

FROM :

PHONE NO. : 9973 4999

Sep. 07 2006 10:20AM P5



Pittwater Council

All correspondence to be addressed to General Manager

Calla insp.

22570895

Units 8,9,11 & 14
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WARRRIEWOOD NSW 2102

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PITTWATER COUNCIL, AS THE LOCAL AUTHORITY UNDER THE LOCAL GOVERNMENT ACT 1993, HEREBY APPROVES PLAN NO: P699/95 FOR THE ERECTION OF ADDITIONS ON LOT 3, SECTION: DP:226537, STREET NO 5 CABARITA ROAD, LOCALITY: AVALON UNDER THE PROVISIONS OF SUCH ACT, SUBJECT TO THE FOLLOWING CONDITIONS.

1. Local Government Act, 1993, Local Government Act (Approvals) Regulation 1993 and the Building Code of Australia thereunder being complied with.
2. Council's Policy Guidelines relative to the erection of building being complied with.
3. Street Levels in relation to driveways, fences, garages, etc, being established from the Chief Engineer before construction commences.
4. Submission of details prior to the commencement of work from a Council listed:
 - (c) Structural Engineer, endorsed by a geotechnical engineer covering reinforced concrete slabs.
5. Approved smoke alarms being provided in each storey of the dwelling and/or additions, in accordance with Part E1.7 of the Building Code of Australia and Australian Standard 3786-1993. Details of the type, location and method of installation of smoke alarms are to be submitted to Council prior to the commencement of building works.

NOTE: Written certification is to be submitted to Council, endorsed by a licensed electrical contractor, certifying all smoke alarms have been installed in accordance with AS 3786-1993.
6. Compliance with the recommendations made in the Geotechnical Engineer's Report No. ⁰²¹³⁴³⁴ dated ^{3/8/43}.
7. Carport not being further enclosed without written permission from Council.
8. Wet room floors being finished in an impervious material with a grade to a suitable floor waste outlet, full details of finishes and flashings are to be submitted prior to commencement of work.
9. The construction of all timber members, bracing of stud walls, tie down and fixing requirements being in accordance with the provisions of A.S. 1684-1992 "National Timber Framing Code".
10. Top of slab being a minimum of 300mm above the adjacent finished ground level with a 75mm step to enable suitable flashing and drainage.
11. Moisture from the ground beneath the concrete floor slabs shall be prevented from reaching the inner surfaces at the floor and adjacent walls by the insertion of damp proof courses or membranes or other approved damp proofing means.
12. All seepage and surface water being diverted clear of the building and disposed of on-site. Details of method of disposal are to be submitted to Council prior to commencement of work.
13. Stormwater being piped to the Council controlled drainage easement or piped to Council's street drainage system.
14. Safety Glass as defined in AS 2208-1978 being provided in all locations subject to human impact as required by AS 1288-1979.
15. The metal deck roof being treated to reduce its glare factor. A chemically bonded prepainted finish similar to Lysaghts "Colourbond" is generally acceptable to Council. Details of the colour of any pre or factory coloured roofing being submitted to Council for approval prior to the commencement of work. White or similar light colours are not be accepted. Colour must have a reflectivity value of 25% or less.
16. Premises not being adapted for occupation as a separate occupancy.
17. The studio not being adapted as a habitable room or adapted for commercial/industrial activities.

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18. Termite control measures to be implemented in accordance with Amendment 8 of the Building Code of Australia and Australian Standard AS 3600.1 - 1995 "Protection of building from subterranean termites".


GENERAL MANAGER

per 
BUILDING SURVEYOR

29.8.1995 AMENDED 17.10.1995
DATE OF APPROVAL.

NB: Plans Approved by this Application are Numbered: **A 94213**

Building is not to be occupied before it has been completed in accordance with the plans and specifications approved by Council.

Garage and/or other non-residential section of the building not being used for human habitation or occupation or let out for such purposes.

IMPORTANT. This approval shall be void if building work is not substantially commenced within 12 months after the date of approval.