

APPENDIX 11. DECISION NOTIFICATION FORM (DA/876/2000)

Adelaide City Council
 ABN 20 903 762 572
 Customer Centre
 25 Pirie Street Adelaide
 South Australia
 GPO Box 2252 Adelaide SA 5001

Enquiries: Jay Deb (8203 7279)
 Reference: 1999/01499

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DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION

DATED

02 November 2000

DEVELOPMENT NUMBER

REGISTERED ON 27 November 2000

DA/876/2000

TO: CHRIS WHITTAKER & ASSOCIATES
 1 West Thebarton Rd
 THEBARTON SA 5031

LOCATION OF PROPOSED DEVELOPMENT: COLONIAL BUILDING, 193-195 North Terrace, ADELAIDE SA 5000

CT: Volume Folio

Nature of Proposed Development: **conversion of existing staff room to apartment.**

From CHRIS WHITTAKER & ASSOCIATES

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	NO. OF CONDITIONS
Provisional Development Plan Consent	Consent	12 January 2001	3
Provisional Building Rules Consent	Consent	03 November 2001	9
Development Approval	Approved	07 December 2001	12

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~

~~# representation(s) from third parties concerning your category 3 proposal were received.~~

~~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.~~

Reason for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

~~No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building works or change the use of the land until you have also received notification of a Development Approval.~~

Date of Decision: 07 December 2001

☐ Development Assessment Commission or delegate

☒ Council Chief Executive Officer or delegate

Signed:

☐ Private Certifier

Date:

☐ [2] Sheets Attached

DEVELOPMENT NUMBER

DA/876/2000

FOR DEVELOPMENT APPLICATION:

DATED

02 November 2000

REGISTERED ON

27 November 2000

LOCATION OF PROPOSED DEVELOPMENT:

'COLONIAL BUILDING', 193-195 North Terrace,
ADELAIDE SA 5000

CT: VOLUME:

FOLIO:

CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT ARE AS FOLLOWS:

- 1. The development herein granted Provisional Development Plan Consent shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council, except where varied by conditions below (if any).**

Reason: To ensure that the development is undertaken in accordance with the plans and details submitted.

- 2. Details of any air-conditioning or air extraction plant or ducting in association with this development to be placed on the exterior of the building shall be submitted to and approved by the Council.**

Reason: To ensure that the aesthetic quality of a site or building is not compromised by inappropriately located or designed plant and equipment.

- 3. A schedule of materials and finishes shall be submitted and approved by Council prior to or at the time of Provisional Building Rules Consent.**

Reason: To ensure a high standard of materials and finishes are used in the finished presentation of the building.

If you are dissatisfied with these conditions a right of appeal exists, within two (2) months of the receipt of this letter.

Appeals should be lodged with or enquiries made to the Registrar, Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, 5000 (Postal Address: GPO Box 2465 Adelaide 5001).

Rocco Ciancio

Building Approvals
Consulting Engineer
Private Certification



PO Box 16
ASHTON SA 5137
Ph: (08) 8390 1809
Fax: (08) 8390 3915

ABN: 92 462 166 933

Ref: B2239

DECISION NOTIFICATION FORM

For Development Application No: DA/876/2000

To: Carumag Corporation P/L (N Travers)
95 Currie St
ADELAIDE SA 5000

LOCATION OF PROPOSED DEVELOPMENT:
193-195 North Tee Adelaide SA 5000

NATURE OF PROPOSED DEVELOPMENT
Office & dwelling alterations

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	3/11/2001	9	-----

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

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.

No work can commence unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.

Signed:

3/11/2001

(♦) Private Certifier
(2) Sheets Attached



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B2239

3/11/2001

NATURE OF BUILDING WORK : Office & dwelling alterations
SITE : 193-195 North Tce Adelaide SA 5000
APPLICANT : Carumag Corporation P/L
OWNER : N Travers
CLASSIFICATION : 2, 5
RISE IN STOREYS : 10
TYPE OF CONSTRUCTION : A
DEVELOPMENT NUMBER : DA/876/2000

CONDITIONS OF CONSENT :

1. Roof storm water must be connected into the existing storm water system and discharged to the street water table or drainage system in accordance with the requirements of this part of the BCA. (BCA F1.1).
2. The external wall steel columns must have a Fire Resistance Level (FRL) of 90/60/30 in accordance with the requirements of this part of the BCA. Details must be provided confirming compliance of this requirement to the *private certifier* prior to commencing such work on site. (BCA Spec C1.1 3)
3. A fire extinguisher to suit Class A, B & C fires and electrical fires must be provided at all times during construction in accordance with this part of the BCA. (BCA E.1.9).
4. Alterations and extensions to the mechanical ventilation system must comply with AS 1668.2, AS/NZS 3666.1 and in accordance with the requirements of this part of the BCA. Details of the alterations and extensions, including a certificate of compliance, from the installer of the system, must be provided certifying that the system, as altered, is in accordance with these parts of the BCA. (BCA F4.5).
5. Alterations and extensions to the sprinkler system must be in accordance with part E1.5 of the BCA. Details of the alterations and extensions, including a certificate of compliance, from the installer of the system, must be provided certifying that the system, as altered, is in accordance with these parts of the BCA. (BCA E1.5 & Spec E1.5).
6. Alterations and extensions to the smoke detection, alarm, smoke control and building occupant warning systems must comply with AS 3786, AS 1670.1 and in accordance with the requirements of this part of the BCA. Details of the alterations and extensions, including a certificate of compliance, from the installer of the system, must be provided certifying that the system, as altered, is in accordance with these parts of the BCA. (BCA E2 & Spec E2.2a).
7. Service installations penetrating a building element that is required to have an FRL must be installed in accordance with the requirements of this part of the BCA. (BCA C3.12).
8. The separating walls of the dwelling unit must have sound insulation levels of not less than Rw 45 in accordance with the requirements of this part of the BCA. (BCA F5.4).
9. The details of any air conditioning plant and material schedules must be submitted to council in accordance with the planning consent requirements.

NOTES

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space.
Approval for any work within the road reserve needs to be obtained from Council.

There is an obligation that the person proposing to undertake this Development give Council notice at stages as prescribed in Regulation 74.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

ESSENTIAL SAFETY PROVISIONS: Pursuant to Regulation 76, the *private certifier* is required to issue, with the Building Rules Consent, a schedule in the form set out in Form 1 of Schedule 1, which specifies the essential safety provisions set out in Minister's Specification SA 76. The items to be inspected or tested are detailed on the attached schedule. These must be included with the existing items for the building. The building owner must provide proof of maintenance to Council each calendar year.

CERTIFICATE OF OCCUPANCY: The applicant is to be advised that the *private certifier* will, prior to granting a certificate of occupancy, require the following:

- A written statement (in the form required by Regulation 83), from the licensed builder, who under an agreement or arrangement, with the owner of the land, was responsible for undertaking any part of the building work, that the building work has been carried out in accordance with any relevant approval (disregarding any variation 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 *private certifier*; and
- A written statement from the licensed builder, who under an agreement or arrangement, with the owner of the land, was responsible for undertaking any part of the building work that the connections required to any -
 - public electricity source
 - public water supply
 - public sewer
 - septic tank effluent drainage system
 - public telecommunications system
 - other service or facility provided by a public authority or utility services,have been made in accordance with the requirements of the relevant public authority or utility; and
- Where the approval of this development is subject to conditions, satisfactory evidence is required to show that the conditions have been satisfied; and
- A certificate of compliance 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
- The building classification and approved number of occupants is as follows:

FLOOR	PORTION	CLASSIFICATION(S)	APPROVED No OF PERSONS
Top storey	Alterations only	2	n/a

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects the structural soundness or safety of the building must be approved by the *private certifier* prior to such alteration occurring. Alternate and/or substitute building products must meet the *Deemed-To Satisfy* provisions or the *Performance Requirements* of the BCA.

This consent does not imply compliance with the Equal Opportunity Act, 1984 (State Legislation), nor with the Disability Discrimination Act, 1993 (Commonwealth Legislation), including the Regulations under those Acts and each as amended. It is the responsibility of the owner and the person erecting the structure to ensure compliance with it.



R. CIANCIO
3/11/2001
Ref No: B2239