltd
Private Certifiers

A handwritten signature in black ink, appearing to read 'C. Scinto', written over a faint horizontal line.

Carlo Scinto
27 January 2010



NOTIFICATION PURSUANT TO SECTION 93(b)

COUNCIL:	CITY OF CAMPBELLTOWN
JOB NO.:	CSA3986 – AMENDMENT TO ORIGINAL BRC – STAGE 1
SITE ADDRESS:	27 SILKES ROAD, PARADISE SA 5075
DEVELOPMENT NO.:	170/AG/00883/05/AG

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Pursuant to Section 93(b) of the Development Act 1993 the relevant authority is advised that Building Rules Consent has been granted subject to conditions (where applicable) for the above-mentioned application (refer also to the Decision Notification Form attached).

Pursuant to Section 93(b)(iii) and as prescribed by regulation 92 Carlo Scinto & Associates Pty Ltd has provided the following information or documentation:

1. Two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed by Carlo Scinto & Associates Pty Ltd.
2. Written notification specifying any variance (and the grounds in which any determination is made and evidence of concurrence with the Building Rules Assessment Commission if relevant) determined by Carlo Scinto & Associates Pty Ltd pursuant to Section 36(2) of the Development Act 1993 (if relevant).
3. A Schedule of Essential Safety Provisions (if relevant).

Carlo Scinto & Associates Pty Ltd
Private Certifiers

A handwritten signature in black ink, appearing to read 'Carlo Scinto', written over a light blue horizontal line.

Carlo Scinto
27 January 2010

DATE

28/1/10

FF 29575

RECEIVED FROM

Pat & M Belperio Nominees

SUM OF (IN WORDS)

one thousand two hundred

and fifty dollars & 200 cents

You in

Term

When

severe

Act 1

Under

a

b

AMOUNT

\$ 1,250.00

CASH/CHEQUE

WITH THANKS

marina

Construction Industry
Training Board

Silkes Rd Paradise

FB 33610-O 50 Bks 11/95

Ph: 08 8172 9500
Fax: 08 8172 9501
Email: citb@citb.org.au
Web: www.citb.org.au

sections 1-5 of this form and post all 3 copies with
payment to PO Box 1227 Unley SA 5061

No levy required on projects under \$15,000 inc GST.

on Industry Training Fund (CITF) Act 1993, there are
wledge that you understand the provisions of the CITF
if you do not agree with these terms.

es of levy payment, the **project owner** is:

ll, or substantially all, of the building or

1. Declaration

I, Vincent Belperio on behalf of Thorndon Park Estate am the project owner
Person filling out this form (authorised representative, see reverse) Company name (insert N/A if you are an individual project owner)
under the terms of the CITF Act 1993, and I declare that the information provided on this form is true and accurate.
I understand that the project owner is liable for payment of the CITB levy and all related correspondence including variation invoices and refunds.

Signed V. Belperio Phone 0409606620 Date 28/01/2010

2. Project Owner Details

Are you a company or an individual?

Fill out one section only

Company ☒

ABN:

Organisation Name:

Thorndon Park Estate

Trading Name:

Thorndon Park Estate

OR

Individual ☐

First Name:

Last Name:

Drivers Licence No.*

Date of Birth:* (dd/mm/yyyy)

*required to create
unique customer
number only

3. Contact Details

Street Address:

27 Silkes Rd Paradise

Suburb:

Paradise

Phone:

83378138

Email:

Mobile:

0409606620

State:

SA

Postcode:

5075

Fax:

T.B.

AID

4. Project Details

Street Address:

Silkes Rd Paradise

Suburb:

Paradise

State:

SA

Postcode:

5075

Estimated Project Start Date: (dd/mm/yyyy)

June 2010

Estimated Project End Date: (dd/mm/yyyy)

unknown

Local Council (Project Location):

Campbelltown

Project Description

Retirement Village

Estimated Project Value (including GST):

\$ 500,000

x 0.25% or Divide by 400 =

Levy Amount Due:

\$ 1,250

Round down
to
nearest dollar

The levy amount is 0.25% of the estimated project value including GST (do not pay if project value including GST is \$15,000 or less)

5. Sector Allocation

The sector allocations should total 100% (see reverse)

Housing %

75%

Commercial %

25%

Civil %

0%

Total

100%

- ☐ Commercial Industrial (manufacturing/ logistics)
☐ Commercial Retail (shop/retail outlet)
☐ Commercial Other (office)

*If commercial please tick appropriate box above

Office Use Only

CITB Project ID:

CITB Customer ID:

Development Application Number or Project Owner Reference Number:

• Beige: CITB original • Pink: Project Owner Copy • Yellow: Council Copy • Green: Collection Agent Copy