

15 November 2018

Steve Layton Design
10 Wigley Dr
MCLAREN VALE SA 5171

Dear Sir

Development Application No. : 145/1747/2018
Proposed Development : Community Hall
Location of Proposed Development : 145/173 Port Road, ALDINGA SA 5173
Property Identification : Lot 145 CP 21109

A Decision Notification Form for the above application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this approval*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001).

This approval will lapse twelve months after the date of the decision if substantial work has not commenced on the site. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of the 12 month period, grant an extension of time to the approval. Any request must be received in writing.

A Mandatory Notification form is attached and must be submitted to Council* to provide notification at the various stages of construction, including commencement and completion.

On the completion of building work, parts A and B of the attached Statement of Compliance form are to be completed. The form, together with any certificates, reports or other documents as prescribed within the Decision Notification, are to be provided to the Relevant Authority within ten (10) business days after a notification of completion of the building work.

If a Certificate of Occupancy is required, an application shall be made to the relevant authority together with appropriate documentation. A person must not occupy the building unless a Certificate of Occupancy has been issued by the relevant authority*.

Yours sincerely

DAVID ZANELLO

Development Officer-Building

City and Corporate Services

Telephone: 8384 0092

Email: davzan@onkapinga.sa.gov.au

cc Community Corporation No. 21109 IncorporatedC/- Unitcare Services, 52 Fullarton Rd,
NORWOOD SA 5067

*Section 74 Development Act

*Section 83 Development Act

*Section 67 Development Act

*Regulation 83AB Development Regulations

DECISION NOTIFICATION FORM

South Australia – Regulations under the *Development Act, 1993* – Regulation 42

DEVELOPMENT NUMBER

FOR DEVELOPMENT APPLICATION

145/1747/2018

DATED: 23-Jul-2018

REGISTERED ON: 23-Jul-2018

TO:	Steve Layton Design 10 Wigley Dr MCLAREN VALE SA 5171
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LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Lot 145 CP 21109
PROPERTY ADDRESS	145/173 Port Road, ALDINGA SA 5173
CERTIFICATE(S) OF TITLE	CT-5980/628

NATURE OF PROPOSED DEVELOPMENT

Community Hall

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	4
BUILDING RULES CONSENT	Granted	7
DEVELOPMENT APPROVAL	Granted	11

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 work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 15-Nov-2018	<input type="checkbox"/>	State Commission Assessment Panel or Delegate
	<input checked="" type="checkbox"/>	Council Chief Executive Officer or Delegate
	<input type="checkbox"/>	Private Certifier
	<input checked="" type="checkbox"/>	Sheets Attached

City of Onkaparinga Office

PO Box 1
Noarlunga Centre SA 5168
www.onkaparingacity.com

Noarlunga Office

Ramsay Place
Noarlunga Centre

Aberfoyle Park Office

The Hub
Aberfoyle Park
Telephone (08) 8384 0666

Willunga Office

St Peters Terrace
Willunga

Woodcroft

175 Bains Road
Morphett Vale

DEVELOPMENT APPLICATION NUMBER	:	145/1747/2018
APPLICANT	:	Steve Layton Design
LOCATION	:	145/173 Port Road, ALDINGA SA 5173
PROPOSED DEVELOPMENT	:	Community Hall
DECISION	:	Development Approval
DATE OF DECISION	:	15-Nov-2018
APPROVED CLASSIFICATION	:	9B

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All wastewater from the premises must be discharged to a waste control system that complies with the provisions of the *South Australian Public Health Act 2011*.
2. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
3. The Community Hall shall be restricted to hours of operation between 8:00am to 12:00am (midnight) on Monday to Sunday.
4. The maximum patron Capacity of the building is limited to 100 patrons at any one time.

BUILDING RULES CONSENT
Conditions of Consent

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application, except where varied by the following condition(s).
2. The owner/builder shall ensure that the roof tie-downs to the existing building to which the proposed structure is to be attached, comply with the requirements of Australian Standard AS 1684 *Residential timber-framed construction* to allow for imposed wind uplift loads from the new structure.
3. Access for the disabled shall be provided for in accordance with Part D3 of Volume 1 of the Building Code of Australia.
4. Signs incorporating the international symbol of access in accordance with Australian Standard AS1428.1 *Design for access and mobility* must identify the access entrance and sanitary facilities.
5. The Early Fire Hazard Indices of all materials, linings and surface finishes, and air-handling ductwork shall comply with the Spread-of-Flame and Smoke-Developed-Index requirements of Part C1.10 of Volume 1 of the Building Code of Australia.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where

drainage is directed to the street water table, this shall be by way of a sealed stormwater drainage system.

7. Mandatory Notifications

Pursuant to the provisions of Regulation 74 of the *Development Regulations 2008*, the Council requires that the person proposing to undertake the building work must give the Council:

- (a) one business days' notice of commencement of building works on the site; and
- (b) one business days' notice of completion of structural steel reinforcement for concrete footings or other floors; and
- (c) one business days' notice of completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs); and
- (d) one business days' notice of completion of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible; and
- (e) one business days' notice of completion of the building work.

A person who breaches a requirement under Regulations 74 (1), (5) or (6) is guilty of an offence.

Maximum penalty: \$10,000

Expiation fee: \$500

The applicant is advised to ensure that ALL required notifications are given. It is recommended that notifications be submitted to Council's preferred email address: Mandatorybuildingnotifications@onkapinga.sa.gov.au

Supervisor's Checklist

Regulation 74(5) – If notice is required to be given of the completion of all roof framing forming part of the building work, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly, completed supervisor's checklist relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme approved by the Minister.

A Supervisor's checklist is available to download at http://www.onkapingacity.com/onka/living_here/planning_development/forms_in_formation_sheets.jsp

Regulation 74(6) – A person must not conceal any completed roof framing until after the expiration of *2 clear business days* of council receiving the above notice of completion (with the person being able to assume receipt of the notice in the ordinary course of business or transmission).

A person who breaches a requirement under Regulation 74(5) or (6) is guilty of an offence.

Maximum penalty: \$10,000

Expiation fee: \$500

The applicant is advised to ensure ALL required notifications are given. It is recommended that notifications be submitted to Council's preferred email address: Mandatorybuildingnotifications@onkaparinga.sa.gov.au.

Notes(s)

1. A waste control application must be lodged with Council's Community Health Team and approved prior to the commencement of any building work. The owner/applicant must sign the application form and provide a contour site plan drawn to a scale of 1:200, with details of all drains shown including the method of disposal of the wastewater. The approved waste water system must be installed and constructed in accordance with the relevant provisions of the *South Australian Public Health Act 2011* & AS/NZS 3500, prior to habitation/occupation.
2. ESP FORM 2
Regulation 76 requires that the relevant authority issue a schedule that specifies the essential safety provisions for the building and the standards or requirements for their maintenance and testing as set out in Minister's Specification SA 76. The items to be inspected or tested are detailed on the attached schedule.
3. The owner of a building in which essential safety provisions have been installed must provide to Council a '*Certificate of Compliance*' (Form2) for each essential safety provision signed by the installer of the safety provision or alternatively to be signed by the manager who is responsible for the installation of the work in accordance with Schedule 16 of the *Development Regulations 1993*.
4. Your attention is drawn to the requirements of Australian Standard *AS 2444 Portable fire extinguishers and fire blankets – Selection and location* for the location and installation of portable fire extinguishers.
5. The privacy screen has not been part of the engineering assessment conducted by the council engineer.
6. It should be noted that in accordance with Part 3.12.5.5 of Volume 2 of the Building Code of Australia, the maximum power rating for artificial lighting shall not exceed the following:
 - Verandah or balcony attached to a class 1 building - 4W/m²
 - Class 10 building - 3W/m²

DAVID ZANELLO
AUTHORISED OFFICER

Dated: 15-Nov-2018

15 November 2018

Community Corporation No. 21109 Incorporated
C/- Unitcare Services
52 Fullarton Rd
NORWOOD SA 5067

Dear Sir/Madam

Essential Safety Provisions Licence No : 118/2018/ESP1&2
Development Application No : 145/1747/2018 **Location of Development** : 145/173 Port Road, ALDINGA SA 5173
Property Identification : Lot 145 CP 21109
Development : Community Hall

Essential Safety Provisions and their Maintenance

With reference to the above, please refer to the enclosed Schedule of Essential Safety Provisions now issued in accordance with Development Regulation 76(3), which are required to be maintained by the building owner.

A Certificate of Compliance with the Essential Safety Provisions as set out in Form 2 of Schedule 16 is to be signed by the installer of each provision. If the installer is a company, the manager responsible for the installation work is to sign the form. This form must be submitted to the relevant authority (Council or Private Certifier if applicable) by the building owner on completion of the works and as part of an application for a Certificate of Occupancy, if required.

Should you require further clarification or assistance with the above, please contact me at the Noarlunga Office of Council. I would be pleased to assist you.

Yours sincerely

DAVID ZANELLO

Development Officer-Building

City and Corporate Services

Telephone: 8384 0092

Email: davzan@onkaparinga.sa.gov.au

cc: Steve Layton Design, 10 Wigley Dr, MCLAREN VALE SA 5171

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FORM 1

DEVELOPMENT ACT 1993

Development Regulations 1993 - Regulation 76(3)

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS

Essential Safety Provisions Licence No: 118/2018/ESP1&2

Development Application No: 145/1747/2018 **Location of Development:**
145/173 Port Road, ALDINGA SA 5173

Property Identification: Lot 145 CP 21109

Development: Community Hall

This is to specify the Essential Safety Provisions required for the above building and Deemed to Satisfy Installation Standards/Codes/Conditions of Approval applicable for installation in respect of each of these provisions.

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy Installation standards	Standards or other requirements for maintenance and testing of ESPs	Informative (provided for guidance only – refer to standards or other requirements for specific detail)
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3.2 Means of egress

(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.	Inspections should include checking the following (as applicable)- <ul style="list-style-type: none"> • exits and paths of travel to exits remain unblocked (including at the point of discharge) ; • there are no unprotected installations in exits or paths of travel to exits and protection of openable windows has not been damaged or removed; • exits are not lockable from the inside and are readily openable by a single downward action on a single device without a key from the side that faces a person seeking egress, unless fail-safe devices are fitted and are operational; • barriers or bollards protecting paths of travel and exits remain in place; • separation of rising and descending flights and any associated signage is maintained; • spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are enclosed with fire resistant construction; • spaces under fire isolated stairs or
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ramps are not enclosed or used to store goods or materials of any kind unless they are enclosed with fire resistant construction;

- slip resistant surfaces of stair treads and nosings have not been damaged or removed; and
- tactile ground surface indicators have not been damaged or removed.

3.3 Signs

(c) Photo luminescent exit signs	NCC Volume One - Clauses E4.5 and E4.8 and Specification E4.8	Check monthly that exit signs are clean, not damaged, have sufficient lighting levels in the vicinity of the sign to facilitate 'charging', and continue to be clearly visible to persons approaching the exit.
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3.5 Fire-fighting services and equipment

(g) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and AS 2444	As prescribed in AS 1851, sections 1 and 10 and check annually that no additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.	Refer tables 10.4.1, 10.4.2 and 10.4.3 of AS 1851 for six monthly yearly and five yearly service schedules.
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DAVID ZANELLO

AUTHORISED OFFICER

15 November 2018



FORM 2

Development Act 1993

Development Regulations 1993 - Regulation 83(2)

CERTIFICATE OF COMPLIANCE WITH ESSENTIAL SAFETY PROVISIONS

Essential Safety Provisions Licence No: 118/2018/ESP1&2
Development Application No: 145/1747/2018
Location of Development: 145/173 Port Road, ALDINGA SA 5173
Property Identification: Lot 145 CP 21109
Development: Community Hall

This is to certify that the following Essential Safety Provisions for the above building have been installed and tested in accordance with the following Standards/Codes/Conditions of Approval:-

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standards
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3.2 Means of egress

(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)
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3.3 Signs

(c) Photo luminescent exit signs	NCC Volume One - Clauses E4.5 and E4.8 and Specification E4.8
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3.5 Fire-fighting services and equipment

(g) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and AS 2444
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SIGNED:..... DATE:.....

.....
 (Position held)

.....
 (Name of installer or manager)

Notification Form - Notice of Mandatory Building Notification

Development and property details:

Development Application No.	:145/1747/2018
Proposed development	:Community Hall
Location of proposed development	:145/173 Port Road, ALDINGA SA 5173
Property Identification	:Lot 145 CP 21109

· Please read the information on the back of this form carefully as expiation fees apply for failure to notify.

Pursuant to Section 59 of the Development Act 1993, the following mandatory building notifications (MBN) are required to be submitted to Council for this development application:

- MBN - Commencement of work / footing pour
- MBN - Wall/roof framing complete
- MBN - Supervisor's checklist (Reg 74) received
- MBN - Completion of work
- MBN - Statement of compliance

Please select (·) the notification being provided

Date of works: _____

Contact details of the person providing the notification:

Full name	:
Company name (if applicable)	:
Postal address	:
Contact phone	:
Email address	:

Please select the person responsible for the building works

<input type="checkbox"/> Licensed Builder	<input type="checkbox"/> Owner Builder
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· Please refer over the page for important information:

- **Does the building work relate to a Class 10 building only, being carports, verandas, sheds and the like?**
If you have answered 'No' to this question please refer below and provide the details as required by Regulation 74(2) of the Development Regulations in relation to the provision of a Statement of compliance:
- **How do I advise Council of a mandatory building notification?**
Please refer to the options listed on the attached general information sheet.
- **What do I do if I need to provide multiple notifications to Council?**
Only 1 notification is to be provided per form, for multiple notifications either copy this form or use our preferred on-line submission option.
- **When do I need to notify Council?**
Each notification is to be submitted to Council 1 business day prior of the intended commencement/completion of each stage.
- **Who is responsible for providing the notification?**
The responsibility for providing the notification rests with the licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner.
In regard to the notification for completion of safety fencing, if the owner is responsible for erecting the safety fencing then it is the owner's responsibility to provide that notification.

Statement of compliance:

- Regulation 83AB of the Development Regulations requires that at the time of completion of the building work a completed Statement of Compliance must be provided to the relevant authority that provided the Building Rules Consent. This requirement applies for all classes of building except Class 10 buildings, being carports, verandas, sheds and the like.

Details of the person who will be signing **Part A (Builders statement)** of the Statement of Compliance

Full name	
Postal address	
Contact phone	

Details of the person who will be signing **Part B (Owners statement)** of the Statement of Compliance

Full name	
Postal address	
Contact phone	

General information - Mandatory Notifications to Council

Pursuant to Section 59 of the Development Act 1993, the following mandatory notifications are required to be provided to Council within 1 business day of the intended commencement/completion of each stage.

All development including building works:	<ul style="list-style-type: none"> • Commencement of work • Completion of work
All building work except for Class 10 ** see below	<ul style="list-style-type: none"> • Statement of compliance
All development involving wall and roof frames:	<ul style="list-style-type: none"> • Completion of wall and roof framing • Completion of supervisor's checklist <p><i>(within 1 business day of receiving the notification of the completion of the wall and roof framing)</i></p>
All development involving a new swimming pool or spa pool:	<ul style="list-style-type: none"> • Completion of the pool or spa pool prior to being filled • Completion of the permanent pool or spa pool safety barrier <p><i>(within 2 months of receiving the notification of the completion of the pool or spa pool prior to being filled)</i></p>

Notification of commencement of work:

A notification for the commencement of building work on site must include the name, address and telephone number of the person/s who are proposed to sign Parts A and B of the Statement of Compliance.

If there is no building work contractor responsible for carrying out the relevant building work, Part A must be signed by either a registered building work supervisor or a private certifier.

Notification of completion of work:

**Regulation 83AB of the Development Regulations requires that at the time of completion of the building work a completed Statement of Compliance must be provided to the relevant authority that provided the Building Rules Consent. This requirement applies for all classes of building except Class 10 buildings, being carports, verandas, sheds and the like.

Notification of wall and roof frames:

A person must not conceal any completed roof framing until after the expiration of 2 clear business days after the notice of completion has been received by the Council.

The person who gives notice in regard to the completion of roof framing must, within 1 business day after the notice is given, provide to the Council a duly completed supervisor's checklist relating to the roof framing, signed by a registered building work supervisor who has undertaken training approved by the Minister.

For a list of registered building work supervisors who have undertaken the appropriate training, refer to www.sa.gov.au and search for 'registered building work supervisors'.

How do I advise Council of the mandatory notification?

Online	Our preferred way of receiving notifications is via our online 'Mandatory notifications of building work' link on our website – refer: www.onkapingacity.com >> Living Here >> Planning & Development >> Mandatory notifications of building work You can also attach scanned copies of supporting documentation such as the Regulation 74-Supervisor's checklist and the Statement of Compliance where relevant. Automatic receipt of your notification will be issued as long as an email address is provided.
Email	mandatorybuildingnotifications@onkapinga.sa.gov.au A separate scanned form (see attached) to be sent for each individual notification <i>(Please do not send zip files as these are restricted for security reasons)</i>
Post	PO Box 1 Noarlunga Centre SA 5168 Attention: Development Services A separate form (see attached) to be sent for each individual notification
Phone	83840666 and asking for Development Support

Failure to provide the required notifications:

A person who breaches any of the mandatory notification requirements, including failure to provide the supervisor's checklist or concealment of roof framing within 2 clear business days after notice of completion is an offence.

Maximum penalty: \$10,000

Expiation fee: \$500



Statement of Compliance
Development Act
Development Regulations – Regulation 83AB

Development Application No : 145/1747/2018
Proposed Development : Community Hall
Location of Proposed Development : 145/173 Port Road, ALDINGA SA 5173
Property Identification : Lot 145 CP 21109
Date of Approval : 15-Nov-2018

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS

PART A – BUILDER’S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, a registered building work supervisor or a private certifier.

I certify the following:

- 1. The building work described above (disregarding any variation of a minor nature that 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 consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*.
3. All requirements under regulation 76(3) of the Development Regulations relating to essential safety provisions have been satisfied*.
4. All notifications required under Section 59 of the Development Act have been given in accordance with that Act and the requirements of the Development Regulations*.

*Strike out any item that is not relevant

Date:

Signed:

Name:

Status: Licence Number:

Address and contact telephone number:

.....

..... Telephone Number:

PART B – OWNER’S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that 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 relevant authority) are consistent with the relevant development approval issued on 15-Nov-2018.

2. Any conditions of approval relating to the building work have been satisfied.

Date:

Signed:

Name:

Address and contact telephone number:

.....

..... Telephone Number:

Note: Pursuant to Section 45(1) of the Development Act, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.