



**APPOINTMENT OF BUILDER &
APPLICATION FOR COMMENCEMENT
NOTICE**

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	in ground pool + safety fence
2	
3	
4	
5	
6	

PART B OWNER DETAILS – Please Print

All owners must be listed. Owner 1 will be considered the contact person in relation to this application.

Owner 1 ⁴¹⁽¹⁾

Owner 3 Owner 4

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile ⁴¹⁽¹⁾

EMAIL ADDRESS

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 JOSEF STASIK

Licence Number 2004 26547 Class D Expiry Date 27-9-16

List any conditions or endorsements on licence in ground swimming pools

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

Nominee's Name

Licence Number Class Expiry Date

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

Owner 1	<u>41(1)</u>	Signature <u>41(1)</u>	DATE: <u>15-3-2015</u>
Owner 2	<u>41(1)</u>	Signature <u>41(1)</u>	DATE: <u>15-3-2015</u>
Owner 3	<u>41(1)</u>	Signature <u></u>	DATE: <u></u>
Owner 4	<u>41(1)</u>	Signature <u></u>	DATE: <u></u>

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/Nominee Date 15-3-2015

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 NA Policy No. Date Issued

PLEASE NOTE:

- ▶ A copy of 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.
- ▶ A copy of the Commencement Notice must also be provided to the owner/s.



**APPOINTMENT OF A CERTIFIER
APPLICATION FOR BUILDING APPROVAL**

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 ²)	Number of Storeys	Cost of Works (refer to building cost guide)
1 inground pool & safety fence	106	NA	-	1	41(1)
2					
3					
4					

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: _____

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

Owner 3 Owner 4

PART B continued

OWNER/S DETAILS – Please Print

Postal Address [Redacted]

Suburb [Redacted] State ACT Postcode [Redacted]

Phone Number Business Hours [Redacted] Mobile [Redacted] 4 1 (1)

EMAIL ADDRESS [Redacted]

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 [Redacted]

Name of Certifier R HOWARD ABN/ACN 45241031171

Postal Address 41(1) [Redacted]

Suburb 41(1) [Redacted]

Phone Number Business Hours [Redacted]

EMAIL ADDRESS [Redacted]

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

1st Owners Signature 41(1) [Redacted] Date 15.3.2015

2nd Owners Signature [Redacted] Date 15.3.15

3rd Owners Signature [Redacted] Date [Redacted]

4th Owners Signature [Redacted] Date [Redacted]

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.



STATEMENT OF CONDITIONAL COMPLIANCE

Application No: 147394 Suburb: [REDACTED] Block/Section [REDACTED]

Appcn Type: Single residential/New Construction Inclusions : with Pool

Attached Plans

Conditions

Please note, in order to ensure compliance with current water restrictions, occupants must apply for an exemption to fill a pool via ACTEW's website, (<http://www.actew.com.au/SaveWaterForLife/WaterRestrictions/exemptions.aspx>). Please call ACTEW's Water Conservation Office on (02) 62483131 for further information.

The backwash of the pool filter may discharge to sewer. The discharge to sewer of pool overflow or emptying is not subject to this approval. A separate ACTEW Water Tradewaste application is required for these discharges. Please call (02) 6248 3222 to discuss ACTEW's Trade Waste requirements

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

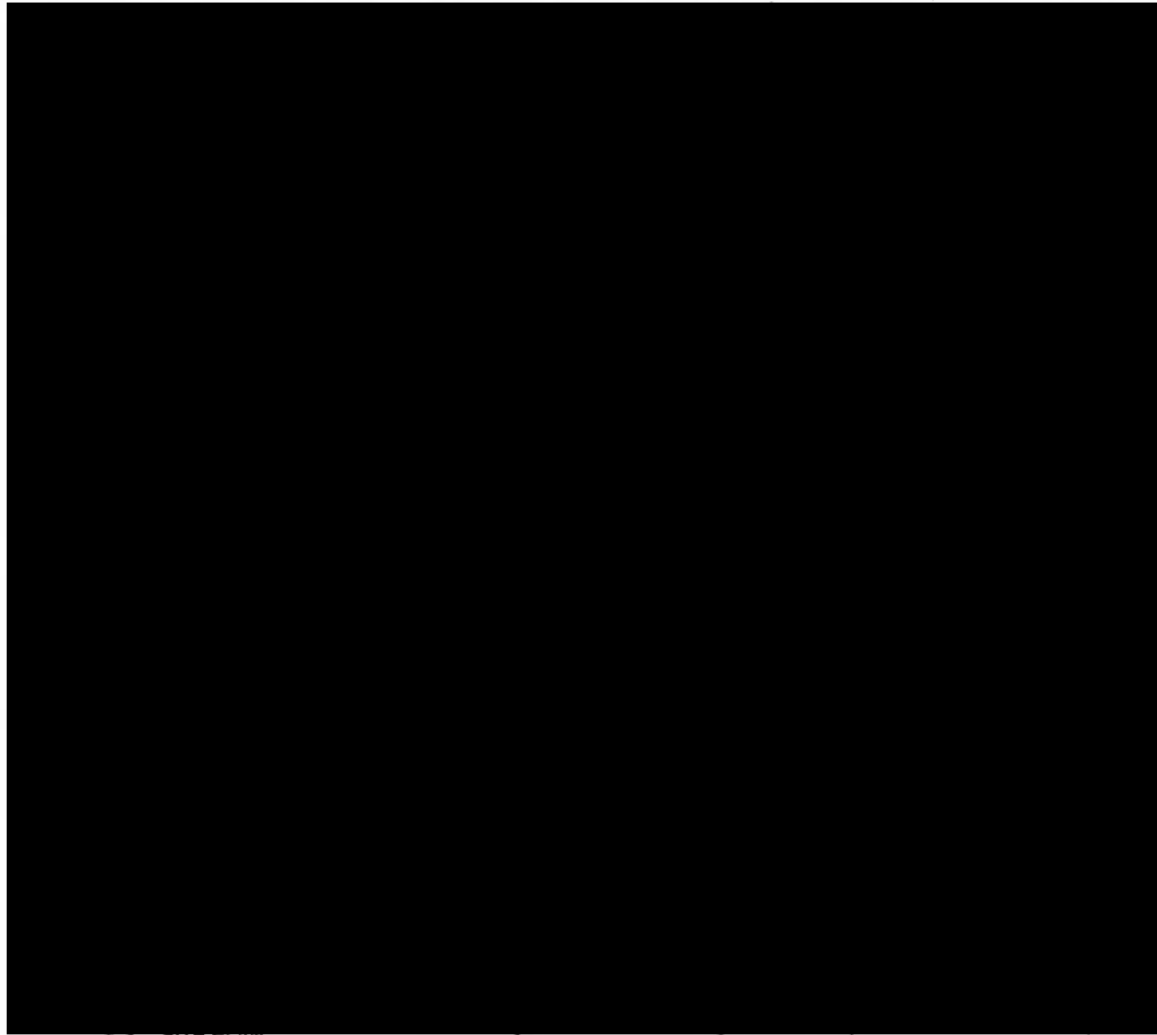
WARNING

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed Andrew Ingold Date 16 Apr 2015

For further information please phone ActewAGL 6248 3555 (then 2).



1 SITE PLAN
A02 1:250

EXX & G

BLOCK [REDACTED]
SECTION [REDACTED]
DIV. [REDACTED]

41(1) [REDACTED]

BUILDER;
J. STASIK [REDACTED]

T/As: JS POOLS
Abn: 457 527 35295
LIC. No. 200426547 D.

41(1) [REDACTED]
41(1) [REDACTED]

→ POOL BARRIER SAFETY FENCE
TO BE 1.200 HIGH WITH SELF CLOSING GATE & LATCH AT 1.500 HIGH

-Windows & doors forming safety barrier ie; windows not to open more than 100mm.

-sliding doors to have self closing security screen & latch at 1.500 high

-hinged door to be self closing with latch at 1.500 high.

- Datum .150mm above NGL.
- ☒ Pump station drainage to discharge into open sewer grate.

Power supply to come off existing House circuite



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 147394 Suburb: [REDACTED] Block/Section [REDACTED] [REDACTED]
Appcn Type: Single residential/New Construction Inclusions : with Pool

Attached Plans

This application is approved subject to compliance with the following conditions:

Conditions

Development is to comply with minimum separation requirements to underground assets.
Ref ActewAGL Drawing 3832-018

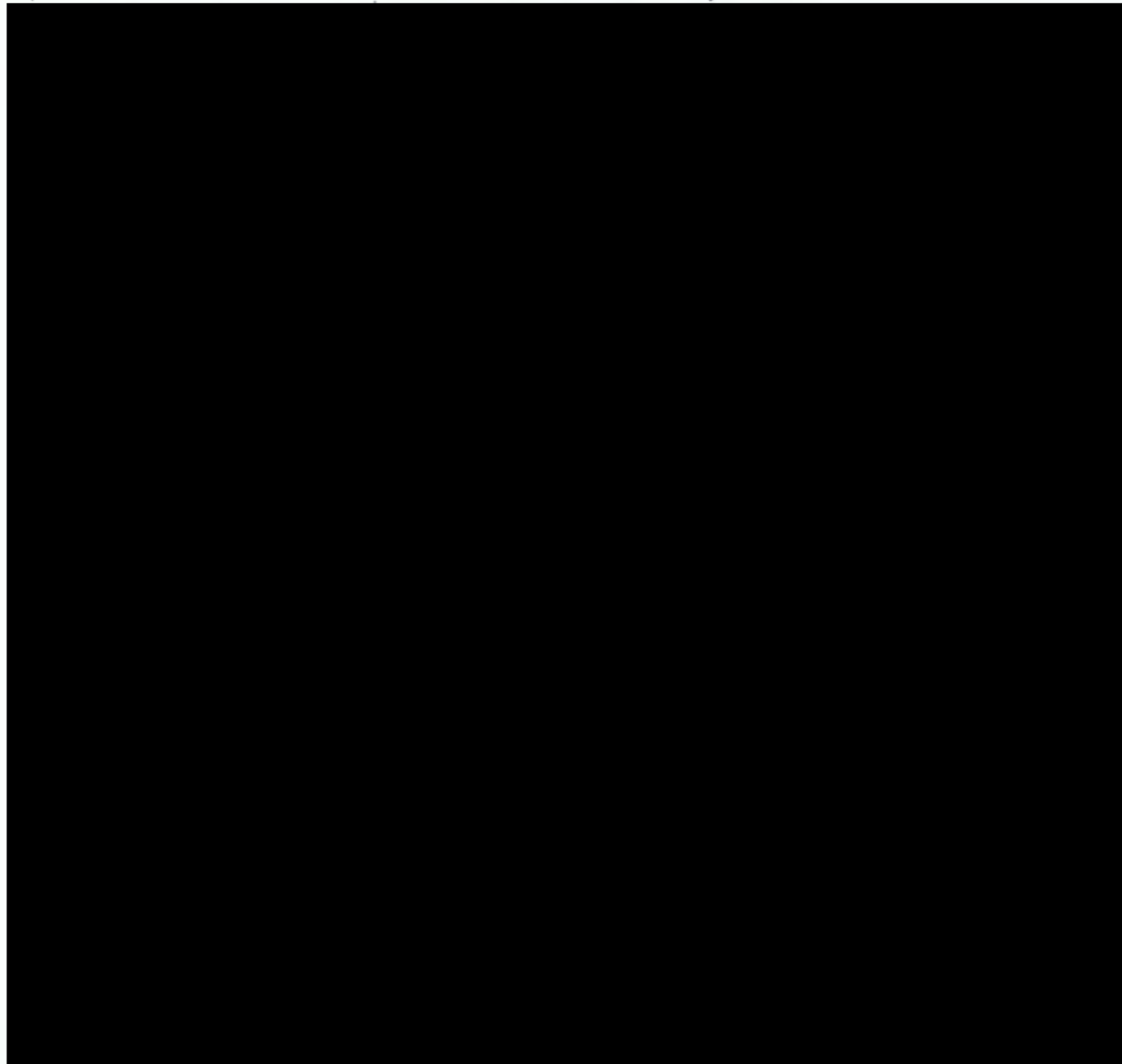
Please Note

- WARNING ActewAGL underground cables may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works.
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed Michael Richardson

Date 21 Apr 2015



BLOCK

SECTION

DIV.

CLIENT;

BUILDER;
J. STASIK

T/As: JS POOLS

Abn: 457 527 35295

LIC. No. 200426547 D.

41(1)

→ POOL BARRIER SAFETY FENCE
TO BE 1.200 HIGH WITH SELF CLOSING
GATE & LATCH AT 1.500 HIGH

-Windows & doors forming safety
barrier ie; windows not to open
more than 100mm.

-sliding doors to have
self closing security screen & latch
at 1.500 high

-hinged door to be self
closing with latch at 1.500 high.

- Datum .150mm above NGL.
- ☒ Pump station drainage to discharge
Into open sewer grate.

Power supply to come off existing
House circuite

applicati
14

41(1)



BUILDING COMMENCEMENT NOTICE

PART A PROJECT DETAILS

Block Section Suburb Unit No.

Street Address

Date Building Approval Issued

Description of work to which this Commencement Notice relates:

Describe each item of building work in this building approval	BCA Occupancy Class	BCA Construction Type	Area (m ²)	Number of Storeys	Cost of Works (refer to building cost guide)
1 <i>3/9 pool + safety fence</i>	<i>106</i>	<i>N/A</i>	<i>-</i>	<i>1</i>	<i>41(1)</i>
2					
3					
4					
5					
6					

ENERGY EFFICIENCY REQUIREMENTS

Is an Energy Efficiency Rating required for any of the work listed above?

YES

NO

If YES please specify item number/s

PART B BUILDER DETAILS

Licence Holders Name as it appears on Licence Card:

Licence Number

Class

Expiry Date

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

Nominee

Licence Number

Class

Expiry Date

PART C**INSURANCE**

For residential building work please provide details of insurance where applicable

Insurance
Provider

Policy No.

Date
Issued

PLEASE NOTE:

- ▶ A copy of the Commencement Notice application, 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.
- ▶ A copy of the Commencement Notice must also be provided to the builder and the owner/s.

PART D**CERTIFIER DECLARATION**

Name of Certifier Issuing Notice:

Licence No:

Issue Date of
Commencement Notice

This Commencement Notice is issued in accordance with the *Building Act 2004*, to the licensed builder stated above and authorises the commencement of the stated building work. The issue of this Commencement Notice indicates that I am satisfied that the builder's 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.

This building commencement notice will end if:

- (a) for residential building work – the work is no longer insured; or
- (b) the building approval for t⁴¹⁽¹⁾

Certifier Signature

Date

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

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Building Act 2004*. If all or some of the personal information is not collected EPD cannot process your application. The personal information you provide 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 Directorate 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.environment@act.gov.au

Contact Details:

Environment and Planning Directorate

Customer Service Centres

GPO Box 158, Canberra City 2601

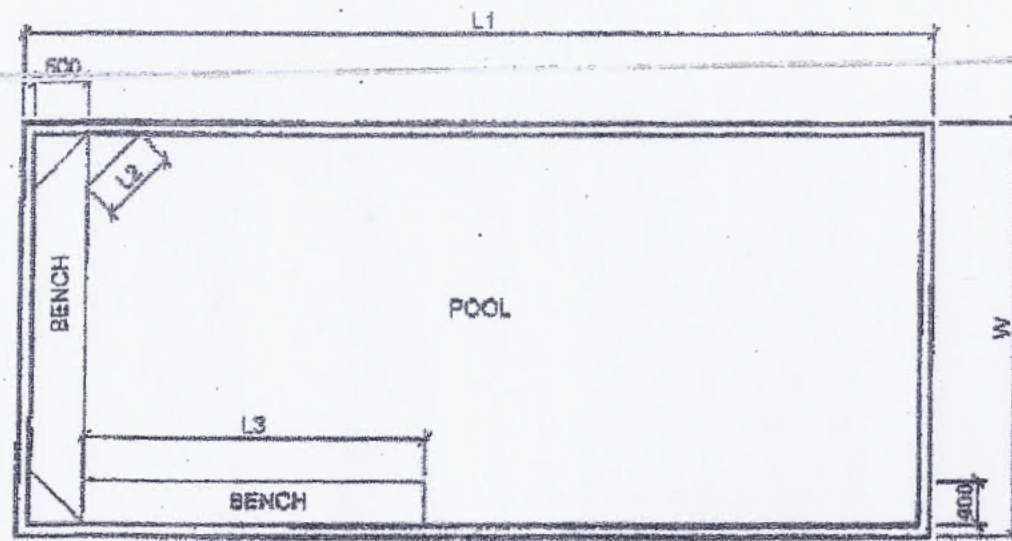
8 Darling Street Mitchell, ACT 2911

16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

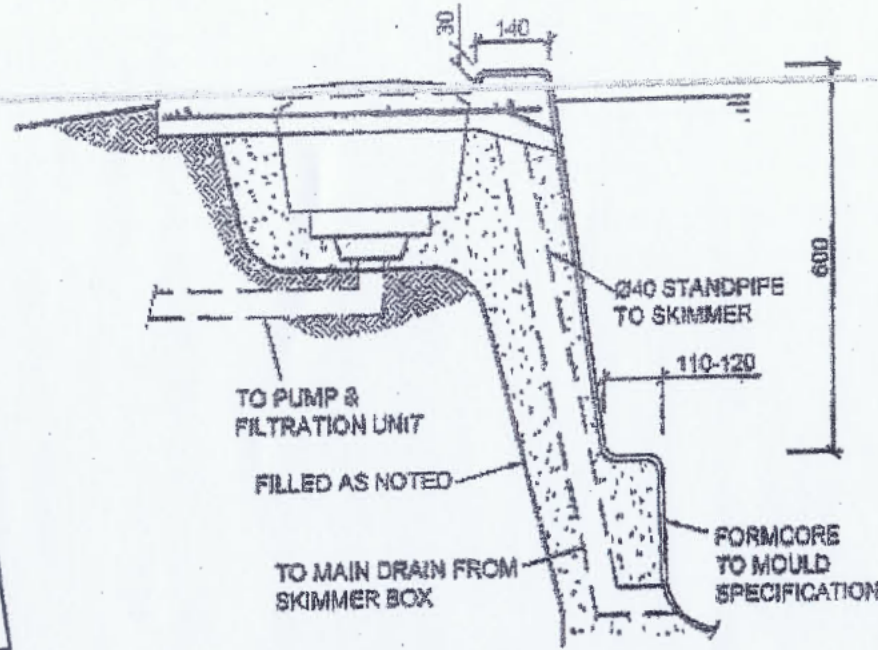
Phone: (02) 6207 1923 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au



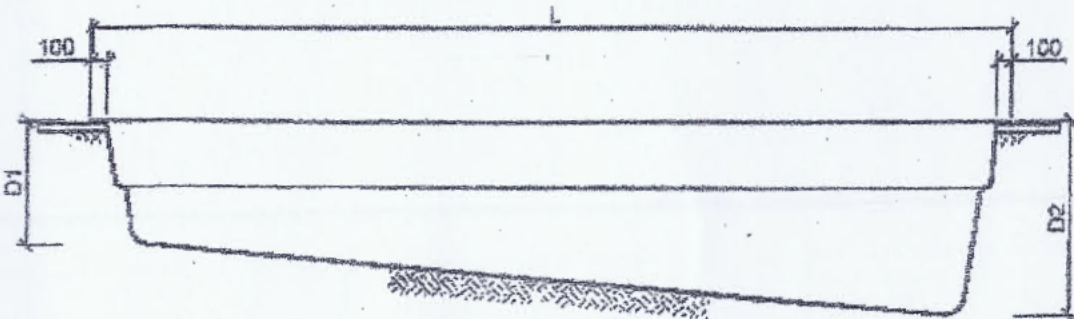
BILLABONG PLAN
NTS

VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s.135 of the Planning & Development Act 2007 plus Planning & Development Regulations 2008 (s.20 schedule 1).
Raymond Guy Howard
Private Certifier 2006750
Date: 30/11/15
This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2008

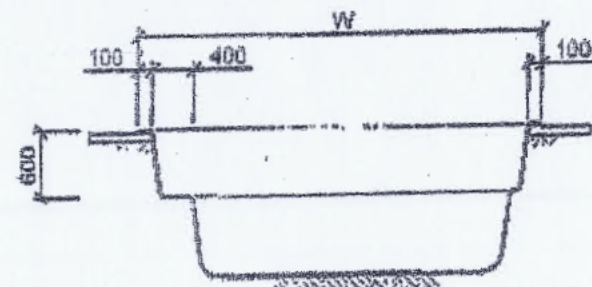


SKIMMER BOX DETAIL
NTS

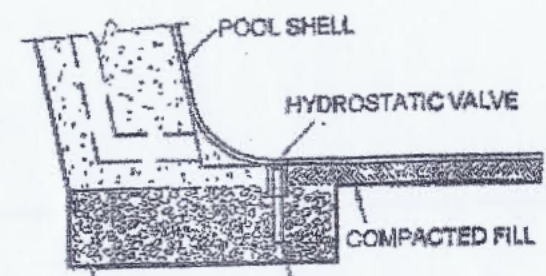
NOTES:
REQUIRED ALLOWABLE BEARING PRESSURE TO BE AT LEAST 90 KPa & P.I. LESS THAN 66%.
PROVIDE A 100mm MIN. THICKNESS LAYER OF NON-COHESIVE PERMEABLE MATERIAL MAX. SIZE 12 WORK TO COMPLY WITH AS1836 SAA PREMOULDED REINFORCED PLASTIC SWIMMING POOLS & AS 1839-1984 SWIMMING POOLS - PREMOULDED FIBRE-REINFORCED PLASTICS - INSTALLATION & THE REQUIREMENTS OF ALL THE RELEVANT STATUTORY AUTHORITIES. THE GRANULAR BASE SHALL BE SCREEDED & COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL. PLACE GRAVEL PLUG, LEVEL THE POOL HANDLING WITH A CENTRE SPREADER. BEDDING TO BE RAMMED BETWEEN SHELL & EXCAVATION IN LAYERS WHEN POOL HAS BEEN FILLED, COMPLETE THE SURROUND.
THE FIBREGLASS SHELL SHALL HAVE A MINIMUM THICKNESS OF 5mm WITH 3 LAYERS OF 0.025 LBS/FT² ROVINGS. THE FLOOR SHALL HAVE 3 LAYERS OF CHOP STRAND FIBREGLASS. THE RIBS SHALL HAVE 1 LAYER OF 600 gr/m² ROVINGS OVER RIBS FORMS & LAMINATED TO POOL WALLS. RESIN TO GLASS RATIO 2.25 : 1 BY WEIGHT. GRIP RAILS & COPING TO BE 10mm MIN. THICKNESS.
CONCRETE STRENGTH = N20 AT 80mm SLUMP MAX. 20mm NO FINES AGGREGATE.
FILTER TO BE CONNECTED TO SKIMMER BOX & WATER RETURN PORTS WITH 40mm DIA. PVC PRESSURE PIPE & FITTINGS. FIT UP TO HYDROSTATIC VALVE. RETURN PIPES SHALL BE 50mm DIA.



ELEVATION
NTS



SECTION
NTS



Ø20 NO FINE AGGREGATE 500 x 500 DRAIN MIN. 50 PRESSURE PIPE FLUTED & CAPPED
HYDROSTATIC VALVE DETAIL
NTS

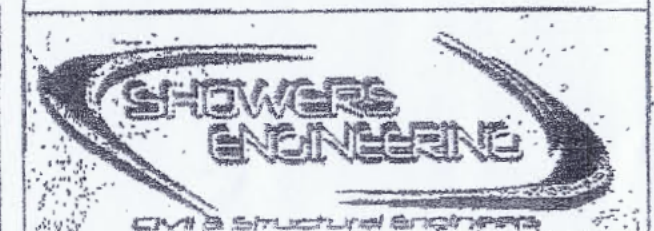
FOR BUILDING APPROVAL PURPOSES THIS DRAWING IS TO BE SIGNED BY A BLUE SIGNATURE BY A REGISTERED ENGINEER FROM SHOWERS ENGINEERING. USE OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE SHALL RENDER THIS DRAWING INVALID

R J SHOWERS RPEQ 1547 MIE Aust 321727 RBP VC EC24162
RBP TAB CC4600H RBP NT 48928ES 18PENZ 1013187

B. RANGE EXPANDED	29.09.10	29.09.10	CLIENT
A. RANGE EXPANDED	21.05.10	21.05.10	CLIENT
0. FIRST ISSUE	14.05.09	14.05.09	CLIENT
REVISION	DATE	ISSUE	TO

CLIENT
BARRIER REEF POOLS P/L
9 DOUG SULLIVAN CRT
BEAUDESERT QLD 4285
Ph: (07) 55410952
Fax: (07) 55410957

TITLE
**STRUCTURAL DETAILS
BILLABONG RANGE**



Design: LEVEL 3 PO BOX 598 BOBINA
Inspections: 2 BOSTON COURT QLD 4226 AUSTRALIA
Reports: VARSITY LAKES PHONE: 07 5578 8088
E-MAIL: showeng@showeng.com QLD 4227 FAX: 07 5578 9429

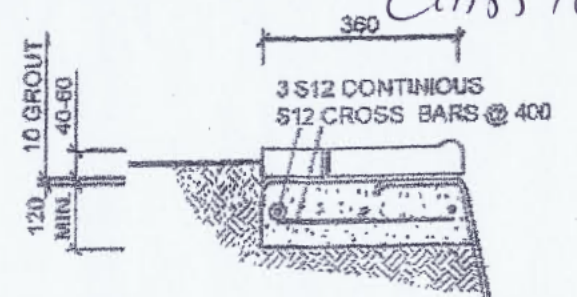
BILLABONG RANGE

	LENGTH (L1)	WIDTH (W)	STEP (L2)	BENCH (L3)	MIN. DEPTH 1 (D1)	MAX. DEPTH 2 (D2)
BILLABONG 6.2	6200	2800	700	2900	1245	1720
BILLABONG 7.16	7160	2800	700	2900	1245	1816
BILLABONG 7.5	7500	3780	680	3000	1110	1710
BILLABONG 8.5	8500	3780	680	3175	1110	1795
BILLABONG 9.5	9500	3780	680	3175	1110	1860
BILLABONG 10.5	10500	3780	680	3175	1110	1940

BUILDING APPROVAL
issued under s.28 of the Building Act 2004.
GUY HOWARD
Certifier Name
2006750
Licence Number
30/11/15
Issue Date
Certifier Signature



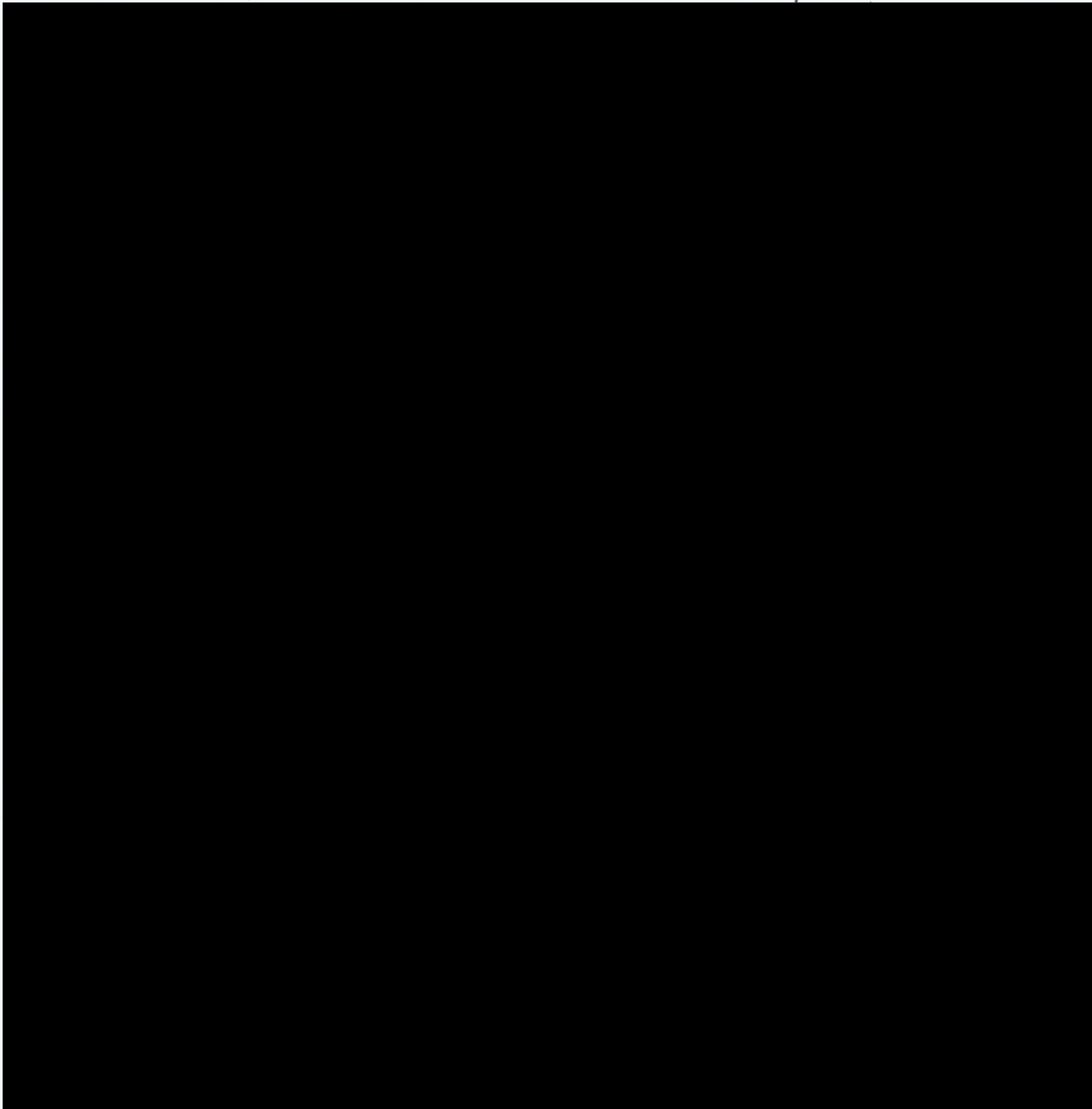
CONCRETE COPING DETAIL
NTS
CONCRETE PAVING BESIDE COPING SHALL NOT BE FIXED TO POOL COPING



ALTERNATIVE FOR PAVERS
NTS

THIS POOL IS NOT INTENDED FOR USE ON ABOVE GROUND INSTALLATIONS OR DESIGNED TO BE EMPTIED WITHOUT THE APPROVAL OF BARRIER REEF POOLS P/L
NOTE:
A: ALL POOLS TO HAVE 1 / S12 INSIDE & OUTSIDE OF COPING ON THE LONGEST SIDE & 1 / S12 EACH END.
B: ALL LAPS ARE TO BE 600mm & TIED.
C: POOLS OVER 8400mm LONG ARE TO HAVE 2 / S12 BARS ON OUTSIDE OF COPING 80mm APART

CLASS 106



VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s. 135 of the Planning & Development Act 2007 plus Planning & Development Regulations 2008 (s.20 schedule 1).
 Raymond Guy Howard
 Private Certifier 2006750

Sign _____ Date _____

This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2008

995



Acc The n/a

BUILDING APPROVAL
 Issued under s.28 of the Building Act 2004
GUY HOWARD
 Certifier Name
 2006750
 Licence Number
 20/11/15
 Issue Date

 Certifier Signature
C/888106

BLOCK [REDACTED]
SECTION [REDACTED]
DIV. [REDACTED]

41(1) [REDACTED]

BUILDER; [REDACTED]
J. STASIK
T/As: JS POOLS
Abn: 457 527 35295
LIC. No. 200426547 D.

41(1) [REDACTED]

- POOL BARRIER SAFETY FENCE TO BE 1.200 HIGH WITH SELF CLOSING GATE & LATCH AT 1.500 HIGH
- Windows & doors forming safety barrier ie; windows not to open more than 100mm.
 - sliding doors to have self closing security screen & latch at 1.500 high
 - hinged door to be self closing with latch at 1.500 high.
 - Datum .150mm above NGL.
- Pump station drainage to discharge into open sewer grate.
 Power supply to come off existing House circuite

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
					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	and safety fence	NA	1	0.00	41(1)

The following work is exempt from development approval:

- Swimming pools
- Pool fencing and barriers

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
RAYMOND GUY HOWARD	41(1)	2006750	29/11/2016

Date Issued : 30/04/2015

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.



Application for Building Commencement Notice

Project ID: B20151871

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: 30/04/2015

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

Full Name	Address	License Number	Expiry Date
RAYMOND GUY HOWARD	41(1)	2006750	29/11/2016

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 (\$)
10b	New	SWIMMING POOL	and safety fence	NA	1	0.00	41(1)

Insurance provider:

Policy number:

Issue date: 30/04/2015

PART B - BUILDERS DETAILS

License holder's name: JOSEF STASIK

License number: 200426547

License Expiry Date: 27/09/2016

Business Address: 41(1)

Phone Number: 41(1)

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: JOSEF STASIK

License number: 200426547

License Expiry Date: 27/09/2016

Nominee's signature
(if different to above):

_____ / / _____

PART C - OWNER/LESSEE DETAILS

Name	Address
41(1)	
41(1)	

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
41(1)		
41(1)		

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:

_____ / / _____

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.

**Checklist for Single Dwelling - Assessment for Exempt Development
Development Code - DV 306**

Date: 30/4/15	Client Name: 41(1) [REDACTED]	Certifier Name: R Hewson
	Des: [REDACTED]	License No: 2886750

Rule	Prompt/Description	Complies with Rule Yes/No/NR & Comments
ELEMENT 1 - BUILDING & SITE CONTROLS		
R1	Plot Ratio - single dwelling blocks	Yes-
R2	Number of storeys	Yes 1
R3	Attics	NA
R4	Basement & car park	NA
R5	Height of building	RZ1, RZ2, RZ3 - 8.5m, RZ4 - 12m
R6	Building envelope	NA
	Sun angle building envelope	
R7	Sun angle building envelope	
R8	Building envelope	Mid-sized blocks
R9	Building Envelope	Mid-sized and compact blocks
R10	Bushfire	NA
R11	Front boundary setback - all blocks	NA
R12	Side & rear setbacks - all blocks	Yes
R13	Setbacks less than 900mm	NA
R14	Garage walls on or near side and rear boundaries - large block	NA
R15	Walls on or near side and rear boundaries - mid sized blocks	
R16	Allowable encroachments - setbacks	
R17	Encroachments - front	
R18	Allowable encroachments - building envelopes	
R19	Surveillance blocks	
R20	Cut & fill	
R21	Blocks between 500-550m2	

ELEMENT 2 - LEASE & DEVELOPMENT CONDITIONS

R22	Approved lease & development conditions		yes
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ELEMENT 3 - BUILDING DESIGN

R23	Materials & finishes		yes
R24	Fencing - large & mid sized blocks		NA
R25	Courtyard walls - large blocks		NA
R26	Courtyard walls - mid sized blocks		NA
R27	Front fences and courtyard walls - compact blocks		NA
R28	Front fence - compact blocks		NA

ELEMENT 4 - PARKING & SITE ACCESS

R29	Pedestrian access		NA
R30	Vehicle access		
R31	Parking		
R32	Dimensions of carparking		
R33	Carparking spaces on blocks		
R34	Basement carparking		
R35	On verge - not permitted		
R36	Garage door/carport width		

ELEMENT 5 - AMENITY

R37	Solar access		1/8
R38	Private open space		yes
R39	POS - Mid sized blocks		
R40	POS - Compact blocks		
R41	Principal POS		yes
R42	Noise attenuation - external sources		NA

ELEMENT 6 - ENVIRONMENT

R43	Water sensitive urban design		NA
R44	Heritage		NA
R45	Tree protection		
R46	Erosion & sediment control - less than 3,000m2		NA
R47	Erosion & sediment control - over 3,000m2		NA
R48	Construction waste management - all zones		NA
R49	Utilities - all zones		yes

I certify that the single dwelling referred to in this *Assessment for Exempt Development*, meets each applicable approval requirement under Section 29 of the *Building Act 2004* and building approval is not prevented from being issued under Section 30 or Section 30A of the *Building Act 2004*.

Signature: 41(1) Licence No:

Date: 30-4-15

Minimum Documentation Requirements Definitions and Checklist

The preferred format of documents and plans is in portable document format (.pdf).

The preferred electronic size of plans is A3 and other documents A4.

Required 'plans' are to be fully dimensioned and to the scales as identified below and must contain a drawing title block which includes the site details, revision number, designers name and correct plan name in accordance with AS1100.

Required 'details' can be included in plans and/or specifications.

Submission Requirement	Required Information	Checklist
<u>Form – Minimum Documentation Requirements for Building Approval Lodgement Checklist</u>	Fully completed form: Minimum Documentation Requirements Definitions and Checklist. (This form)	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Form – Appointment of Certifier</u>	Fully completed form: Appointment of a certifier application for building approval.	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Asbestos Removal Control Plan</u>	Prepared in accordance with Code of practice for the safe removal of Asbestos National Occupational Health and Safety Commission 2 nd Edition (NOHSC: 2002(2005))	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Development Approval</u>	Each Plan, Drawing and document, including the notice of decision, which formed part of the development approval.	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Estimate of the Cost of the Building Work</u>	As calculated in accordance with Building (General) (Cost of Building Work) Determination.	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Alternative Solutions</u>	All calculations, reports, certificates and manufacturer's information together with a written proposition to support a building solution which is not in accordance with the Deemed-to-Satisfy provisions of the National Construction Code.	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

<p>Site Plan</p>	<ul style="list-style-type: none"> • Scale not less than 1:200 • the title boundaries, dimensions and directions including the north point, of the land • the position and dimensions of any easement or services on the land • the position and dimensions of the proposed building or structure (retaining walls, swimming pools, garages, etc.) or building work on the land • Driveways and parking areas and crossovers • Finished floor levels relative to site datum • Finished site levels relative to the Australian height datum • The relationship of the proposed building or building work to the boundaries of the land • The position of any buildings on adjoining properties within 3m of the boundary of the land • Detailed contours of the land at 0.25m intervals over the building site referenced to a project site datum • Earthworks (excavations or fill levels relative to the Australian Height datum, and compaction details) and associated soil and water management strategies • The position of any existing building, structure or trees on the land and the purpose for which the building or structure is used • All utility connection points including electrical, stormwater, sewerage, water and telecommunication/data 	<p><input checked="" type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p>Floor Plan</p>	<ul style="list-style-type: none"> • Scale not less than 1:100 • A plan for each floor including any trafficable subfloor areas • Dimensions • Key to sections cross referenced to relevant drawing and sheet number • Finished floor levels related to Australian Height Datum • Identification of the existing building • Identification of all rooms (existing and proposed) 	<p><input type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input checked="" type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>

<u>Elevation Plan</u>	<ul style="list-style-type: none"> • Scale of not less than 1:100 • Dimensioned heights including overall heights • Proposed external materials referenced to a materials schedule • Finished floor levels and ceiling levels • Natural and finished ground levels related to Australian Height Datum • Floor to ceiling heights 	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <i>Office Use</i>
<u>Section Details – Wall, Floor Ceiling & Roof</u>	<ul style="list-style-type: none"> • Scale of not less than 1:100 • Finished floor levels and ceiling levels • Natural and finished ground levels related to Australian Height Datum • Floor to ceiling heights • Long section of any proposed basement ramp showing gradients • Section of any sub floor areas 	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <i>Office Use</i>
<u>Demolition Plan</u>	<ul style="list-style-type: none"> • Scale not less than 1:200. • the title boundaries, dimensions and directions including the north point, of the land • the position and dimensions of any easement or utility tie or service points on the land • the position and dimensions of the proposed buildings or structures to be demolished • The relationship of the proposed demolition to the boundaries of the land • The position of any buildings on adjoining properties within 3m of the boundary of the land • The position of any existing building, structure or trees and the purpose for which the building or structure is used • Identification of erosion and sediment control measures 	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <i>Office Use</i>

<p><u>Footings and Concrete Slab Details</u></p>	<ul style="list-style-type: none"> • Section of any sub floor areas • Dimensioned plan and construction details of footings including penetrations, step down details and placement of reinforcement including cover • Nominated founding depth and description of founding material • Dimensioned plan and construction details of slabs including levels, falls or gradients • Construction details of penetrations, step downs in beams, set downs in slabs and placement details of reinforcement including cover • Slab preparation including materials, thicknesses, compaction requirements, vapour barrier specifications and installation details • Concrete strength, slump, finishing and curing requirements • Specifications and installation details of proprietary and other systems 	<p><input type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input checked="" type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p><u>Retaining Wall Details</u></p>	<ul style="list-style-type: none"> • Dimensioned plan showing position of retaining wall, drainage, founding levels and heights • Dimensioned construction details • Drainage, tanking and protection details • Backfill specifications • Concrete mix, slump, reinforcement placement Washout requirements • Specifications and installation details of proprietary and other systems 	<p><input type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input checked="" type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p><u>Masonry Construction Details</u></p>	<ul style="list-style-type: none"> • Show unreinforced, reinforced or earthwall construction • Identify structural and non-structural walls • Specify dimensions of engaged and isolated piers • Reinforcing specified for reinforced walls • Identify fire rating requirement • Masonry unit sizes and bond patterns and tooling of joints • Specification of brick ties and anchorages • Mortar specification • Cavity dimension and clean out specification • Knockout blocks for washout • Control joint location and detail • Sub floor vents. Location and Size per metre • Specify lintels and bond beams • Sub floor bracing (masonry shear walls) • Weatherproofing and waterproofing details • Flashings, damp proof course and weep holes • Weephole guards (insects, bushfire prone areas) 	<p><input type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input checked="" type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>

Framing (including trusses) and Construction Details	<ul style="list-style-type: none"> • Framing drawings or schedules to indicate each structural member, dimensions, orientation, material, grade and size, spacing and span • Joint, support and bearing details • Show minimum clearances to ground level of flooring system members • Fire rating construction details • Bracing, tie downs and fixings • Roof pitch, eave / overhang details • Show location of roof mounted solar panels, hot water service or air conditioners 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Roof Cladding Details	<ul style="list-style-type: none"> • Sheeting or tile specification including: <ul style="list-style-type: none"> ○ Roof pitch ○ Batten spacing ○ Fixing requirements ○ Flashing details ○ Roof drainage ○ Bushfire sealing requirements • Roof lights • Roof ventilators 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Exterior Cladding and Material Details	<ul style="list-style-type: none"> • Cladding system description, manufacturer, material, pattern and colour, cavity detailing • Fixings, flashings and other details • Sub floor ventilation • Bushfire protection requirements 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Wet area details	<ul style="list-style-type: none"> • Specify material and system • Wet areas specification (extent and system e.g. -membrane, manufacturer and type) • Location and design of wet areas 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Windows and Glazing Details	<ul style="list-style-type: none"> • Window system description, manufacturer, frame material and energy rating • Glazing specification • Bushfire-prone areas requirements • Opening size for ventilation calculation • Other glazing <ul style="list-style-type: none"> ○ Internal glazing specifications including wet area glazing, shower screens, doors ○ Balustrade system specification (glass and fixings) ○ Overhead glazing, roof lights 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Fire Safety Details	<ul style="list-style-type: none"> • Smoke alarms location and type • Bushfire-prone areas specifications • Fire separation details • Penetration sealing specifications (building perimeter) 	<input type="checkbox"/> Supplied as stand alone or in document <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

SITE WORK NOTICE

For section 28 (1A) of the Building Act 2004

To be completed by the appointed Building Certifier and submitted to the Construction Occupations Registrar within 7 days of issue

Lease/Site Details

Section

Suburb

Division

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:

R & Howard

on:

30-4-15

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

- (a) 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;
- (b) 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
- (c) current development approval issued in relation to the site work.

NOTE: Site work is development that is—

- (a) building work; and
- (b) work other than building work that—
 - (i) physically affects the place (the building site) where the building work is being carried out; and
 - (ii) 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

Howard

First Name

Raymond

Company Name

Licence Number

2006750

Contact Number

41(1)

Postal Address

41(1)

Suburb

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:

Single Residential Dwelling Code

Please attach additional information if required

Building Certifier Signature
(or nominee)

41(1)

Date of
Issue

30-4-15

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.environment@act.gov.au.

Contact Details:

Environment and Planning Directorate
GPO Box 158, Canberra City 2601

Phone: (02) 6207 1923 TTY: (02) 6207 2622
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Customer Service Centres
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602

Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au



PART A - PROJECT DETAILS

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

Certifier's Details

Full Name	Address	License Number	Expiry Date
RAYMOND GUY HOWARD	41(1)	2006750	29/11/2016

Building approval issue date: 30/04/2015

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	and safety fence	NA	0.00	41(1)

PART B - BUILDERS DETAILS

License holder's name: JOSEF STASIK

License number: 200426547

License Expiry Date: 27/09/2016

Business Address: 41(1)

Phone Number: 41(1)

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

Nominee's name: JOSEF STASIK

License number: 200426547

License Expiry Date: 27/09/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 06/05/2015

Name of Certifier Issuing Notice: RAYMOND GUY HOWARD

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.



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

Project ID: B20151871

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
					Australian Capital Territory

PART B - OWNER DETAILS

Name	Address	Email Address
41(1)		41(1)
41(1)		
41(1)		

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

Full Name	Address	License Number	Expiry Date
RAYMOND GUY HOWARD	41(1)	2006750	29/11/2016

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 (\$)
10b	New	SWIMMING POOL	and safety fence	NA	1	0.00	41(1)

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 Environment and Planning Directorate's 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

Name	Signature	Date
41(1)		
41(1)		

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.