



**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 2019-0015

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)	6
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]  
**To:** [CMTEDD FOI](#)  
**Subject:** Freedom of Information request  
**Date:** Friday, 18 January 2019 2:15:49 PM

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Please find online enquiry details below. Please ensure this enquiry is responded to within fourteen working days.

### Your details

**All fields are optional, however an email address OR full postal address must be provided for us to process your request. An email address and telephone contact number will assist us to contact you quickly if we need to discuss your request.**

Title:

First Name:

Last Name:

Business/Organisation:

Address:

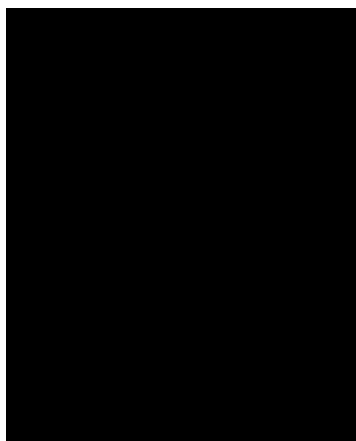
Suburb:

Postcode:

State/Territory:

Phone/mobile:

Email address:



### Request for information

**(Please provide as much detail as possible, for example subject matter and relevant dates, and also provide details of documents that you are not interested in.)**

Under the Freedom of Information Act 2016 I want to access the following document/s (\*required field):

RE: Block 5 Section 13 Greenway Known as "Avani". I would like to obtain a full copy of the Building Application or the above development and if approved, a full copy of the approval. If it has not been approved I would like to obtain a copy when available.

I do not want to access the following documents in relation to my request::

Thank you.  
Freedom of Information Coordinator




**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI 2018-015



via email: 

Dear 

### **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 18 January 2019, in which you sought access to:

- A full copy of the building application of Block 5 Section 13 Greenway known as "Avani" and if approved, a full copy of the approval.

On 24 January 2019, you narrowed the scope of your request following a telephone conversation to the 'building approval forms' for the abovementioned development.

#### **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 18 February 2019.

#### **Decision on access**

Searches were completed for relevant documents and 11 documents were identified that fall within the scope of your request.

I have decided to grant full access to 4 documents and partial access to 7 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.

### **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; 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)

- Sch 2.1(a)(xiii) - Contribute to the administration of justice generally, including procedural fairness.

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

- Sch 2.2(a)(ii) - Prejudice the protection of an individual’s right to privacy or other right under the *Human Rights Act 2004*; and
- Sch 2.2(a)(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 the administration of justice generally, including procedural fairness by allowing you to have a complete record of the interactions between builder and the ACT Government and the steps taken to ensure regulatory compliance of the development.

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 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) could prejudice their right to privacy under the *Human Rights Act 2004*.

I have also considered the impact that disclosing the information related to business affairs. In the case of *Re Mangan and The Treasury* [2005] AATA 898 the term 'business affairs' was interpreted as meaning 'the totality of the money-making affairs of an organisation or undertaking as distinct from its private or internal affairs'. Schedule 2 section 2.2 allows for government information to be withheld from release if disclosure of the information could reasonably be expected to prejudice the trade secrets, business affairs or research of an agency or person.

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.

Folios 2-5, 9, 11-13, and 15 of the identified documents contain information that I consider, on balance, to be contrary to the public interest to disclose under the test set out in section 17 of the Act.

### **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 5 February 2019. 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](mailto:actfoi@ombudsman.gov.au)

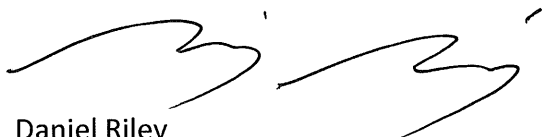
### **ACT Civil and Administrative Tribunal (ACAT) Review**

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](mailto:CMTEDDFOI@act.gov.au).

Yours sincerely,



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

29 January 2019



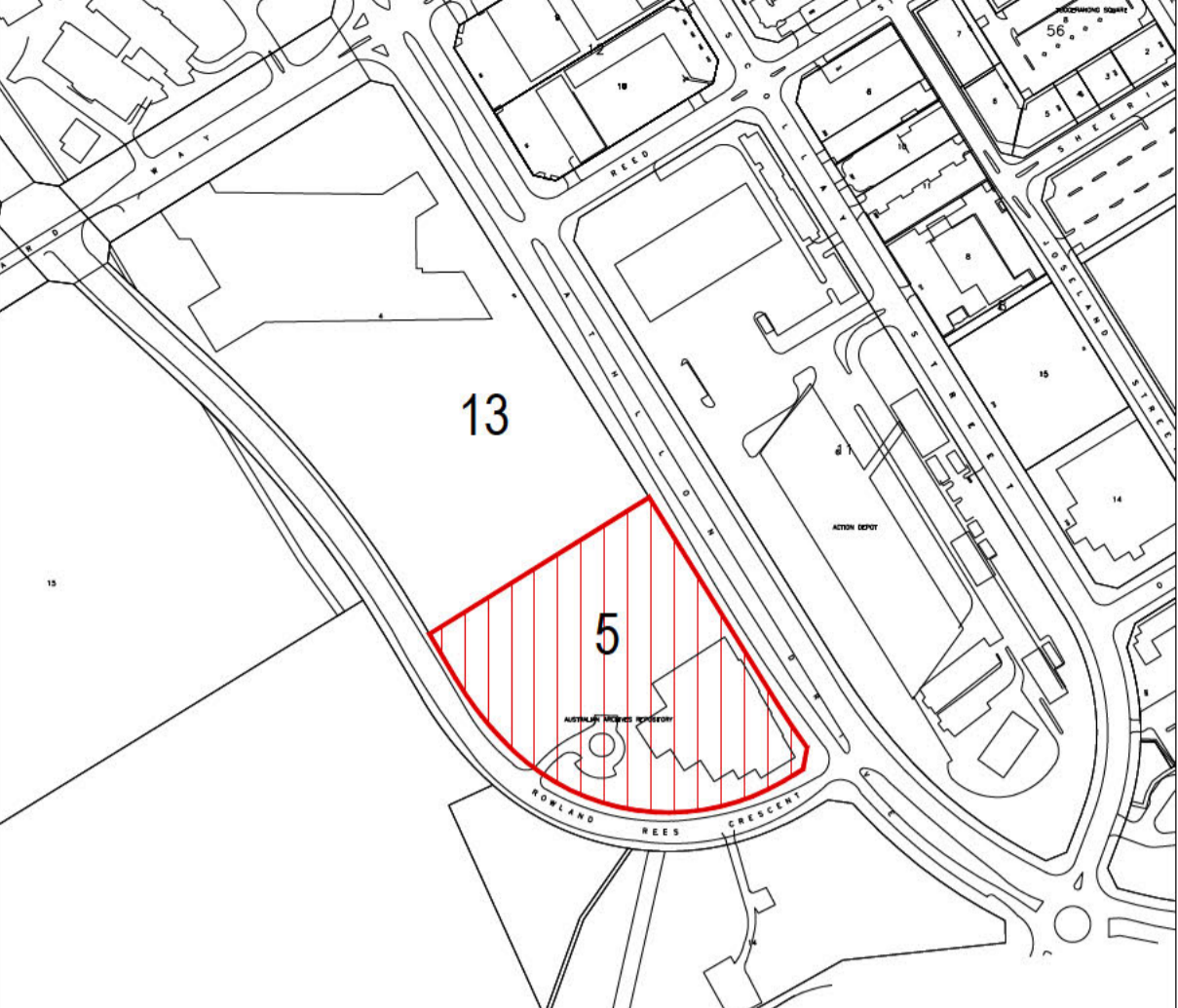
**ACT**  
Government

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## FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
[REDACTED]	A full copy of the building application of Block 5 Section 13 Greenway known as "Avani" and if approved, a full copy of the approval.	2019-015

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1	Site plan	10-Jan-2019	Full release	N/A	Yes
2	2	Building Approval Fees and Levies Tax Invoice	10-Jan-2019	Partial release	Sch 2 s2.2 (a)(xi)	Yes
3	3-4	Appointment of a Certifier and Application for Building Approval	Undated	Partial release	Sch 2 s2.2 (a)(ii)	Yes
4	5-6	Appointment of a Certifier and Application for Building Approval	Undated	Partial release	Sch 2 s2.2 (a)(xi)	Yes
5	7	Building Approval Certificate	10-Jan-2019	Full release	N/A	Yes
6	8	Building Approval Certificate	10-Jan-2019	Full release	N/A	Yes
7	9-10	Building Approval	10-Jan-2019	Partial release	Sch 2 s2.2 (a)(xi)	Yes
8	11-12	Appointment of Builder and Application for Commencement Notice	Undated	Partial release	Sch 2 s2.2 (a)(ii)	Yes
9	13-14	Application for Building Commencement Notice	10-Jan-2019	Partial release	Sch 2 s2.2 (a)(xi)	Yes
10	15-16	Building Commencement Notice	10-Jan-2019	Partial release	Sch 2 s2.2 (a)(xi)	Yes
11	17-19	Building Approval Completeness Checklist	16-Jan-2019	Full release	N/A	Yes
<b>Total No of Docs</b>						
11						



LOCATION PLAN  
NTS

**AREA ANALYSIS:**

SITE AREA:	26042m <sup>2</sup>
ZONE:	C22
2 BEDROOM:	27 UNITS
3 BEDS TO 4 UNITS:	5 UNITS
4 BEDROOM:	5 UNITS
5 BEDROOM:	1 UNITS
TOTAL NUMBER OF UNITS:	151 UNITS

LIVING AREA	GARAGE /PARKING	3242.37m <sup>2</sup>
BLOCK 1:	2680.75m <sup>2</sup>	561.44m <sup>2</sup>
BLOCK 2:	1988.77m <sup>2</sup>	235.22m <sup>2</sup>
BLOCK 3:	1925.86m <sup>2</sup>	467.07m <sup>2</sup>
BLOCK 4:	8301.08m <sup>2</sup>	2826.04m <sup>2</sup>
BLOCK 5:	1709.57m <sup>2</sup>	620.91m <sup>2</sup>
BLOCK 6:	2493.94m <sup>2</sup>	913.26m <sup>2</sup>
BLOCK 7:	1176.94m <sup>2</sup>	1265.85m <sup>2</sup>
BLOCK 8:	1177.45m <sup>2</sup>	1177.45m <sup>2</sup>

TOTAL UNIT AREA: 20454.38m<sup>2</sup> 5624.15m<sup>2</sup> 26078.53m<sup>2</sup>

\*AREA INCLUDES SPACE WHICH IS CLASSIFIED AS BASEMENT

EXTERNAL STORAGE: 26 UNITS 44.2m<sup>2</sup>

WASTE & TRANSFER STATION: 74.32m<sup>2</sup>

CAR-PARK ALLOWANCE: 990m<sup>2</sup>

(55 CAR-PARKS @ 18sqm)

\*NO PLOT RATIO RESTRICTIONS ON THIS SITE

**PARKING ANALYSIS:**

RES/GARAGE/COVERED SPACE	GRADE	TOTAL
TWO BEDROOM UNITS (27)	41	53
TOTAL PARKING SPACES @ 1.5/UNIT		54
THREE BEDROOM UNITS (118)	236	241
TOTAL PARKING SPACES @ 2/UNIT		241
FOUR BEDROOM UNITS (15)	10	14
TOTAL PARKING SPACES @ 2/UNIT		14
FIVE BEDROOM UNITS (1)	2	3
TOTAL PARKING SPACES @ 2/UNIT		3
UNALLOCATED PARKING SPACE	2	2
TOTALS	281	287
TOTALS	281	287
VISITORS REQUIRED (2.5/UNIT)		377.5
TOTAL PARKING ON SITE (INC 38 VISITORS *DOES NOT IN MC PARKS)		362
ACCESSIBLE PARKING WITH SHARED ZONE		2
TOTAL SURFACE PARKING SPACES		91
(INCLUDING ACCESSIBLE PARKING AND SHARED ZONE)		
TOTAL VISITORS PROVIDED:		38

**GENERAL NOTES:**

ALL WORK SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS' DETAILS.

CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS.

VARIATIONS TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS.

ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA AND DO NOT SCALE OFF DRAWINGS.

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.4 OF THE BCA.

PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E CLAUSE E1.4 OF THE BCA.

FIRE EXTINGUISHERS SHALL COMPLY WITH AS 2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE BCA.

ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO PLUMBING CODES AND THE BCA.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINT TO THE PERIMETER OF ALL WET AREAS.

WATERPROOFING SHALL COMPLY WITH C1.17.7 OF THE BCA.

CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

**EGRESS:**

REQUIRED PATHS OF EXIT BE IN ACCORDANCE WITH PART D1.4 OF THE BCA.

THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0M EXCEPT AT DOORWAYS WHERE THE HEIGHT MAY BE REDUCED TO 1.9M.

THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0M MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE BCA.

PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO AS 2293.1.

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLE FLIGHT FROM BLOCKING EXITS.

OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE BCA.

A REQUIRED EXIT DOOR MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OF PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1200MM FROM THE FLOOR.

**LIGHTING:**

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293.1 AND PART E4.2 OF THE BCA INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLAN) TO BCA REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS 1680.

**ACCESSIBILITY:**

ACCESS FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH PART D3 OF THE BCA AND AS 1428.1.

DISABLED PERSON TOILETS SHALL COMPLY WITH AS 1428.1.

DISABLED PERSON WC SHALL HAVE ASSOCIATE FACILITIES FOR THE DISPOSAL OF SANITARY TOWELS AND A SHELF MUST ALSO BE PROVIDED.

DISABLED PERSON CAR PARKING SHALL BE IN ACCORDANCE WITH D3.3.

**TACTILE INDICATORS:**

PROVIDE TACTILE INDICATORS IN ACCORDANCE WITH D3.8 OF THE BCA AND AS 1428.1 AT THE ENTRANCE TO THE CARPARK AREA AND AT THE APPROACH TO THE STARWAY.

THE BUILDING ACCESS SHALL HAVE A SLIP RESISTANT SURFACE WITH SECTION E CLAUSE E1.4 OF THE BCA.

**MARKING:**

INSTALL ROOF MARKING TO AS/NZS 4200 PARTS 1 AND 2.

**IMPORTANT NOTE:**

THIS PLAN IS PREPARED FOR THE CLIENT FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY THE CLIENT.

SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OR RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

**STAIRS:**

GONINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE BCA.

MINIMAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GONINGS SHALL BE IN ACCORDANCE WITH THE BCA.

RISER 190 MAX. 115 MIN.

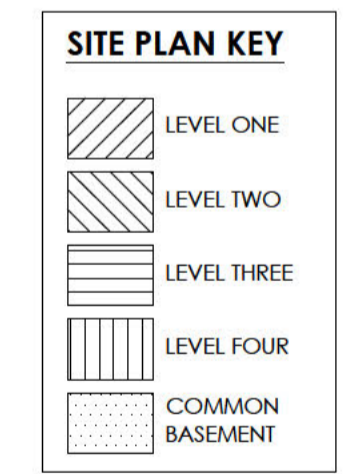
GONINGS 385 MAX 220 MIN.

QUANTITY (GONING/GONING) 200MM X 550 MIN.

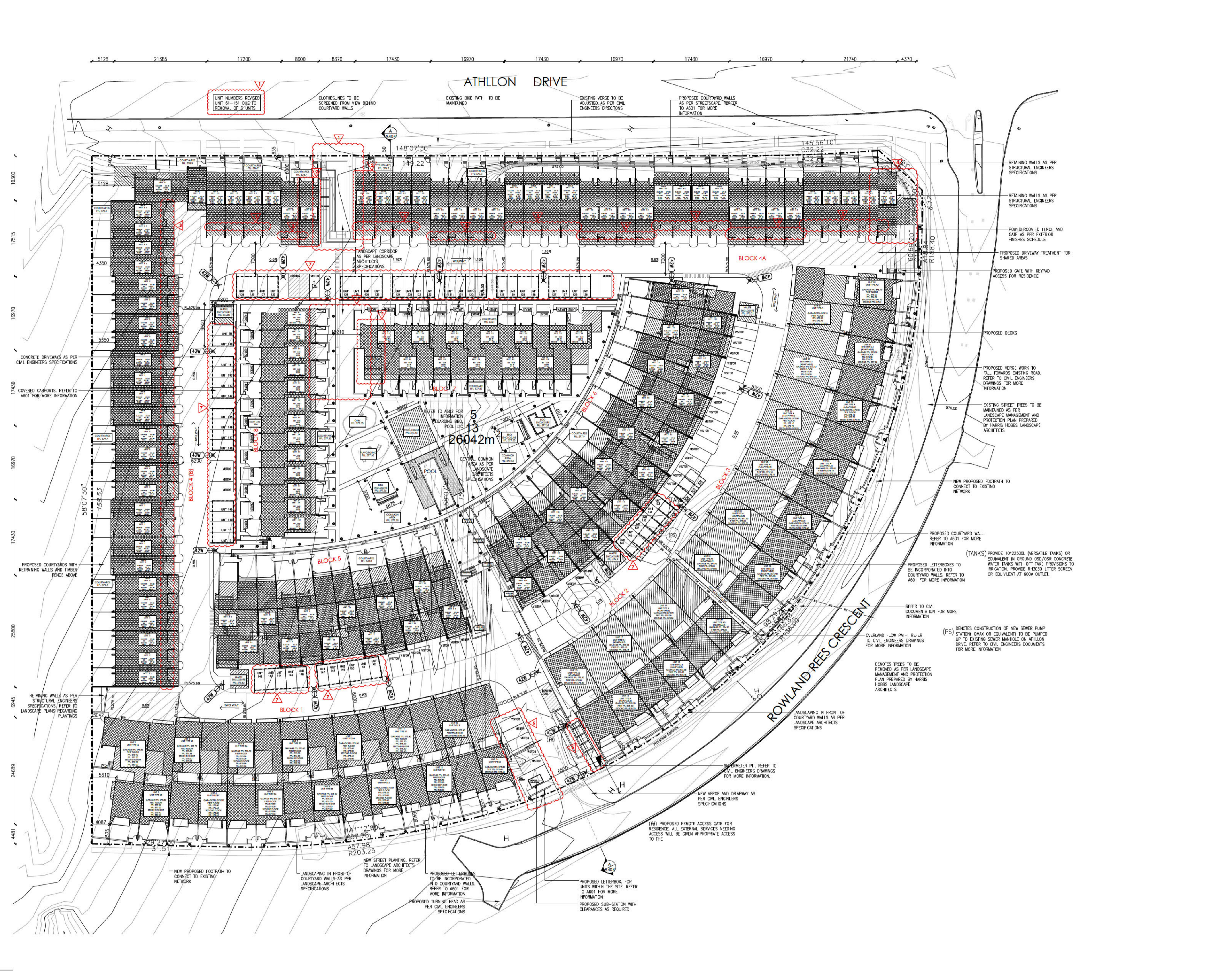
STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0M.

BALUSTRADE SHALL BE 1000 HIGH AND NOT LESS THAN 50MM ABOVE STAIR NOSINGS. NO OPENING IN BALUSTRADE MUST ALLOW A 125MM SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS 1170.1.

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.



**SITE PLAN**  
1:500 @ A1



**LUMINAIRE SCHEDULE - CARPARK LIGHTING (TO COMPLY WITH AS 1158.3.1:2005)**

SYMBOL	DESCRIPTION	Qty	LUMINAIRE LUMEN OUTPUT	WATTS/LUMINAIRE
(Symbol)	BOLLARD LIGHT	115	23000	250
(Symbol)	6.5m DB WC POLE FORDE STYLE COLUMN, 1.5 SOR AND SYLVANIA URBAN ECO 42w LUMINAIRE MOUNTED WITH 5 DEGREE UP/UT COMPACT FLUORESCENT LAMP WITH PC CELL	21		

**NOTE: LIGHTING TO COMPLY WITH**

A) AS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES—PART 3.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING—PERFORMANCE AND DESIGN REQUIREMENTS.

B) AS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES—PART 2 COMPUTER PROCEDURES FOR THE CALCULATION OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.

C) AS 4282 THE CONTROL OF OBSTRUCTIVE EFFECTS OF OUTDOOR LIGHTING—TO BE UNDERTAKEN BY SUITABLE QUALIFIED ENGINEER.

**NOTE: ALL LIGHTING TO BE CONFIRMED BY ELECTRICAL ENGINEER.**

**DISABLED COMPLIANCE STATEMENT**

THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF DISABLED ACCESS AND MOBILITY IN ACCORDANCE WITH THE BCA AND AS 1428. ACCESS TO ALL AREAS OF THE GROUND FLOOR IS PROVIDED THROUGH THE PRIMARY ENTRY. THE THRESHOLD AND DOOR OPENINGS WILL BE CONSTRUCTED TO COMPLY WITH AS 1428.

DISABLED TOILET FACILITIES HAVE BEEN INCORPORATED INTO THE PRIMARY UNISEX TOILET. THE TOILET WILL BE CONSTRUCTED AND FITTED OUT TO COMPLY WITH AS 1428. ONE DISABLED CAR PARK HAS BEEN PROVIDED CLOSE TO THE ENTRY OF THE BUILDING TO THE DIMENSIONS OF THE ACT PARKING AND VEHICLE ACCESS GUIDELINES.

**ADAPTABLE UNITS:**

10% OF THE TOTAL NUMBER OF UNITS = 6.3 UNITS. 7 UNITS PROVIDED FOR FUTURE ADAPTATION.

UNITS 36-42 (TYPE D) ARE NOMINATED AS FUTURE ADAPTABLE UNITS.

REFER TO A04 FOR FLOOR PLANS OF PRE AND POST ADAPTABLE UNITS. REFER TO REPORT PREPARED BY PETER ADAMSON FOR MORE INFORMATION.

**NOTE: 1 ALL BATHROOMS/ LAUNDRY & SANITARY COMPARTMENTS THAT DO NOT HAVE MECHANICAL VENTILATION MUST BE VENTILATED TO (I) THE OUTSIDE BY WAY OF DUCTS OR (II) INTO A ROOF SPACE THAT IS VENTILATED.**

**NOTE: 3 MAINTAIN MINIMUM CLEARANCE OF 2000mm IN HEIGHT ABOVE ALL STAIRS, MEASURED FROM NOSING OF EACH TREAD TO THE CEILING ABOVE.**

**LEGEND:**

CL: CLOTHESLINES  
BL: BOLLARD LIGHTS  
SL: SKYLIGHTS  
MC: MOTORCYCLE PARKING BAY  
ST: STORAGE

**PEDESTRIAN PATHS**

PEDESTRIAN PATHS ARE DESIGNED IN ACCORDANCE WITH AUSTRASIAN GUIDE TP TRAFFIC ENGINEERING PRACTICE PART 12—PEDESTRIANS.

**BICYCLE PARKING:**

SECURE STORAGE PROVIDED WITHIN UNITS. COMMON PARKING NOT REQUIRED AS PER THE BICYCLE PARKING GENERAL CODE.

**SAFETY IN DESIGN STATEMENT**

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER.

**LIGHTING**

REFER TO ELECTRICAL ENGINEERS SPECIFICATIONS REGARDING ALL SITE LIGHTING.

**dna architects**

SUITE 10, 14 DONALD ST  
BRADDON A.C.T.  
ABN: 17 609 270 522  
T: 02 6230 4688  
F: 02 6230 4699  
www.dnaa.com.au

Registration No 866  
Principal Nominée Glen Dewar

GENERAL NOTES:  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
A registered surveyor to set out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All timber framing & construction must comply with AS1824 'the national timber framing code'. Provide temporary & permanent bracing to all framing in accordance with the standard.  
All concrete slabs & footings are to be constructed in accordance with AS2870 'residential slabs & footings code' including all relevant region specific supplements.  
All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
All tanks, basins, & supports to be specified by a registered engineer or relevant Australian Standard.  
Provide kerbside control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide unit egress and kerbside barrier.  
The structure shall be maintained in a stable condition at all times, & no element shall be over-stressed, during & after construction.  
All wet area fixtures shall be to client's selection & installation list.  
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UNAUTHORISED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

**AMENDMENTS**

REVISION NO	DESCRIPTION	DATE
1	REVISION A	22.06.2017
2	REVISION B	1.9.2017
3	REVISION C	1.9.2017
4	REVISION D	1.9.2017
5	REVISION E	1.9.2017
6	REVISION F	1.9.2017
7	REVISION G	1.9.2017

DATE: 22.06.2017

DATE: 1.9.2017

DATE: 1.9.2017

DATE: 1.9.2017

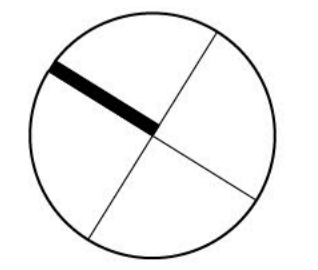
DATE: 1.9.2017

DATE: 1.9.2017

DATE: 1.9.2017

DATE: 1.9.2017

**DA SUBMISSION**  
DATE: 1.9.2017  
NOT FOR CONSTRUCTION



BLOCK	5	DRAWING	SITE PLAN	DRAWN	RN/MS/ED
SECTION	13	PROJECT	GREENWAY MU	REVISION	B
ADDRESS	GREENWAY	PROJECT NO	16135	REVISION DATE	1.9.2017
SUBURB	ACT	PRINT DATE	01.09.2017	DWG NO	A101
STATE	1:500 @ A1	CLIENT	3 PROPERTY GROUP 5 PTY LTD		
SCALE					

21/2014 14135 3 Property Group - Greenway MU - ACT/CAD/14135 - 3 Property Group - Greenway - Floor.dwg





# Building Approval Fees and Levies Tax Invoice

TO THE PAYEE

**Access Canberra Building Services**

c/o 3 Property Group 5 Pty Ltd

PO Box 4126, ,

Weston ACT 2611

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601

Access Canberra Homepage: [www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

Invoice Date:10/01/2019 Time:10:00:37 AM

Invoice Number: **3100515406**

Block - Section - Division - District	Building Levy	Training Levy	Fees Paid	Total
5 - 13 - GREENWAY - TUGGERANONG Ref # - 30063				
<b>Total</b>	<b>Sch 2.2(a)(xi)</b>			

No GST applies to these fees and levies.

PAYMENT REQUIRED WITHIN 14 DAYS OF INVOICE ISSUE DATE

## Payment Options



Billers Code: 584508  
Ref: 3100515406

### Telephone & Internet Banking – BPAY®

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Telephone (02) 6207 1923 8.30am - 4.30pm Mon - Fri and have your credit card details handy (MasterCard and Visa).



### In Person

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# APPOINTMENT OF A CERTIFIER APPLICATION FOR BUILDING APPROVAL

Building Act 2004, S151

This form is to be completed by the Owner/s of the land to which the building work relates.

## PART A PROJECT DETAILS

Block  Section  Suburb  Unit No.

Street Address

Description of Building Works relevant to this application - if more than 4 items please attach further details

Describe each item of building work in this building approval	BCA Occupancy Class	BCA Construction Type	Area (m <sup>2</sup> )	Number of Storeys	Cost of Works (refer to building cost)
<sup>1</sup> Townhouses	1a(ii)		15735	2+3	Refer
<sup>2</sup> Garages + carports	10a		4714	1	RS
<sup>3</sup> Apartments	2		4203	2	report
<sup>4</sup> Carpark	7a		1534	1	Sch 2.2(a)(xi)
Waste, BBA, Pool house	10a		264	1	

Applicable approved requirements and reasons why building approval is not prevented from being issued

Is all work exempt from development approval?

- YES Attach assessment for exempt development checklist (if applicable)
- NO Provide reason/s or description of work: Merit truck

### Description of Attachments compliant with Division 3.3 Building Act 2004

Please attach any additional documentation not listed below

- Building Approval Plans
- Referrals, consultations & consents outcomes
- 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 AA attached as per the Act

## PART B OWNER'S DETAILS - Please Print

All owners must be listed

Owner 1 will be considered the contact person in relation to this application

Company Details

ACN/ABN Number

Owner 1 Sch 2.2(a)(ii) Owner 2 Sch 2.2(a)(ii)

Owner 3 \_\_\_\_\_ Owner 4 \_\_\_\_\_

Approved form AF2016-85 approved by David Middlemiss, Construction Occupations Deputy Registrar on 10 August 2016 under section 151 of the Building Act 2004 and revokes AF2016-80.

Authorised by the ACT Parliamentary Counsel - also accessible at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

**PART B continued** **OWNER/S DETAILS – Please Print**

Postal Address

Suburb  State  Postcode

Phone Number Business Hours  Mobile

EMAIL ADDRESS

**PART C** **APPOINTMENT OF CERTIFIER**

As required under the Building Act 2004 I/we hereby advise that I/we the owner/s have appointed the person whose details appear below as the certifier in relation to the building works described in this form

Company Details

Name of Certifier  ABN/ACN

Postal Address

Suburb  State  Postcode

Phone Number Business Hours  Mobile

EMAIL ADDRESS

**PART D** **APPLICATION FOR BUILDING APPROVAL**

I/we the Owner/s of the abovementioned property hereby apply under Section 26 of the *Building Act 2004* to the certifier named above to issue a building approval for the building work described in this form. I/we have provided the certifier with information and documentation required to issue a building approval as specified in the *Building (General) Regulation 2008*.

**PART E** **AUTHORITY TO ACCESS BUILDING FILE**

I/we hereby authorise the certifier to access the building file for the property which is the subject of this application for the purposes of obtaining information relevant to the issuing of a building approval and associated processes.

**PART F** **OWNER/S SIGNATURE/S**

<p>* 1st Owner's Signature</p> <p>* 2nd Owner's Signature</p> <p>3rd Owner's Signature</p> <p>4th Owner's Signature</p>	<p><input type="text" value="Sch 2.2(a)(ii)"/></p> <p><input type="text"/></p> <p><input type="text"/></p> <p><input type="text"/></p>	<p>Date</p> <p>Date</p> <p>Date</p> <p>Date</p>
---	--	---

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.



Building Act 2004, S151

**Appointment of a Certifier and  
Application for Building Approval**

Project ID: B201931

This form is to be completed by the Owner/s of the land to which the building work relates

**PART A - PROJECT DETAILS**

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	5	13	TUGGERANONG	GREENWAY	Australian Capital Territory

**PART B - OWNER DETAILS**

Name	Address	Email Address
3 Property Group 5 Pty Ltd	PO Box 4126, Weston ACT 2611, AUSTRALIA	

**PART C - APPOINTMENT OF CERTIFIER**

As required under the Building ACT 2004 I/we herby advise that I/we the owner/s have appointed the person whose details appear below as the certifier in relation to the building works described in this form

Full Name	Address	License Number	Expiry Date
CERTIFIED BUILDING SOLUTIONS PTY LTD	1/29 BUCKLAND STREET MITCHELL ACT 2911	200426203	1/09/2019

**PART D - APPLICATION FOR BUILDING APPROVAL**

I/we the owners of the abovementioned property hereby apply to the certifier named above to issue a building approval under Section 26 of the Building Act 2004 for the building works detailed in the following table

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
1a(II)	New	TOWNHOUSE		NA	2	15735.00	Sch 2.2(a)(xi)
10a	New	GARAGE	and carports	NA	1	4714.00	0.00
2	New Medium Density	FLAT/UNIT/APARTMENT		A	2	4203.00	0.00
7a	New	CAR PARK		A	1	1534.00	0.00
10a	Other	SEE DESCRIPTION	waste enclosures, BBQ hut and pool house	NA	1	264.00	0.00

I/we have provided the certifier with the information and documentation required to issue a building approval as specified in the Building (General) Regulation 2008.

**PART E - AUTHORITY TO ACCESS BUILDING FILE**

I/we hereby authorise the certifier to access the building file held by Access Canberra for the property which is the subject of this application for the purposes of obtaining information relevant to the issuing of a building approval and associated processes.

**PART F - OWNER/S SIGNATURE/S**

Name	Signature	Date
3 Property Group 5 Pty Ltd		

# APPLICATION FOR BUILDING APPROVAL REQUIREMENTS

## Building (General) Regulations 2008

Where relevant the following information **MUST** be included in either the application or the plans accompanying the application for building approval:

### General Requirements

- Estimated Cost of Works -as per Building (General) (Cost of Building Work) Determination 2011
- if the proposed building work to be carried out at or near a street or place that is open to or used by the public the application must contain details of the precautions proposed to be taken to protect the safety of people using the street or place while the building work is carried out
- the area of the parcel of land to which this application relates
- the class of the building according to the intended use of the building as proposed to be erected or altered;
- if applicable what fire-resisting construction type (under the building code) the building as proposed to be erected or altered will be.

Note: Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.

- for an application relating to the erection of a class 1 building the site classification of the parcel of land
- for an application relating to the alteration of a class 1 building if the alteration will increase the building load carried by foundation material beyond the building load carried by the foundation before the alteration.
- the site classification of the parcel of land

- for an application relating to the alteration of a building the class and type of fire-resisting construction of the existing building classified under the building code and the materials used in the existing building

Note Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.

- the number of storeys of the building as proposed to be erected or altered;
- the number of new dwellings (if any) created by the proposed building work;
- the floor area of the proposed building or proposed new part of the building;
- the materials to be used in the frame, floor, walls and roof of the proposed building or proposed new part of the building
- if a performance requirement of the building code is to be complied with by use of an alternative solution under the code -
  - (i) the performance requirement; and
  - (ii) the alternative solution; and
  - (iii) each assessment method used to show that the alternative solution complies with the performance requirement;
- if the building code does not state a standard of work in relation to any part of the proposed building work and it is intended to carry out that part of the proposed building work in accordance with a standard of work stated in another document -
  - (i) the nature of the proposed building work; and
  - (ii) the title of the document; and
  - (iii) each assessment method used to show that the proposed building work complies with the standard of work stated in the document.

### Removal or demolition of building/s

- Details of the methods to be used in carrying out the proposed building work, including a work plan stated or set out in AS 2601 (Demolition of structures), as in force from time to time;
- the number of dwellings (if any) to be demolished.

### Asbestos

- The application must include a description of the method proposed to be used to remove the bonded asbestos sheeting from the building.
- the application must include the following information:
  - (i) the method proposed to be used to remove the asbestos;
  - (ii) the approximate amount and kind of asbestos to be removed;
  - (iii) the equipment proposed to be used to remove the asbestos, including any personal protective equipment;
  - (iv) details of a program, prepared in accordance with the asbestos removal code, for monitoring airborne asbestos to be followed during the removal.

3 Property Group 5 Pty Ltd  
PO Box 4126  
Weston ACT 2611



ABN 27 110 342 482  
Unit 1, 25-35  
Buckland Street  
MITCHELL ACT 2911  
PO Box 76  
MITCHELL ACT 2911  
Telephone 02 6253 9911  
Fax 02 6253 9922

## BUILDING APPROVAL CERTIFICATE

**Location:** Block 5 Section 13 Greenway

**Description of Building Work:** Units, garages, carports, waste enclosure, BBQ hut and pool house.

**BCA Occupancy Class:** 1a(ii) and 10a.

**BCA Construction Type:** N/A

**Rise in Storeys:** N/A

### Building Approval.

Your application for building approval satisfies the Building Act 2004. Building approval is issued under s.28 of the Building Act 2004.

All work must comply with the:

1. Building Act 2004; and
2. National Construction Code 2016 Volume 2.

This approval expires three years from the date of this approval or at the expiry of the development approval, whichever occurs first.

### Commencement

Building work may begin on the issue of the Building Commencement Notice.

Sincerely,

John Mihaljevic  
Principal Building Surveyor  
Certified Building Solutions Pty Ltd  
COLA Lic No. 200426203

101119

Reference No. 30063.

3 Property Group 5 Pty Ltd  
PO Box 4126  
Weston ACT 2611



ABN 27 110 342 482  
Unit 1, 25-35  
Buckland Street  
MITCHELL ACT 2911  
PO Box 76  
MITCHELL ACT 2911  
Telephone 02 6253 9911  
Fax 02 6253 9922

## BUILDING APPROVAL CERTIFICATE

**Location:** Block 5 Section 13 Greenway

**Description of Building Work:** Units and carpark.

**BCA Occupancy Class:** 2 and 7a.

**BCA Construction Type:** A

**Rise in Storeys:** 3

### Building Approval.

Your application for building approval satisfies the Building Act 2004. Building approval is issued under s.28 of the Building Act 2004.

All work must comply with the:

1. Building Act 2004; and
2. National Construction Code 2016 Volume 1.

This approval expires three years from the date of this approval or at the expiry of the development approval, whichever occurs first.

### Commencement

Building work may begin on the issue of the Building Commencement Notice.

Sincerely,

John Mihaljevic  
Principal Building Surveyor  
Certified Building Solutions Pty Ltd  
COLA Lic No. 200426203

10/11/19

Reference No. 30063.



Building Act 2004, S151  
**Building Approval**

Project ID: B201931

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	5	13	GREENWAY	TUGGERANONG	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 (\$)
1a(II)	New	TOWNHOUSE		NA	2	15735.00	Sch 2.2(a)(xi)
10a	New	GARAGE	and carports	NA	1	4714.00	0.00
2	New Medium Density	FLAT/UNIT/APARTMENT		A	2	4203.00	0.00
7a	New	CAR PARK		A	1	1534.00	0.00
10a	Other	SEE DESCRIPTION	waste enclosures, BBQ hut and pool house	NA	1	264.00	0.00

Work relates to the following Development Application(s):

Development Application ID	Description
201731955	Merit -
201731955	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
CERTIFIED BUILDING SOLUTIONS PTY LTD	1/29 BUCKLAND STREET MITCHELL ACT 2911	200426203	1/09/2019



## 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.



**APPOINTMENT OF BUILDER &  
APPLICATION FOR  
COMMENCEMENT NOTICE**  
*Building Act 2004, S151*

In completing this form the owner is authorising the builder nominated below to apply to the appointed certifier to issue a Commencement Notice for the works detailed in this application form.

**PART A PROJECT DETAILS**

Block  Section  Suburb  Unit No.

Street Address

Certifier Name

Description of Building Works relevant to this application - *if more than 6 items please attach further details*

1	151 New townhouses - 2, 3 and 4 bedrooms
2	Waste enclosures, BBQ hut & pool house
3	Garages & carports
4	Carports.

**PART B OWNER DETAILS - Please Print**

All owners must be listed

Owner 1 will be considered the contact person in relation to this application

Company Details

\* Owner 1  \* Owner 2

Owner 3  Owner 4

Postal Address

Suburb  State  Postcode

Phone Number Business Hours  Mobile

EMAIL ADDRESS

Approved form AF2016-79 approved by David Middlemiss, Construction Occupations Deputy Registrar on 02 August 2016 under section 151 of the Building Act 2004. This form repeals AF2014-72

Authorised by the ACT Parliamentary Counsel - also accessible at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

**PART C APPOINTMENT OF BUILDER**

I/we the owner/s have appointed the person whose details appear below as the builder in relation to the building works described in this form

Licence Holders Name as it appears on licence card Lifestyle homes (ACT) NO.1 Pty Ltd.

Licence Number 2014400 Class B Expiry Date 10/05/21

List any conditions or endorsements on licence Restricted to BCA classes 1,2,4,7 & 10

EMAIL ADDRESS info@lifestyle-homes.com.au

**PART D NOMINEE'S DETAILS**  
If the builder is a company or partnership provide details of the Nominee who will supervise the building

Nominee's Name Jason Harwood

Licence Number 2008498 Class B Expiry Date 18/06/19

Signature of Nominee Sch 2.2(a)(ii) Date

**PART E OWNER SIGNATURE/S— all owners must sign this form**

\* Owner 1 Sch 2.2(a)(ii) Signature Sch 2.2(a)(ii) DATE:  
\* Owner 2 \_\_\_\_\_ Signature \_\_\_\_\_ DATE:  
Owner 3 \_\_\_\_\_ Signature \_\_\_\_\_ DATE:  
Owner 4 \_\_\_\_\_ Signature \_\_\_\_\_ DATE:

**PART F BUILDER APPLICATION TO CERTIFIER FOR COMMENCEMENT NOTICE**

I hereby apply to the building certifier listed above for a commencement notice for the works detailed in Part A of this form in accordance with the Building Act 2004.

- A site sign was not required to be displayed prior to making this application.
- A site sign was required to be displayed prior to making this application and I declare that a compliant sign was erected and displayed for the required period.

Signature of Builder \_\_\_\_\_ Date \_\_\_\_\_

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

**PART G INSURANCE OR FIDELITY CERTIFICATE**

For residential building work please provide details of insurance where applicable

Insurance Provider QBE Policy No. 91 to 241 Date Issued 22/10/18



Building Act 2004, S151

## Application for Building Commencement Notice

Project ID: B201931

Licensed builders must use this form to apply to the building certifier for a commencement notice in accordance with the Building Act 2004. An application can only be made if the building approval has been issued for the building work. A commencement notice must be issued by the building certifier before any building work can commence.

### PART A - PROJECT DETAILS

Building approval issue date: 10/01/2019

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	5	13	TUGGERANONG	GREENWAY	Australian Capital Territory

Full Name	Address	License Number	Expiry Date
CERTIFIED BUILDING SOLUTIONS PTY LTD	1/29 BUCKLAND STREET MITCHELL ACT 2911	200426203	1/09/2019

Description of work to which application for Commencement Notice relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
1a(II)	New	TOWNHOUSE		NA	2	15735.00	Sch 2.2(a)(xi)
10a	New	GARAGE	and carports	NA	1	4714.00	0.00
2	New Medium Density	FLAT/UNIT/APARTMENT		A	2	4203.00	0.00
7a	New	CAR PARK		A	1	1534.00	0.00
10a	Other	SEE DESCRIPTION	waste enclosures, BBQ hut and pool house	NA	1	264.00	0.00

Insurance provider: QBE

Policy number: 140058328BWI-91 to 140058328BWI-241

Issue date: 10/01/2019

### PART B - BUILDERS DETAILS

License holder's name: LIFESTYLE HOMES (ACT) NO. 1 PTY LTD

License number: 2014400

License Expiry Date: 10/05/2021

Business Address: PO Box 4126 WESTON CREEK ACT 2611

Phone Number: 0261128519

Signature of builder: \_\_\_\_\_ / /

(Individual, director for company or partner for partnership)

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

Nominee's name: JASON HARWOOD

License number: 2008498

License Expiry Date: 18/06/2019

Nominee's signature  
(if different to above): \_\_\_\_\_ / /

### PART C - OWNER/LESSEE DETAILS

Name	Address
3 Property Group 5 Pty Ltd	PO Box 4126, Weston ACT 2611, AUSTRALIA

ADVISORY NOTE: Owners please ensure you have a written contract with the builder named in this application. For residential building work requiring home owner insurance ensure that the same builders name is shown on the insurance policy.

### PART D - OWNER/S OR AGENT SIGNATURE/S

Name	Signature	Date
3 Property Group 5 Pty Ltd		

NOTE: You may only make this application as an authorised agent on behalf of the owners of the property if you have appropriate written authorisation from ALL the owners and attach it to this application. This also applies if you are a part owner or joint owner making an application on behalf of the owners.

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.

### PART E - BUILDER APPLICATION TO CERTIFIER FOR COMMENCEMENT NOTICE

I hereby apply to the building certifier listed above for a commencement notice for the works detailed in Part A of this form in accordance with the Building Act 2004.

- A site sign was NOT required to be displayed prior to making this application.
- A site sign WAS required to be displayed prior to making this application and I declare that a compliant sign was erected and displayed for the required period.

Signature of  
Builder/Nominee: \_\_\_\_\_ / /



Building Act 2004, S151

## Building Commencement Notice

Project ID: B201931

### PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	5	13	TUGGERANONG	GREENWAY	Australian Capital Territory

#### Certifier's Details

Full Name	Address	License Number	Expiry Date
CERTIFIED BUILDING SOLUTIONS PTY LTD	1/29 BUCKLAND STREET MITCHELL ACT 2911	200426203	1/09/2019

**Building approval issue date:** 10/01/2019

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
1a(II)	New	TOWNHOUSE		NA	15735.00	Sch 2.2(a)(xi)
10a	New	GARAGE	and carports	NA	4714.00	0.00
2	New Medium Density	FLAT/UNIT/APARTMENT		A	4203.00	0.00
7a	New	CAR PARK		A	1534.00	0.00
10a	Other	SEE DESCRIPTION	waste enclosures, BBQ hut and pool house	NA	264.00	0.00

### PART B - BUILDERS DETAILS

**License holder's name:** LIFESTYLE HOMES (ACT) NO. 1 PTY LTD

**License number:** 2014400

**License Expiry Date:** 10/05/2021

**Business Address:** PO Box 4126 WESTON CREEK ACT 2611

**Phone Number:** 0261128519

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

**Nominee's name:** JASON HARWOOD

**License number:** 2008498

**License Expiry Date:** 18/06/2019

## PART C - CERTIFIER'S DECLARATION

**Issue date of commencement notice:** 10/01/2019

**Name of Certifier Issuing Notice:** CERTIFIED BUILDING SOLUTIONS 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 APPROVAL COMPLETENESS CHECKLIST  
RESIDENTIAL BCA CLASS 1 and 10**

**Block:** 5

**Section:** 13

**Suburb:** Greenway

**Unit No:**

**Project Number:** B201931

**Building Certifier:** Certified Building Solutions

**Customer Services Officer Name:** Killeen E

**Date of completeness check:** 16/01/2019

**Part 1 Administrative Check**

Requirements	Pass	Fail	N/A	Comments
* Has the Building Approval been submitted within 7 days from the date of approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
* Have all relevant plans been stamped and dated by the building certifier?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the date stamp on the plans match the approval date on eDevelopment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
* Building approval stamp and application form text legible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
* If the Building Approval has a Development Approval is the Development Approval still valid?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
* Have all lessee's signed the relevant forms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
* Are all relevant documents uploaded & named correctly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has an insurance certificate been provided if the cost of building work exceeds \$12,000?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Correct cost of building work provided in E-Development – Refer to Government <a href="#">Cost Guide</a> (Class 1-10).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have statements of compliance from each relevant utility been provided where relevant?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> GAS <input type="checkbox"/> WATER <input type="checkbox"/> ELECTRICITY
If the BA is for existing work, has the invoice been amended to include the relevant existing work fee?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If BCN has been issued, is the licensee authorised to undertake the work as described? ie: Swimming Pool or Demolition endorsement on licence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has the lessee's email address been provided? If yes, please email BA notice to lessee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Requirements for DA Exempt Works	Pass	Fail	N/A	Comments
Have forms 7A and 7B been provided for building or alterations or full or part demolition of a single dwelling?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If there is no exemption D notice or exemption declaration has a site work notice been provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>COMPLETENESS CHECK FAILURE – from 1/9/13</b> * - Failure incurs a fee. – See page 15 of <a href="#">fees &amp; charges</a>	COMPLETENESS CHECK FAILURE NOTICE SENT: <a href="#">Click here to enter a date.</a> COMPLETENESS CHECK FAILURE FEES PAID: <a href="#">Click here to enter a date.</a>			

**Part 2 Completeness Check Failure Reasons**

After completing parts 1 & 3 of this checklist list the failure reasons below. For example: Failed to supply Elevation Plan or Incorrect lessee details and on resubmission select whether it has been supplied or not.

	Select One		Select One		Select One
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**Checklist review date 08/09/2016**



**BUILDING APPROVAL COMPLETENESS CHECKLIST  
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	Select One		Select One		Select One
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Part 3 Documentation Check					
Document	Document Name	Pass	Fail	N/A	
Form – Minimum Documentation Requirements for Building Approval Lodgment Checklist	Details – Minimum Documents Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Asbestos Removal Control Plan	Asbestos Removal Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Development Approval (including amendments)	Approved Plans – Development Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	Approved Plans – Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor Plan	Approved Plans – Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevation Plan	Approved Plans – Elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Section Details – Wall, Floor Ceiling & Roof	Approved Plans – Sections Wall Approved Plans – Sections Floor Approved Plans – Sections Ceiling Approved Plans – Sections Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Demolition Plan	Approved Plans – Demolition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Swimming Pools and Spas Details (including fencing/barriers)	Details – Pools Spas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy Efficiency Details	Details – Energy Efficiency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Creating Building Files	
Only complete this section if for a new block where a building file does not exist. Select Y (yes) or N (no) below.	
Is this a new residence on a new block?	<input type="checkbox"/>
Has a new building approval been created in Objective and I Drive?	<input type="checkbox"/>

Part 4 Audit Team Checklist				
Document	Document Name	Pass	Fail	N/A
Footings and Concrete Slab Details	Details – Footings Concrete Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Wall Details	Details – Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Masonry Construction Details	Details – Masonry Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing (including trusses) and Construction Details	Details – Framing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cladding Details	Details – Roof Cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Cladding & Material Details	Details – Exterior Cladding & Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wet area details	Details – Wet Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows and Glazing Details	Details – Windows Glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Estimate of the Cost of the Building Work	Details – Cost of Building Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative Solutions	Details – Alternative Solutions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**BUILDING APPROVAL COMPLETENESS CHECKLIST  
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