

CONDITIONS OF APPROVAL

Approved subject to Council's "General Conditions", as attached to the stamped plan, and to the following building approval conditions:

1. The premises to be ventilated to the satisfaction of the Council.
2. Compliance with conditions of approval made in respect of Development Application No. 411/88.

MUNICIPALITY OF LEICHHARDT - GENERAL CONDITIONS

1. A stamped approved copy of all plans and specifications is to be retained on the building site during the times building work is in progress and made available to Council's Surveyor on request.
2. This approval lapses if building work is not substantially commenced within 12 months from the date of approval.
3. **INSPECTIONS:** 48 hours notice in writing shall be given to Council's Building Surveyor after completion of the trenches before commencing the footings, also where necessary, when reinforcing steel for stairways and slabs is laid before a concrete pour. Notice shall also be given on completion of the following works:-

(a) footings	(b) framework
(c) stormwater	(d) completion of building
4. A Building Certificate under Section 317AE will not be issued if the building does not comply with the approved plan and specifications and the requirements of Ordinance 70.
5. The placing of any building materials on Council's footpath or roadway is prohibited and under no circumstances must any building operations be carried out on the footpath or roadway without Council's prior consent. Safety hoardings and lights shall be provided when working close to the footpath to protect the public. Builders and Contractors are obliged to keep damage to Council's property to an absolute minimum and at all times keep it safe for pedestrian and vehicular usage.
6. Where any building, including fencing or paving, is to be erected with entrances on or near to street or lane alignment, the applicant shall obtain the necessary levels from Council's Engineer prior to commencing the work.
7. The S.A.A. Wiring Rules relating to electric installation require manholes in a position to provide free access to the roof space. Details of the position and size of the meter board and of the fixing required to service mains should be ascertained from the Sydney County Council. Underground Electric Cables may exist in this area. In your own interest and for safety sake, telephone the S.C.C. on 663 9437 or 663 9403 before excavating.
8. These building plans MUST be submitted to the Building Plan Section of the Water Board, Mezzanine Floor, 115 Bathurst Street, Sydney, at least 14 days prior to commencement of work to ensure that the proposed structure meets the requirements of the Board's By-Laws. Failure to submit these plans before commencing work will render the owners liable to a penalty and may result in the demolition of the work at the builder's expense.
9. Damage to telephone cables can disrupt communication services and cost you money. Before excavation contact Telecom on 1100 for prompt location of telephone cables. Calls to this number are free.
10. All roof and surface waters are to be conducted to the most appropriate gutter or water channel under the control of the Council to the satisfaction of the Chief Health and Building Surveyor.
11. A Tree Preservation Order applies to the whole of the Municipality. This prohibits the ringbarking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree, except with the written consent of Council. Any enquiries should be directed to Council.

MUNICIPALITY OF LEICHHARDT

B.A. No. 88/796

Approved by Council on 11/10/88

subject to compliance with the Local Government Act, 1919, and Ordinances made thereunder and to conditions of approval made by council.

A. Woodward,

TOWN CLERK

