



ACT
Government

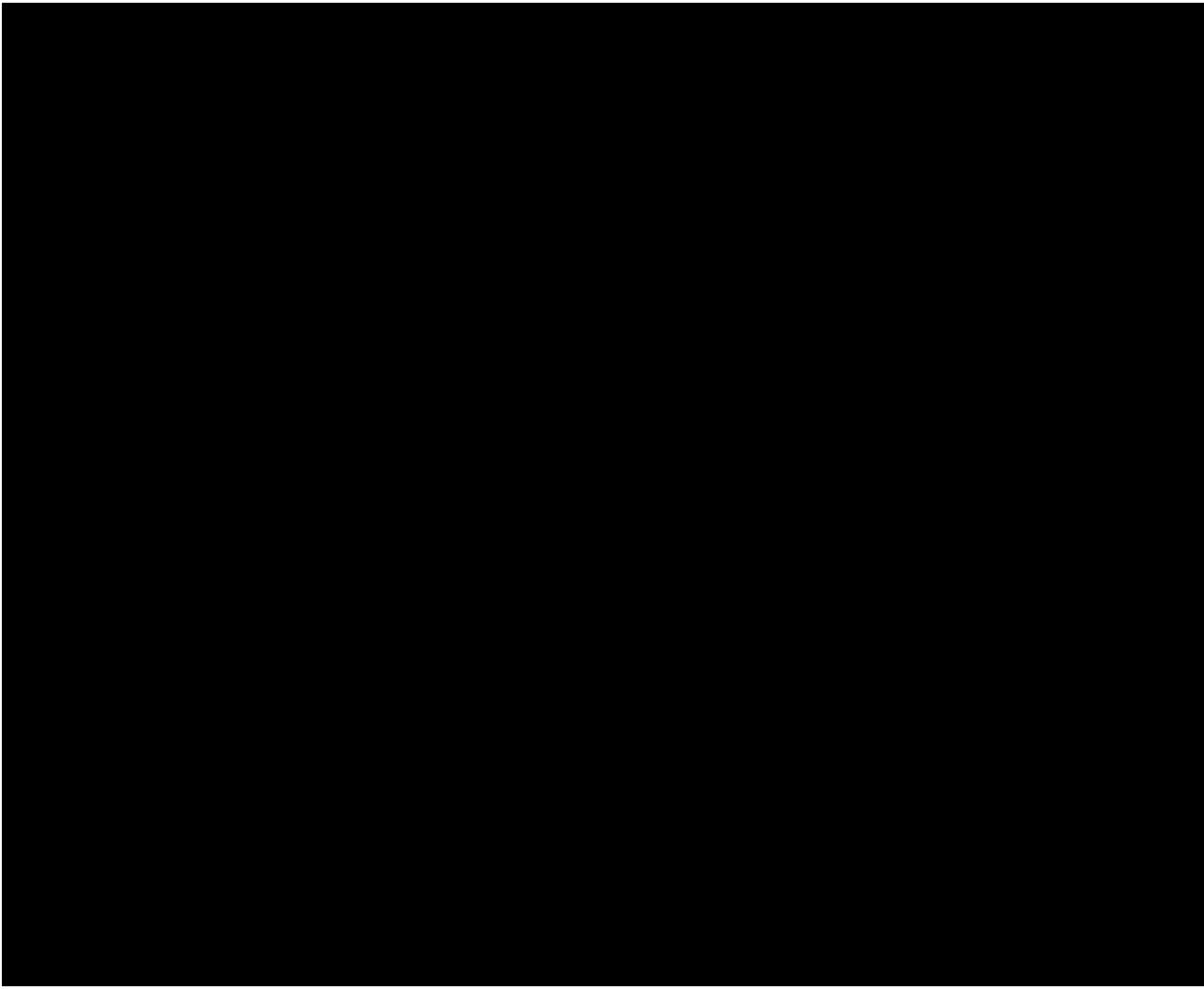
Chief Minister, Treasury and
Economic Development

Freedom of Information Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI Reference: CMTEDDFOI 2018-0281

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	N/A
6. Processing time (in working days)	15
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A



From: [REDACTED]
Sent: Tuesday, 9 October 2018 1:10 PM
To: EPSDFOI <EPSDFOI@act.gov.au>
Cc: [REDACTED]
Subject: Freedom of Information Request - Building Approvals

Dear Sir/Madam,

[REDACTED] seeks access to the following information under s7 of the *Freedom of Information Act 2016*:

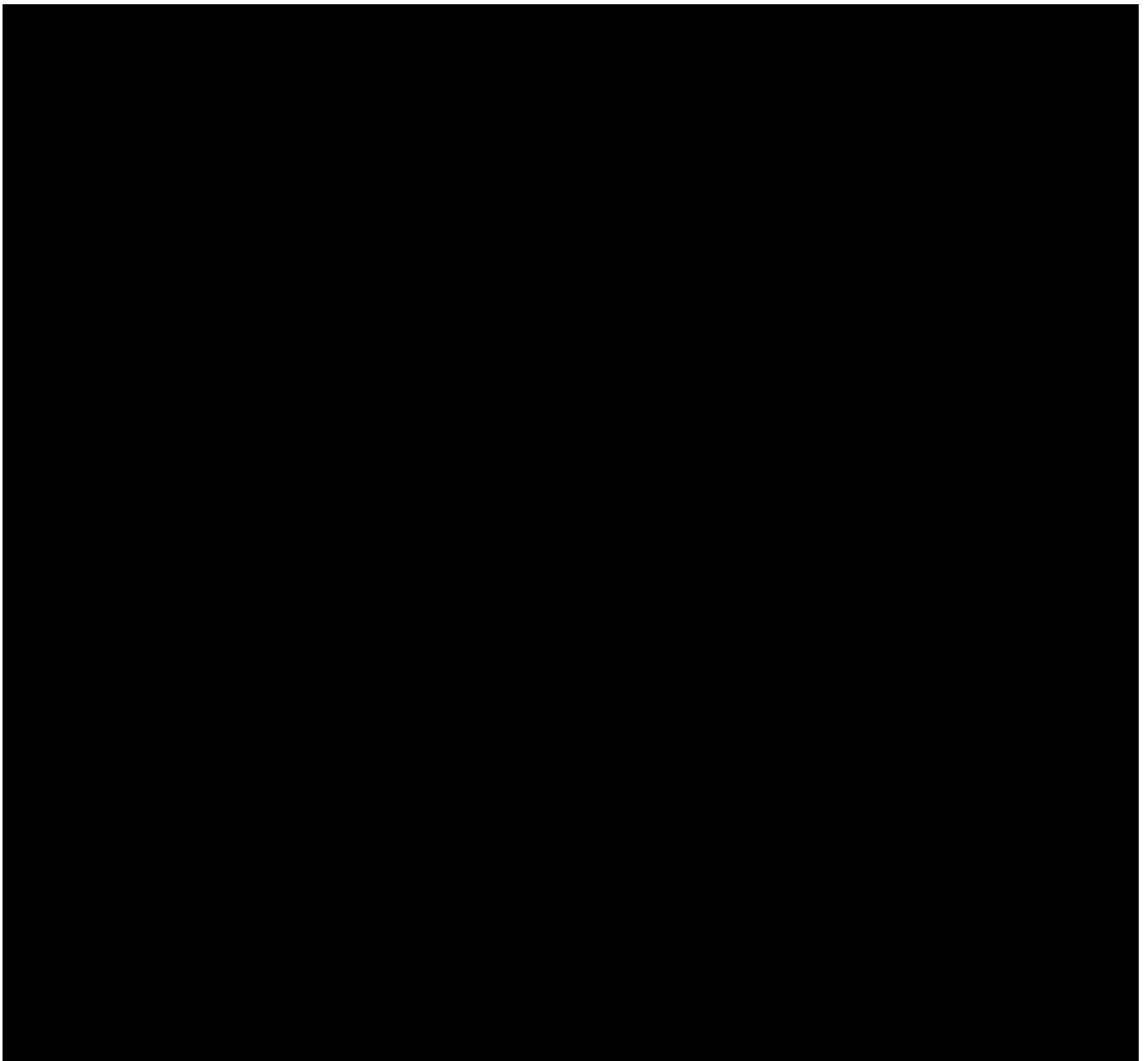
- 1) Any Building Approval issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.
- 2) Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.
- 3) Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.

In relation to s7 of the *Freedom of Information Act 2016*, [REDACTED] considers that factors

favouring the disclosure of the information include:

- 1) As they comprise decisions taken by a government agency, release of this information would enhance the government's accountability in line with Schedule 2, 2.1(a)(i);
- 2) This information would reveal the reason for one or more government decisions and any background or contextual information that informed the decision in line with Schedule 2, 2.1(a)(viii);
- 3) If released, this information, as it deals with construction works involving excavation, the removal of soil and potentially toxic sewerage works, would contribute to the protection of the environment, in line with Schedule 2, 2.1(a)(viii)
- 4) If released, this information, as it deals with construction works involving excavation, the removal of soil and potentially toxic sewerage works, may reveal environmental or health risks or measures relating to public health and safety.

Contact details to respond to this request are:





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDFOI 2018-0281

[REDACTED]

via email: [REDACTED]

Dear [REDACTED]

FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 9 October 2018.

Specifically, you are seeking:

- “Any Building Approval issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.
- Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.
- Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.”

Authority

I am an Information Officer appointed by the Director-General of CMTEDD under section 18 of the Act to deal with access applications made under Part 5 of the Act.

Timeframes

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application by 6 November 2018.

Decision on access

Searches were completed for relevant documents and nine documents were identified that fall within the scope of your request.

I have decided to grant full access to four document and partial access to five documents. The information redacted in the documents I consider to be information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

I have included as [Attachment A](#) to this decision the schedule of relevant documents. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as Attachment B to this letter.

In accordance with section 54(2) of the Act a statement of reasons outlining my decision is below.

Additional Information

Block 2, Section 209 Gungahlin has previously been blocks 1 and 7, and is now known as block 8.

Statement of Reasons

In reaching my access decision, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request;
- your views on the public interest in disclosing the government information applied for (as per section 37 of the Act); and
- the *Human Rights Act 2004*.

Exemption claimed

My reasons for deciding not to grant access to the identified documents and components of these documents are as follows:

Public Interest

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interests lies. As part of this process I must consider factors favouring disclosure and non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when 'used in a statute, the term [public interest] derives its content from "the subject matter and the scope and purpose" of the enactment in which it appears'. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the 'public interest'.

Factors favouring disclosure (Schedule 2.1(a))

- (iii) Inform the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community.

Factors favouring non-disclosure (Schedule 2.2(a))

- (ii) Prejudice the protection of an individual's right to privacy or other right under the *Human Rights Act 2004*;
- (xi) *Prejudice trade secrets, business affairs or research of an agency or person.*

Having considered the factors identified as relevant in this matter, I consider that release of information contained in these documents may contribute to informing the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community by allowing you to have a complete record of the decisions, approvals and notices issued found within the scope of your request.

However, when considering this finding against the factor favouring non-disclosure, I am satisfied that the protection of an individual's right to privacy, especially in the course of assisting in a line of enquiry with a government agency, is a significant factor as the parties involved have provided their personal information for the purposes of meeting obligations under relevant legislation which, in my opinion, outweighs the benefit which may be derived from releasing the personal information of the individual's involved in this matter. These individuals are entitled to expect that the personal information they have supplied as part of this process will be dealt with in a manner that protects their privacy. Considering the type of information to be withheld from release, I am satisfied that the factors in favour of release can still be met while protecting the personal information of the individuals involved.

I also considered the business affairs of the builders contained within the documents. I consider it unreasonable to disclose the costs of the building works as this information could be expected to prejudice the business affairs of the builder.

I therefore weight the factor for non-disclosure more highly than the factor in favour of release in this instance. As a result, I have decided that release of this information (contacts names, email addresses and mobile phone numbers) could prejudice their right to privacy under the *Human Rights Act 2004*.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

Charges

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* processing charges are not applicable for this request because the total number folio's to be released to you is below the charging threshold of 50 pages.

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the CMTEDD disclosure log after 1 November 2018. Your personal contact details will not be published.

You may view CMTEDD disclosure log at:

<https://www.cmtedd.act.gov.au/functions/foi/disclosure-log>.

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in CMTEDD disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman

GPO Box 442

CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal

Level 4, 1 Moore St

GPO Box 370

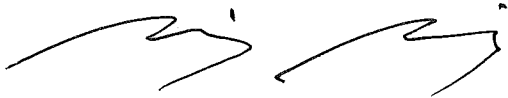
Canberra City ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

Should you have any queries in relation to your request please contact me by telephone on 6207 7754 or email CMTEDDFOI@act.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Daniel Riley', written in a cursive style.

Daniel Riley
Information Officer
Information Access Team
Chief Minister, Treasury and Economic Development Directorate

29 October 2018



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
	1) Any Building Approval issued under the Building Act 2004 in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015. 2) Any Building Commencement Notice issued under the Building Act 2004 in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015. 3) Any other decisions, approvals or notices issued under the Building Act 2004 in relation to Block 2, Section 209 in Gungahlin, issued on or after 8th March 2015.	CMTEDDFOI 2018-0281

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-6	Notice of Decision – Fee Reduction	7-Feb-18	Partial release	Schedule 2 2.2(a)(ii) Schedule 2 2.2(a)(xi) Out of Scope information removed	Yes
2	7-8	Building Approval	24-Feb-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
3	9-10	Building Approval	24-Feb-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
4	11-12	Building Approval	11-Apr-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
5	13-14	Building Approval	11-Apr-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
6	15-16	Building Commencement Notice	30-Mar-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
7	17-18	Building Commencement Notice	11-Apr-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
8	19-21	Certification of Completion of Building Work	7-Feb-18	Full release		Yes
9	22-23	Building Approval	6-Oct-17	Partial release	Schedule 2 2.2(a)(xi)	Yes
10	24-25	Building Commencement Notice	6-Oct-17	Partial release	Schedule 2 2.2(a)(xi) Schedule 2 2.2(a)(ii)	Yes
11	26-27	Certificate of Completion of Building Work	21-Feb-18	Full release		Yes
12	28-29	Certificate of Completion of Building Work	21-Feb-18	Full release		Yes

13	30	Certificate of Occupancy and Use	22-Feb-18	Full release		Yes
14	31-32	Building Approval	28-Aug-18	Partial release	Schedule 2 2.2(a)(xi)	Yes
15	33-34	Building Commencement Notice	28-Aug-18	Partial release	Schedule 2 2.2(a)(xi)	Yes
16	35-36	Site Work Notice	28-Aug-18	Partial release	Schedule 2 2.2(a)(ii)	Yes
Total No of Docs						
16						



ACT
Government

Chief Minister, Treasury and
Economic Development

NOTICE OF DECISION – Approve application for partial remission of building levy

Building (General) (Cost of building work) Determination 2015 (No 1) – NI 2015-312

BLOCK 7 SECTION 209 Gungahlin

Lessee (both parcels of land): NG Land Holdings No 1 Pty Limited
Builder: Geocon Constructors (ACT) Pty Ltd License No. 2013583
Private Certifier: BCA Certifiers Australia Pty Ltd Licence No. 200714

A. THE DECISION

In accordance with the **Building (General) (Cost of building work) Determination 2015 (No 1) – NI2015-312**, I David Middlemiss, Deputy Construction Occupations Registrar of the Australian Capital Territory hereby approve the application to use the cost of building work as outlined in the contract and/or cost estimate.

B. FACTS

1. NG Land Holdings No 1 Pty Limited is the lessee of block 7 section 209 in the division of Gungahlin in the Australian Capital Territory, comprised in Certificate of Title Volume 2267 Folio 74.
2. The lease for block 7 section 209 Gungahlin commenced on 10 February 2017, and is a consolidation of blocks 2 and 3 section 209 Gungahlin.
3. The *Building (General) (Cost of Building Work) Determination 2015 (No 1)* is a notifiable instrument (NI 2015-312) made under the *Building (General) Regulation 2008*. NI 2015-312 provides instructions to be used to calculate the total cost of building work, which is information that is required to be contained in an application for building approval under the *Building Act 2004*, and used to calculate building and training levies payable.
4. The *Building (Fees) Determination 2016 (No 1)* is a disallowable instrument (DI 2016-124) commencing on 1 July 2016. It revokes the *Building (Fees) Determination 2015 (No 1)*.

5. DI 2016-124 sets the rate for the amount of fees payable on a construction project based on its total cost of works. DI 2016-124 sets the building levy fee at 0.9% of the total cost of building works and the training levy fee at 0.2% of the total cost of building works. The relevant combined building and training levy is 1.1% of the total cost of building works.
6. On 22 March 2017, **Sch 2 s2(a)(ii)** of Geocon Constructors (ACT) Pty Ltd applied to the Construction Occupations Registrar to calculate the building levy payable for building works on block 7 section 209 by way of the stated contract amount rather than the cost of works calculator as outlined in the schedule to NI 2015-312. The application included the following documents:
 - i. BA Fee Letter (application letter)
 - ii. Executed head contract
 - iii. BA Fee Calculator
 - iv. Budget Break Up
 - v. Floor plans
 - vi. Turner & Townsend Cost Plan
7. The application lodged 22 March 2017 supersedes a previous application made by **Sch 2 s2(a)(ii)** on 8 February 2017. As the 22 March 2017 application supersedes the previous application, no decision is required for the previous application.
8. On 23 March 2017, BCA Certifiers Australia Pty Ltd issued a building approval, B20171037, being a *“New mixed use multistorey building comprising of 426 residential units and also BCA class 5, 6 and 7a”*. This building approval supersedes building approvals issued against blocks 2 and 3.
9. The BA fee calculator provided to support the application shows the cost of works calculated using the schedule attached to NI2015-312 and provides a breakdown showing how the cost of works of **Sch 2 a2.2(a)(xi)** is reached. It also shows that the fees payable (being 1.1% of the total cost of building works) is **Sch 2 a2.2(a)(xi)** when calculated in accordance with the schedule. The fee calculator also states that the actual cost of works, as per the contract, was **Sch 2 a2.2(a)(xi)** with fees payable calculated as **Sch 2 a2.2(a)(xi)** while the Quantity surveyor (Turner & Townsend) cost estimate is **Sch 2 a2.2(a)(xi)** with fees payable calculated as **Sch 2 a2.2(a)(xi)**.
10. In the BA Fee letter (application), Geocon seeks to have the building and training levies calculated off the cost of building works as nominated in Turner & Townsend construction cost estimate rather than using the schedule attached to NI 2015-312. If Geocon are permitted to use the Turner & Townsend cost estimate then according to Geocon’s calculations they would pay **Sch 2 a2.2(a)(xi)** less in government levies.

11. The Infinity Budget Breakup document provided to support the application is a single A4 page budget providing a cost breakdown of the project into over 60 separate line items. A single figure amount is provided for each line item, no material quantities or built up rates were provided. The amounts for each line item sum to **Sch 2 a2.2(a)(xi)** noting that this is not the figure Geocon are seeking to use for the basis of calculating building and training levies.
12. The Executed Head Contract provided to support the application is the contract for the performance of construction works between NG Land Holdings No 1 (the Developer) and Geocon Constructors (ACT) Pty Ltd (the Builder). The contract is a MBA standard head contract—Commercial Building (BC3) for lump sum contract for Commercial/Industrial projects with no architectural administration. The contract is dated 11 August 2016.
13. Also submitted in support of the application are “general arrangement”, or floor plans, comprising of 8 plans.

C. REASONS FOR THE DECISION

14. Funds collected through the building and training levy provide an important revenue stream for the ACT Government, and are used to support a number of programs. A large portion of the building levy is allocated for policy development, regulation of construction work and administration and enforcement of related legislation. The training component of the levy is used to support employers in the building and construction industry by providing incentive payments to employ apprentices in areas of skills shortages, and employment opportunities for young people seeking a career in the building industry. These funds also subsidise a number of vital programs, such as Work Health and Safety training for construction workers, and encouraging women to work in the industry.
15. The programs that are funded by the building and training levies provide significant value and benefit to the people of the ACT. Any decision I make in relation to the collection of these public monies must be made with all due diligence, and be shown to be made in a way that is consistent with NI 2015-312.
16. Paragraph 4(f) of NI 2015-312 states that:
 - (f) If the applicant believes that there are grounds to not use the above calculation process or the attached schedule, they may determine the *estimated cost* by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST), only with the approval of the Construction Occupations Registrar.

17. On application to use the cost of building works outlined in the contract rather than using the standard calculations as outlined in schedule one of NI 2015-312, the Construction Occupations Registrar may allow the cost of works as outlined in the contract to calculate the building fees payable for registering the building approval.
18. Paragraph 4(f) of NI 2015-312 provides that the decision to allow the contract price to be used as the total cost of works for the purpose of determining fees rests with the Construction Occupations Registrar, and is discretionary.
19. NI 2015-312 does not outline any specific criteria or grounds for assessing applications made under paragraph 4(f).
20. However, in exercising a decision to allow the contract cost of works to be used, I must still be satisfied that the contract price is an accurate reflection of the cost of works.
21. With smaller residential scale contracts, the contract and annexed documents such as plans and inclusion lists will generally provide sufficient detail for me to verify.
22. With larger scale construction projects, verification is more difficult. A significant proportion of large scale construction projects will appoint a builder using a competitive tender process. In this type of process the pre-tender documents will include a comprehensive bill of quantities to enable the builder to build up a cost estimate and submit a competitive tender. Those documents are typically annexed to the contract.
23. In their application, Geocon have referenced a construction cost estimate prepared by Turner & Townsend, and this has been supplied in support of the application.
24. The Turner & Townsend cost estimate provides independent verification of the estimated cost of construction stated in the contract, however I note that the cost estimate provided by Turner & Townsend is slightly larger than the figure listed in the contract.
25. As there is a small variation between the contract figure and the Turner & Townsend cost estimate, I prefer to rely on the Turner & Townsend cost estimate as it provides more detail on how specific elements have been costed than the other documents provided as part of the application.
26. Given the above facts and reasons, and after consideration of paragraph 4(f) of NI 2015-312, I consider it appropriate to approve the application to use the cost estimate provided by Turner & Townsend for the purpose of calculation of the outstanding building and training levy.



David Middlemiss
Deputy Construction Occupations Registrar

11 April 2017

Out of Scope

Out of Scope



Building Act 2004, S151
Building Approval

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	24	64617.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201629036	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued : 22/03/2017

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151
Building Approval

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	24	64617.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201629036	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued : 22/03/2017

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151
Building Approval

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	24	64617.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201629036	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued : 22/03/2017

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151
Building Approval

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	24	64617.00	Sch 2 s2(a)(ii)

Work relates to the following Development Application(s):

Development Application ID	Description
201629036	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued : 22/03/2017

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Building Commencement Notice

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Building approval issue date: 22/03/2017

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	64617.00	Sch 2 a2.2(a)(xi)

PART B - BUILDERS DETAILS

License holder's name: GEOCON CONSTRUCTORS (ACT) PTY LTD

License number: 2013583

License Expiry Date: 6/06/2019

Business Address: PO Box 5425 KINGSTON ACT 2604

Phone Number: 0262550430

If the builder is a company or partnership provide details of the nominee who will supervise the building work

Nominee's name: ANDREW KELTY CLARK

License number: 20141254

License Expiry Date: 9/02/2018

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 30/03/2017

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

Declaration:

This commencement notice is issued in accordance with the Building Act 2004, to the licensed builder stated above authorising the commencement of the stated building work. The issue of this commencement notice indicates that I am satisfied that the builders license authorises the work in the building approval. Where applicable for residential building work, I have been provided with a residential building insurance policy or fidelity certificate.

PLEASE NOTE:

A copy of the application for this commencement notice, this notice and where applicable the residential building insurance policy or fidelity certificate, must be given to the construction occupations registrar within one (1) week of the issue date.

This building commencement notice will end if-

- (a) for residential building work- the work is no longer insured; or
- (b) the building approval for the work ends

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Building Commencement Notice

Project ID: B20171037

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Building approval issue date: 22/03/2017

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A	64617.00	Sch 2 a2.2(a)(xi)

PART B - BUILDERS DETAILS

License holder's name: GEOCON CONSTRUCTORS (ACT) PTY LTD

License number: 2013583

License Expiry Date: 6/06/2019

Business Address: PO Box 5425 KINGSTON ACT 2604

Phone Number: 0262550430

If the builder is a company or partnership provide details of the nominee who will supervise the building work

Nominee's name: ANDREW KELTY CLARK

License number: 20141254

License Expiry Date: 9/02/2018

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 11/04/2017

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

Declaration:

This commencement notice is issued in accordance with the Building Act 2004, to the licensed builder stated above authorising the commencement of the stated building work. The issue of this commencement notice indicates that I am satisfied that the builders license authorises the work in the building approval. Where applicable for residential building work, I have been provided with a residential building insurance policy or fidelity certificate.

PLEASE NOTE:

A copy of the application for this commencement notice, this notice and where applicable the residential building insurance policy or fidelity certificate, must be given to the construction occupations registrar within one (1) week of the issue date.

This building commencement notice will end if-

- (a) for residential building work- the work is no longer insured; or
- (b) the building approval for the work ends

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Certification of Completion of Building Work

Project ID: B20171037/B

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Plan Registration Number

B20171037/A

B20171037/B

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT	New Mixed Use Multistorey Building (426 Residential Units) (also BCA Class 5, 6, 7a)	A		B20171037N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved gas work

This building work is subject to an alternative solution under BCA

PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- The building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

Date Issued: 7/02/2018 3:13:11 PM

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151
Building Approval

Project ID: B20174201

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A	0	3541.00	0.00

Work relates to the following Development Application(s):

Development Application ID	Description
201629036	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

Date Issued : 6/10/2017

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Building Commencement Notice

Project ID: B20174201

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

Building approval issue date: 6/10/2017

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A	3541.00	Sch 2 s2(a)(ii)

PART B - BUILDERS DETAILS

License holder's name: LUKE DOUGLAS REAY-YOUNG

License number: 2005538

License Expiry Date: 10/03/2018

Business Address: PO Box 1826 LEN RYAN STREET URIARRA VILLAGE ACT 2611

Phone Number: Sch 2 s2(a)(ii)

If the builder is a company or partnership provide details of the nominee who will supervise the building work

Nominee's name: LUKE DOUGLAS REAY-YOUNG

License number: 2005538

License Expiry Date: 10/03/2018

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 06/10/2017

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

Declaration:

This commencement notice is issued in accordance with the Building Act 2004, to the licensed builder stated above authorising the commencement of the stated building work. The issue of this commencement notice indicates that I am satisfied that the builders license authorises the work in the building approval. Where applicable for residential building work, I have been provided with a residential building insurance policy or fidelity certificate.

PLEASE NOTE:

A copy of the application for this commencement notice, this notice and where applicable the residential building insurance policy or fidelity certificate, must be given to the construction occupations registrar within one (1) week of the issue date.

This building commencement notice will end if-

- (a) for residential building work- the work is no longer insured; or
- (b) the building approval for the work ends

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Certification of Completion of Building Work

Project ID: B20174201/B

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Plan Registration Number

B20174201/A

B20174201/B

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A		B20174201N1	LUKE DOUGLAS REAY-YOUNG

The project involved electrical work

The project did not involve plumbing or sanitary drainage work

The project did not involve gas work

This building work is not subject to an alternative solution under BCA

PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- The building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

Date Issued: 21/02/2018 12:32:02 PM

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Certification of Completion of Building Work

Project ID: B20174201/B

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Plan Registration Number

B20174201/A

B20174201/B

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A		B20174201N1	LUKE DOUGLAS REAY-YOUNG

The project involved electrical work

The project did not involve plumbing or sanitary drainage work

The project involved gas work

This building work is not subject to an alternative solution under BCA

PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- The building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

Date Issued: 21/02/2018 12:32:35 PM

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Certificate of Occupancy and Use

Certificate No.: **B20174201C2**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Plans
B20174201/A
B20174201/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool, Spa, Associated landscaping	A		B20174201N1	LUKE DOUGLAS REAY-YOUNG

Comments

Important Note:

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Carl Bunk

Issued on: 22/02/2018

Delegate of the ACT Construction
Occupations Registrar.



Building Act 2004, S151
Building Approval

Project ID: B20183374

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
5	Alterations	OFFICE BUILDING	Office Fitout - Unit 432	A	1	75.00	Sch 2 a2 2(a)(xi)

The following work is exempt from development approval:

- Commercial fitout - office

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
CAPITAL CERTIFIERS PTY LTD	PO Box 954 FYSHWICK ACT 2609	2012818	16/09/2018

Date Issued : 24/08/2018

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.

Note 1:

If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Building Commencement Notice

Project ID: B20183374

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	7	209	GUNGAHLIN	GUNGAHLIN	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
CAPITAL CERTIFIERS PTY LTD	PO Box 954 FYSHWICK ACT 2609	2012818	16/09/2018

Building approval issue date: 24/08/2018

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
5	Alterations	OFFICE BUILDING	Office Fitout - Unit 432	A	75.00	Sch 2 a2.2(a)(xi)

PART B - BUILDERS DETAILS

License holder's name: YBH PTY LTD

License number: 2014325

License Expiry Date: 29/03/2020

Business Address: PO Box 199 BELCONNEN ACT 2616

Phone Number: 0420636999

If the builder is a company or partnership provide details of the nominee who will supervise the building work

Nominee's name: MICHAEL YU BING HE

License number: 20121623

License Expiry Date: 4/02/2019

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 28/08/2018

Name of Certifier Issuing Notice: CAPITAL CERTIFIERS PTY LTD

Declaration:

This commencement notice is issued in accordance with the Building Act 2004, to the licensed builder stated above authorising the commencement of the stated building work. The issue of this commencement notice indicates that I am satisfied that the builders license authorises the work in the building approval. Where applicable for residential building work, I have been provided with a residential building insurance policy or fidelity certificate.

PLEASE NOTE:

A copy of the application for this commencement notice, this notice and where applicable the residential building insurance policy or fidelity certificate, must be given to the construction occupations registrar within one (1) week of the issue date.

This building commencement notice will end if-

- (a) for residential building work- the work is no longer insured; or
- (b) the building approval for the work ends

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.

Lease/Site Details

Block	7	Section	209	Suburb	Gungahlin	Division	Gungahlin
Unit No	432	Street Address	1 ANTHONY ROLFE AVENUE				

Building Approval Application and Site Work Details

This notice is issued in relation to the site work shown in the plans submitted as part of the application for a building approval dated made by the following applicants:

Sch 2 s2(a)(ii)

on: *date* 14/8/2018

This notice applies to all site work in that application for which there is there is no—

- exemption assessment D notice stating that the site work is exempt development issued for the work not more than 3 months before the day the application was made;
- exemption declaration under the *Planning and Development Regulation 2008*, schedule 1, section 1.100A (1) (b) or section 1.100AB (1) (b) made by the planning and land authority; or
- current development approval issued in relation to the site work.

NOTE: Site work is development that is—

- building work; and
- work other than building work that—
 - physically affects the place (the building site) where the building work is being carried out; and
 - if not carried out at the building site, is carried out near, and connected with, the building site.

Examples: putting up temporary fencing, installing measures for erosion control, building a house, damaging or removing a significant tree, laying paving for driveways and parking areas, installing landscaping, site clearing and excavation, erecting site signage, erecting a pergola

Building Certifier Details *Please Print*

Surname	Stephen	First Name	Monkhouse		
Company Name	Capital Certifiers Pty Ltd				
Licence Number	2012 818	Contact Number	Sch 2 s2(a)(ii)		
Postal Address	PO BOX 954				
Suburb	Fyshwick	State	ACT	Postcode	2609

Building Certifier Statement

I state that:

- the plans for the building work to which the application for building approval relates show all the information necessary to establish that the site work is exempt development under the *Planning and Development Act 2007*, section 133; and
- the site work is exempt development; and
- I have assessed that the site work is exempt development for the following reasons and in accordance with the following provisions of the *Planning and Development Regulation 2008* and Territory Plan Codes:

Please include all relevant regulations and codes relied on for your assessment and an outline of your reasoning, such the assessment you undertook, advice from referral entities, compliance with lease and development conditions etc. You can attach additional information if needed and supporting documents including checklists or your own assessment documents. You do not need to attach a copy of the plans or building approval application.


P & D reg 2008 Part 1.3, Division 1.3.1 1.20 Internal alterations of a building exempt if

(2) (i) the work does not change the classification of the building

(ii) increase the gfa of a non-residential building

Please attach additional information if required

Building Certifier Signature
(or nominee)



Date of
Issue

24/8/2018

Giving false or misleading information is a serious offence

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD). The collection of personal information is authorised by the *Building Act 2004*. If all or some of the required personal information is not collected this notice is not considered complete. The personal information provided may be disclosed to Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be disclosed where authorised by law or court order, or where the EPD reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.act.gov.au/accessCBR.

CONTACT INFORMATION

Email:
ACTPLAdevelopmentBA@act.gov.au

Post:
Access Canberra
Building Services
Shopfront Mitchell
GPO Box 158
Canberra, ACT 2601

In Person:
Please visit
www.act.gov.au/accessCBR
Or call 132281 to find an
Access Canberra Shopfront.