

BUILDING PERMIT

Local Government Act, 1919

No. 049/80

049/80

THIS IS TO CERTIFY that the Plans and Specifications numbered

submitted by MR. S. DI MAURO of 49 PINE ST., PRESTON

NEW BUILDINGS
of ADDITIONS
ALTERATIONS

and comprising THREE STOREY BRICK FLAT BUILDING

to be erected on Lot 4 Section TACITAN Street LIVERPOOL

have been approved by Council.

SPECIAL CONDITIONS:

- (a) Compliance with the Local Government Act, 1919, and Ordinances thereunder.
- (b) That the building shall be erected on a building line of NOT LESS THAN 7.62 METRES back from the street alignment except in (i) commercial districts (ii) rural, non-urban and green belt areas — 20.12 metres (iii) rural, non-urban and green belt areas — 30 metres where land fronts a county road.
- (c) That 48 hours notice in writing be given to Council for inspection of trenches before foundations are laid, foundations before trenches are filled, drains before they are covered in and framework when complete. Buildings are not to be used or occupied until approval granted by Council.
- (d) Subject to conditions of Development Consent No. 632/80 dated 27th June, 1980
- (e) Class II building with Class VII carpark beneath having an overall rise in storeys of four to comply with Type 1 construction requirements
- (f) Sewered builders toilet to be provided on the site prior to construction works commencing
- (g) Stormwater drainage to be carried out in accordance with the approved drawings Nos. 8031-1 incorporating any amendments shown in red
- (h) Samples of bricks and roof tiles to be submitted to Council & approval obtained prior to construction commencing
- (i) Decorative screen fence to enclose clothes drying area to be reinforced with brick reinforcement and provided with angled plates to whole of which is to be constructed on suitable footings in a structurally sound manner so as to resist possible vehicle damage. N.B. Clothes lines not to be fitted to screen walling.
- (j) Garbage storage room to be rendered internally full height and to have walls covered at floor intersections. Floor to be graded to a floor waste drain connected to the sewer. Positive ventilation to be provided. Roller shutter door and cold water hose rack to be provided. Path from garbage room to extend to the street gutter and suitable layback to be provided in kerb to facilitate movement of garbage containers
- (k) All materials used in the construction to comply with provisions of Clause 16.19 of Ordinance 70 in particular roof sarking material
- (l) Vestibule doors opening against direction of egress from the building to be fitted with an approved device to hold them in a fully open position. Latches on doors to be capable of opening with a single handed action without the use of a key from the side that would face any person seeking egress from the building.
- (m) Doorways serving required exits to have a clear opening of not less than 1980mm in height and not less than 760mm in width.

P.T.O.

In accordance with provisions of the Local Government Act, 1919, as amended, you are advised that you have a right of appeal to the Local Government Appeals Tribunal against this decision of the Council.

Name of Owner MR. S. DI MAURO 49 PINE ST., PRESTON

Name of Builder

This approval shall not extend to and shall not affect the rights of the Council in respect of any matter appearing in or arising out of such Plans and Specifications which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder.

Dated 23rd July 1980

R.A. Findley
Town Clerk

CONDITIONS CONTINUED BUILDING PERMIT 949/80

- (n) Self closing one hour fire doors (complete assemblies) to be fitted to every doorway providing access from sole occupancy units to stairway. Copy of manufacturer's test report door door assemblies to be submitted prior to ordering. Every fire door to comply with the requirements of Clause 21.1 of Ordinance 70. Manufacturer's certification pursuant to the provisions of Clause 9 (Evidence of compliance with Code) of the Australian Standard 1905 Part 1/1976 S.A.A. Fire Door Code to be submitted upon completion of installation.
- (o) Every required exit and path of travel to an exit shall have a minimum unobstructed vertical clearance throughout of 2030 and a minimum unobstructed width throughout of 1020 mm.
- (p) Required stairways to be provided with artificial lighting by means of separate electrical wiring circuit from the main switchboard for the exclusive use of the stairway
- (q) Ceiling immediately below the roof to have a resistance of the incipient spread of fire to the roof space of one (1) hour as determined by the Standard Fire Test. Installer's certification of ceiling construction in accordance with manufacturer's specification to be submitted upon Completion
- (r) Walls bounding stairways and walls separating flats to achieve a sound transmission Class of 45. For this purpose 110 mm clay brick walls to be rendered 12 mm minimum thickness on both sides including to stairway
- (s) Manufacturer's and installer's certification to be provided pursuant to the provisions of Clause 47.2 Ordinance 70 in respect of roofing tiles on completion
- (t) Brickwork to comply with requirements of Clause 36.2 Ordinance 70
- (u) Balcony 'enclosures' to be detailed and submitted for approval prior to fabrication
- (v) Boundary fencing to be constructed to the approval of Council's Building Surveyor
- (w) Fencing not to exceed 760 mm in height in Building Line area
- (x) Certification under the hand of the Designing Engineer broadly in the following form "the design of all structural members and brickwork has been carried out in accordance with Ordinance 70 and the relevant S.A.A. Codes and that he (the Designer) is responsible for the design.
- (y) Construction of soil and waste pipe ducts to achieve sound transmission Class of 30
- (z) M.W.S. & D.Board certificates in respect to sanitary plumbing and drainage to be submitted on completion
- (aa) Safety glazing to be provided in accordance with provisions of Clause 53.4 of Ordinance 70
- (bb) Building not to be used nor occupied prior to final inspection by Council's Officer and issue of a Certificate of Classification

NOTE: Inspections are required at the following stages of construction

1. Stormwater drainage prior to backfilling
2. Steel reinforcement prior to pouring of concrete
3. All construction after placement of dampproof courses at each level
4. Ceiling framing prior to fixing of fire rated construction;
After first plasterboard sheet is fixed
After second sheet is fixed
5. On completion

NB. Building works not to be carried out on Sundays.