



GREAT LAKES COUNCIL

Breeze Parade, Forster
PO Box 450, Forster NSW 2428
DX 7110, Forster

Telephone: (065) 91 6222
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CRIGHTON PROPERTIES PTY LTD
PO BOX 344
TERRIGAL NSW 2260

Ref: BA 451/97

NOTICE OF DETERMINATION (BUILDING APPROVAL) *issued under the Local Government Act 1993, Section 99*

Your application for **DWELLING**
on land described as **LOT 5 DP 270100, TOONANG DRIVE, TEA GARDENS**

was determined on	19 FEBRUARY 1997
by	GRANTING APPROVAL Subject to conditions attached hereto
Consent operates from	19 FEBRUARY 1997
Consent lapses	FIVE YEARS FROM THE ABOVE DATE

Right of appeal:

Section 100 of the Act gives you the right, within 28 days of the date of this determination to request Council to review the determination.

Section 176 of the Act gives you the right, within 12 months of the date of this determination to appeal to the Land and Environment Court.

Contact for further advice:

BRUCE MOORE 916250

signed on behalf of the consent authority:

G J HANDFORD

19 FEBRUARY 1997

The following condition/s have been applied to ensure that the development complies with the provisions of the Local Government Act, 1993 and the Local Government (Approvals) Regulation 1993 and Policies of Council.

1. Inspections - at least 48 hours notice shall be given to Council to allow for the inspection of:
 - (ii) The steelwork when in position and before concrete is placed.
 - (iii) The framework including roof members when completed and prior to the fixing of any internal sheets.
 - (v) External drainage lines before backfilling of trenches.
 - (vi) Internal drainage lines.
 - (vii) The building or structure when completed and before occupation or use is commenced.

The applicant shall satisfy himself/herself that the inspected works have been approved prior to continuing with construction. Please quote Building Application number when notifying Council for inspections.

2. All building work is to be carried out in accordance with the provisions of the Building Code of Australia (BCA).
3. The Council must be informed in writing of the name and contractor licence number of the licensee who has contracted to do or intends to do the work, in accordance with Clause 29 of the Local Government (Approvals) Regulation, 1993.
4. Before construction commences, structural drawings prepared by a suitably qualified and experienced Structural or Professional Engineer being submitted to and approved by the Council, in accordance with Clause 31 of the Local Government (Approvals) Regulation 1993. The plans shall detail:
 - (a) All reinforced concrete floor slabs and/or beams or raft slab (having due regard to the possible differential settlement of the cut and fill areas);
 - (f) Structural steel beams/columns.
5. The builder is to provide temporary closet accommodation in accordance with Clause 36 of the Local Government (Approvals) Regulation, 1993.
6. The building is not to be used or occupied until it is completed in accordance with the approved plans and conditions of approval and a satisfactory final inspection has been carried out by a Council officer. A separate application must be made to occupy the building prior to completion.
7. Approval is granted to remove the trees on the site within three (3) metres of the proposed dwelling.

The following condition/s have been applied to ensure that adequate drainage is provided from the premises and to maintain adequate levels of health and amenity in the locality:

8. Stormwater shall be discharged to:

- (e) on-site so as not to affect any structures or cause a nuisance to the adjoining property.

The following condition/s have been applied to ensure compliance with the Building Code of Australia (BCA) and relevant Standards established by the Local Government Act, 1993 and Regulations:

9. Fireplaces and flues are to be constructed in accordance with Part G2 of the Building Code of Australia and AS 2918 : Domestic Solid-Fuel Appliances - Installation.

10. Where the deck exceeds a height of 1.0m from natural ground, a balustrade shall be provided.

The proposed balustrade is to be a minimum of 1 metre high and openings within balustrades shall not exceed 125mm so as to prevent a 125mm sphere to pass through it.

11. Safety glazing is to be provided in accordance with the Building Code of Australia, AS 1288 : Glass in Buildings and AS 2208 : Safety Glazing Materials for use in Buildings.

12. All concrete construction, including reinforced and prestressed concrete, shall be carried out in accordance with the provisions of Australian Standard, AS 3600-1994 : Concrete Structures, in accordance with Part B1 of the Building Code of Australia (BCA).

13. Masonry (including masonry-veneer, unreinforced and reinforced masonry) to be erected in accordance with AS3700 : "Masonry in Buildings".

14. Brick veneer and cavity masonry wall ties are to have a corrosion resistance rating complying with Clause 2.9 of AS3700 : SAA Masonry Code (stainless steel or equivalent ties are to be used in coastal locations).

15. The smoke alarms shall be installed in suitable locations on or near the ceiling in any storey:

- (i) containing bedrooms -

- (a) between each area containing bedrooms and the remainder of the building, dwelling or sole-occupancy unit;
 - or
 - (b) where bedrooms are served by a hallway, in that hallway;
 - or
 - (c) in each bedroom and either (A) or (B); and
- (ii) not containing bedrooms.
16. The proposed building is to be protected from the infestation of termites in accordance with Part B1.1 of the Building Code of Australia and AS3660.1. Details of the method of protection is to be specified prior to the commencement of work. Upon completion of the building work, a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:
- (a) the method of protection;
 - (b) the date of installation of the system;
 - (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
 - (d) the need to maintain and inspect the system on a regular basis.
17. An adequate stored water supply is to be provided on-site and connected to the dwelling prior to occupation.
- The following condition/s have been applied to ensure compliance with Council's Erosion and Sediment Control Policy:**
18. All erosion and sediment control measures undertaken on the site shall be undertaken to the satisfaction of Council and conform to the specifications and standards contained in Council's guidelines.
19. A two wheel drive, all weather access road is to be provided from a public road to the building site prior to commencement of work.
20. The conditions of Development Consent No.232/97 are to apply and to be read in conjunction with this approval.

NOTE:

The Officer responsible for this application is Bruce Moore who is available as listed below:

Administrative Office, Forster:

Wednesday 8.15 am to 4.30 pm

Friday 8.15 am to 4.30 pm

District Office, Stroud: Phone (049) 945204

Monday 11.30 am to 12.30 pm approximately

District Office, Tea Gardens: Phone (049) 970182

Tuesday 11.30 am to 12.30 pm

Thursday 11.30 am to 12.30 pm

Inspections can be arranged by contacting the Administration Building, Forster, the District Offices or by forwarding the enclosed inspection cards.

Inspections should be arranged for -

Stroud Area	-	Monday
Hawks Nest/Tea Gardens & Nerong Areas	-	Tuesday and Thursday

GJ Handford
DIRECTOR PLANNING SERVICES

Per: 