

B 1155.550
Mr B Cohen: kw
821-9389

29 November 1993

V & K Pace
395 Devonshire Road
KEMPS CREEK 2171

As per Building Services Corporation Act, 1989	
<input checked="" type="checkbox"/>	B.S.C. Insurance Premium paid
<input type="checkbox"/>	B.S.C. Insurance Premium is not applicable.

**LOCAL GOVERNMENT ACT, 1993 AND REGULATIONS AND
BUILDING CODE OF AUSTRALIA (BCA) 1991**

**NOTICE TO APPLICANT OF DETERMINATION OF
A BUILDING APPLICATION**

Being the applicant in respect of Building Application No. 2347/93 and pursuant to Section 99 of the Act, Notice is hereby given of the determination by the Approval Authority of the Building Application No. 2347/93 relating to:

PROPERTY: LOT 1, D.P. 172187, NO. 395 DEVONSHIRE ROAD, KEMPS CREEK
OWNER: V & K PACE, 395 DEVONSHIRE ROAD, KEMPS CREEK
BUILDER: AS ABOVE

The Building Application has been determined on 29 November 1993 by granting of approval which operates from 29 November 1993 subject to conditions specified in this Notice.

DESCRIPTION: PROPOSED CLASS 1a DUAL OCCUPANCY DWELLING

CONDITIONS:

THIS IS TO CERTIFY that the attached stamped plans and specification have been approved by Council on the date hereon, subject to the following conditions.

GENERAL

1. Compliance with the Local Government Act, 1993 and Regulations thereunder.
2. 48 hours notice in writing to be given to Council. Inspections are required at the following stages of construction:-
 - (a) All trenches and steel reinforcement prior to pouring of concrete;
 - (b) Framework when complete prior to the fixing of wall sheeting;
 - (c) Flashings in wet areas i.e. bathrooms;
 - (d) Stormwater drainage lines prior to backfilling;
 - (e) Completion of all works.
3. Stamped approved building plans must be submitted to The Water Board prior to commencement of work. Failure to do so will render the owner liable to a penalty and may result in the demolition of the work. A Regional Office of the Board is located cnr. Bigge & Moore Streets, Liverpool, Telephone 821 0555.
4. No trees are to be lopped or removed without prior Council approval.
5. Electrical installations must be in accordance with the requirements of Prospect Electricity. All enquiries relating to electrical installations should be directed to that Authority.
6. Subject to conditions of Development Consent No. 788/93 dated 22nd November, 1993.

SITING, SURVEY REPORTS, FLOODING

7. Dwelling to be sited in accordance with the site plan and to stand 2.4 metres minimum from the street boundary of the land (Building Line) and to be sited to observe Regulation side boundary clearances i.e. walls 900 mm and eaves/gutter projections not less than 675 mm clear of the side boundaries.

FOOTINGS, SLABS, STRUCTURAL DETAILS

8. Footings to be taken to solid and uniform bearing and a minimum of 450 mm deep.
9. Council's records indicate that this area is designated as the Cumberland Soil Profile and the Menangle Soil Profile and the Code gives an "M" Classification for both these Profiles. However, the Classification will be increased to a "H" Classification if the depth of clay on the building site exceeds 2.5 metres, and as such Structural Engineer's details for the slab, including the Classification the site has been given by the Engineer, are to be submitted to Council for approval prior to works commencing. It is suggested should there be any doubt in regard to the Classification given, that a qualified independent soil test be carried out to ascertain the depth of the clay.
10. Structural Engineer's details for the reinforced concrete slab is to be submitted to Council and approval obtained prior to the work being carried out. Alternatively a Structural Engineer's Certificate is to be submitted to Council upon completion.
11. Details of roof trusses to be submitted to Council and approval obtained prior to erection and for this purpose Structural Engineer certified truss plans will suffice and computation data is not required.

DRAINAGE

12. Finished floor level to be minimum 300 mm above finished ground surface and the surrounding ground to be graded away from the building on all sides and the building site drained to Council's satisfaction to prevent entry of surface water via weepholes.
13. Roof gutters and downpipes to be installed.
14. Floors of the ensuite, bathroom and laundry are to be of approved impervious construction finished to fall to a floor waste.
15. All wet areas shall be provided with an approved flashing material at the intersection of the walls and the floor to a height of not less than 50 mm above the finished tiled floor level. The vertical corners of the shower recess cubicle are to be suitably flashed behind the wall sheeting to a minimum height of 1.8 metres.
NOTE: Dampcourses manufactured to prevent rising dampness in brickwork and the various grades of plastic sheeting designed to provide a dampproofing under concrete slabs shall not be used as flashings in wet rooms.
16. An approved shower tray is to be provided to the shower recess. Such tray to be installed strictly in accordance with the manufacturer's recommendations and Council's requirements. The shower tray and/or flashing provided around the periphery of the walls in the shower recess shall be a minimum 50 mm above the finished height of the shower hob.

MISCELLANEOUS

17. Temporary builder's toilet to be provided to the site. This facility is to be installed prior to construction works commencing.
18. Arrangements to be made with Council's Technical Services Division prior to completion and occupation of the dwelling for construction of a gutter layback if the siting of the proposed driveway does not utilise the existing layback. Particular care should be taken in the location of the layback/driveway to avoid poles, pits, etc. The cost of any necessary adjustments to utility mains and services associated with layback/driveway will not be borne by Council. Obsolete gutter laybacks are to be constructed as kerb. **NOTE:** Laybacks/driveways should not be installed within one (1) metre of boundary.
19. The building is not to be occupied until fully completed in accordance with Council's approval.
20. Any sarking type materials to be used in the construction of the dwelling shall have a flammability index of not greater than 5.

21. An additional garbage bin and service is to be arranged for by the owner in respect of and prior to occupation of the proposed dual occupancy.
22. Roofwater to be disposed of so as not to cause nuisance to adjoining lot boundaries.

NOTES:

- A** All buildings to be sited well clear of any easements affecting the allotment. The applicant should ascertain if any easements do exist and if so obtain full details of such prior to construction commencing.
- B** Telecom recommends prewiring for telephone services during construction of dwellings or dwelling additions. Contact Telecom for further details.
- C** A review of this approval may be requested by the applicant within twenty eight (28) days of this determination subject to an appropriate fee.
- D** If you are aggrieved by any of the aforementioned conditions of approval you are advised of your right of appeal to the Land and Environment Court of NSW. However, any items may be clarified by contacting your Senior Environmental Health and Building Surveyor at Council's Offices.
- E** Construction/civil work is not permitted on the site between the hours of 6 pm to 7 am Monday to Saturday with no work permitted on Sundays or Public Holidays, unless otherwise approved by the Planning & Development Department.
- F** In order to improve fire safety it is suggested that smoke detectors be installed.
- G** Contact should be made with Prospect Electricity to ascertain maximum clearance between the proposal and overhead electricity supply lines to the property.
- H** Unimpeded access must be available to Prospect Electricity during and after building for the electricity meters and metering equipment.
- I** ANY FAILURE TO COMPLY WITH THE CONDITIONS OF APPROVAL MAY RESULT IN LEGAL ACTION BEING INSTIGATED AND THE PRECLUSION OF A 317AE BUILDING CERTIFICATE AT THE COMPLETION OF WORKS.
- J** You are advised that heavy penalties can be imposed on offenders under the Environmental Offences and Penalties Act, for pollution of waterways. Sediment is considered to be a pollutant and the potential for erosion and sedimentation resulting from site works is such that consideration should be given to the provision of erosion and sedimentation control devices. These should remain in place until such time as all disturbed areas of the site are restabilised.
- K** The conditions are imposed taking into account the Local Government Act, 1993 and Regulations thereunder, relevant standards and site conditions.
- L** To ascertain the extent to which the approval is liable to lapse refer to Section 103 of the Act.



Per Bernie Cohen

SENIOR ENVIRONMENTAL HEALTH & BUILDING SURVEYOR