



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Freedom of Information Publication Coversheet

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

FOI Reference: CMTEDDFOI 2018-0106

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)	19
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:** [EPSDFOI](#)  
**To:** [CMTEDD.FOI](#)  
**Subject:** FW: Freedom of Information Request - Building Approvals [SEC=UNOFFICIAL]  
**Date:** Thursday, 3 May 2018 4:16:56 PM  
**Attachments:** [image001.png](#)

---

Hi CMTEDDFOI

I believe this request should have been addressed to you, do you accept a transfer?

Thank you  
Justin

**Justin Benn**

**Governance, Compliance and Legal**

Phone: +61 2 62054740 | Email: [justin.benn@act.gov.au](mailto:justin.benn@act.gov.au)

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

[www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

This email, and any attachments, may contain confidential information. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

---

**From:** [REDACTED]  
**Sent:** Thursday, 3 May 2018 7:20 AM  
**To:** EPSDFOI <[EPSDFOI@act.gov.au](mailto:EPSDFOI@act.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** RE: Freedom of Information Request - Building Approvals

Dear Sir/Madam,

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

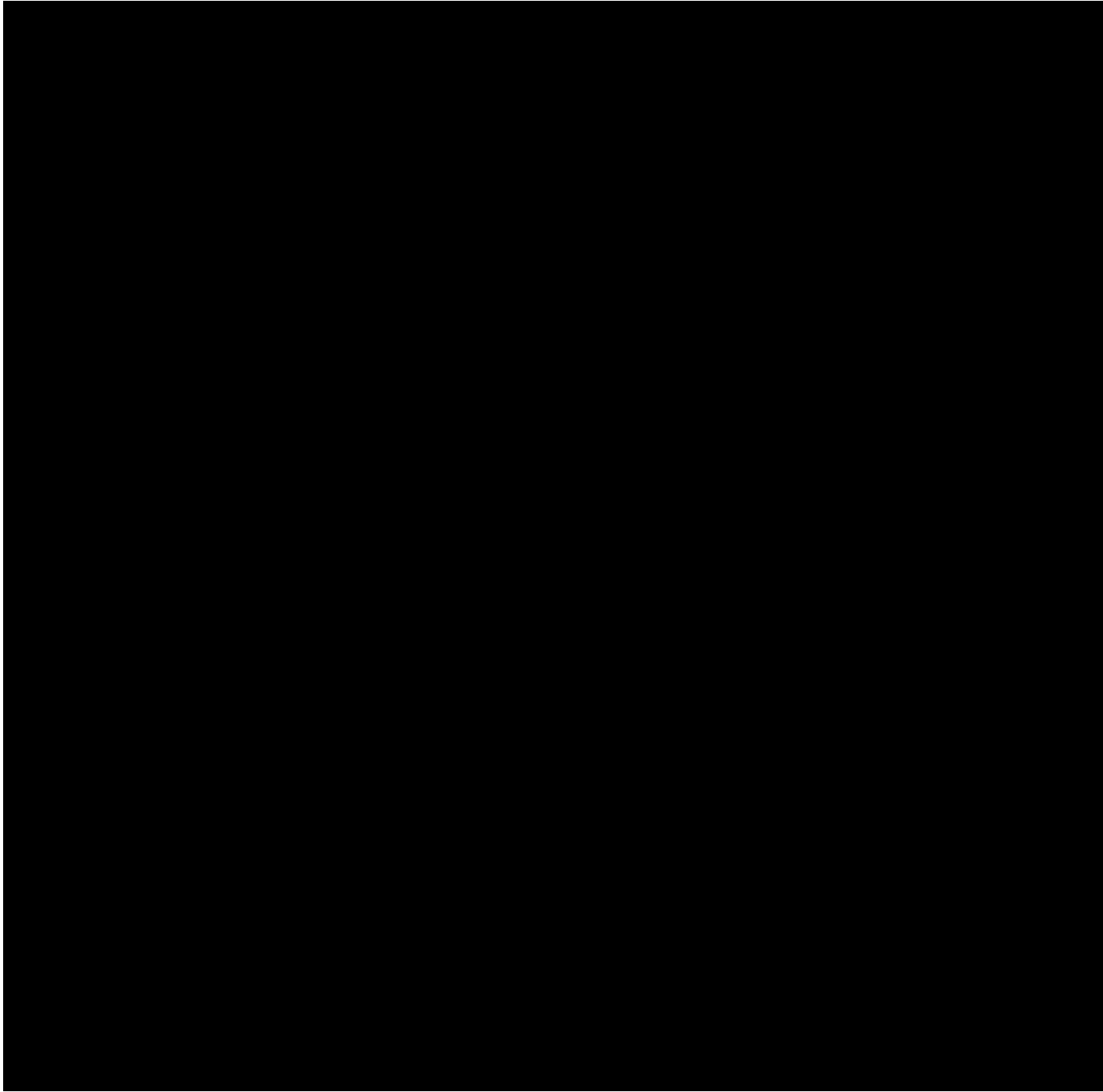
- 1) Any Building Approval issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16<sup>th</sup> December 2016.
- 2) Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16<sup>th</sup> December 2016.
- 3) Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip issued on or after 16<sup>th</sup> December 2016.

In relation to s7 of the *Freedom of Information Act 2016*, [REDACTED] considers that factors favouring the disclosure of the information include:

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

removal of soil and potentially toxic sewerage works, may reveal environmental or health risks or measures relating to public health and safety.

Contact details to respond to this request are:






**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI 2018-0106



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 3 May 2018, in which you sought access to:

- 1) Any Building Approval issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16 December 2016.
- 2) Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16 December 2016.
- 3) Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip issued on or after 16 December 2016.

### **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 1 June 2018.

### **Decision on access**

Searches were completed for relevant documents and 17 documents were identified that fall within the scope of your request.

I have decided to grant partial access to all 17 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;
- the *Human Rights Act 2014*.

### **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)

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

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

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

Having considered the factors identified as relevant in this matter, I consider that release of information contained in these documents may contribute to informing the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community by allowing you to have a complete record of the interactions between the builder and certifier of the project and the ACT Government and the steps taken to ensure legislative compliance.

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 individuals 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 and mobile phone numbers) could prejudice their right to privacy under the *Human Rights Act 2004*.

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

I have identified that folios 1-2, 4-5, 8, 10, 13, 16, 19, 21, 24-25, 27-28, 33, 35, 37-38 and 40-41 of the documents within the scope of your request 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 June 2018. Your personal contact details will not be published.

You may view CMTEDD disclosure log at:

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

### **Ombudsman Review**

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

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

The ACT Ombudsman  
GPO Box 442  
CANBERRA ACT 2601  
Via email: [ombudsman@ombudsman.gov.au](mailto:ombudsman@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

31 May 2018



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
	1) Any Building Approval issued under the Building Act 2004 in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16 December 2016. 2) Any Building Commencement Notice issued under the Building Act 2004 in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip, issued on or after 16 December 2016. 3) Any other decisions, approvals or notices issued under the Building Act 2004 in relation to Block 7, 8, 9 or 10 of Section 24 in Phillip issued on or after 16 December 2016.	2018-0106

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-3	Appointment of a Certifier – Application for Building Approval	02-Nov-2017	Partial release	Sch 2 s2.2 (a)(ii) Sch 2 s2.2 (a)(xi)	Yes
2	4-6	Appointment of Builder & Application for Commencement Notice	02-Nov-2017	Partial release	Sch 2 s2.2 (a)(ii)	Yes
3	7-9	Letter	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(ii)	Yes
4	10-12	Application for Building Commencement Notice	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
5	13-15	Appointment of a Certifier and Application for Building Approval	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
6	16-18	Appointment of a Certifier and Application for Building Approval	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
7	19-21	Application for Building Commencement Notice	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
8	22-23	Building Approval	09-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
9	24	Building Approval Fees and Levies Tax Invoice	10-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
10	25-26	Building Commencement Notice	10-Nov-2017	Partial release	Sch 2 s2.2 (a)(xi)	Yes
11	27-29	Appointment of Builder and Application for Commencement Notice	13-Mar-2018	Partial release	Sch 2 s2.2 (a)(ii)	Yes



12	30-31	Building Approval	13-Mar-2018	Partial release	Sch 2 s2.2 (a)(xi)	Yes
13	32-34	Letter	13-Mar-2018	Partial release	Sch 2 s2.2 (a)(ii)	Yes
14	35-36	Application for Building Commencement Notice	13-Mar-2018	Partial release	Sch 2 s2.2 (a)(xi)	Yes
15	37-39	Appointment of a Certifier – Application for Building Approval	13-Mar-2018	Partial release	Sch 2 s2.2 (a)(ii) Sch 2 s2.2 (a)(xi)	Yes
16	40	Building Approval Fees and Levies Tax Invoice	14-Mar-2018	Partial release	Sch 2 s2.2 (a)(xi)	Yes
17	41-42	Building Commencement Notice	14-Mar-2018	Partial release	Sch 2 s2.2 (a)(xi)	Yes

**Total No  
of Docs**



# 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)
1					Sch 2 s2(a)(xi)
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 2

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.

**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 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

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** **Sch 2 s2(a)(ii) OWNER/S**

1st Owner's Signature	<input type="text"/>	Date	<input type="text" value="2/11/17"/>
2nd Owner's Signature	<input type="text"/>	Date	<input type="text" value="2/11/17"/>
3rd Owner's Signature	<input type="text"/>	Date	<input type="text"/>
4th Owner's Signature	<input type="text"/>	Date	<input type="text"/>

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.

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 2015*
- ▶ 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 storey's 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.

#### Privacy Notice

The personal information on this form is provided to Access Canberra 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 Access Canberra 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. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

#### CONTACT INFORMATION

##### Email:

ACTPLAdevelopmentBA@act.gov.au

##### Post:

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

##### In Person:

Please visit  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
Or call **132281** to find an  
Access Canberra Shopfront.



# 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	<input type="text" value="8"/>	Section	<input type="text" value="24"/>	Suburb	<input type="text" value="Phillip"/>	Unit No.	<input type="text" value="-"/>
Street Address	<input type="text" value="11 Irving Street"/>						
Certifier Name	<input type="text" value="BCA Certifiers Australia Pty Ltd - 200714"/>						

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

1
2
3.
4

## 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	<input type="text" value="Yamba Resi D Pty Ltd (ACN 160 814 193) &amp; Yamba Resi G Pty Ltd (ACN 160 811 334)"/>
-----------------	--

Owner 1	<input type="text" value="Sch 2 s2(a)(ii)"/>	Owner 2	<input type="text" value="Sch 2 s2(a)(ii)"/>
Owner 3	<input type="text"/>	Owner 4	<input type="text"/>

Postal Address	<input type="text" value="c/- Amalgamated Property Group - PO Box 5090"/>
----------------	---

Suburb	<input type="text" value="KINGSTON"/>	State	<input type="text" value="ACT"/>	Postcode	<input type="text" value="2604"/>
--------	---------------------------------------	-------	----------------------------------	----------	-----------------------------------

Phone Number Business Hours	<input type="text" value="02 6162 8888"/>	Mobile	<input type="text" value="-"/>
-----------------------------	---	--------	--------------------------------

EMAIL ADDRESS	<input type="text" value="Sch 2 s2(a)(ii)@amalgamatedpropertygroup.com.au"/>
---------------	--

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

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 Milin Builders Pty Ltd

Licence Number 20101364 Class A Expiry Date 27/11/19

List any conditions or endorsements on licence

EMAIL ADDRESS Sch 2 s2(a)(ii)@milin.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

Licence Number 19936299 Class A Expiry Date 17/8/20

Signature of Nominee Date 27/9/17

Sch 2 s2(a)(ii)

PART E

OWNER SIGNATURE/S— all owners must sign this form

Owner 1 Signature Sch 2 s2(a)(ii) DATE: 2/11/17
Owner 2 Signature Sch 2 s2(a)(ii) DATE: 2/11/17
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 Sch 2 s2(a)(ii) Date 2/11/17

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 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.

**Privacy Notice**

The personal information on this form is provided to Access Canberra 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 Access Canberra 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. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**CONTACT INFORMATION**

**Email:**

ACTPLAdevelopmentBA@act.gov.au

**Post:**

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

**In Person:**

Please visit  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
Or call **132281** to find an  
Access Canberra Shopfront.

AC160114SewerRelocation  
09 November, 2017

Yamba Resi D Pty Ltd & Yamba Resi G Pty Ltd  
PO Box 5090  
KINGSTON ACT 2604

Dear Sir,

**Re: Phillip Block 8 Section 24 Relocation of Redundant Sewer Main and Associated Works**

**Address:** Irving Street  
PHILLIP ACT 2606

**Owner:** Yamba Resi D Pty Ltd & Yamba Resi G Pty Ltd

**Description:** Removal of the redundant sewer main and associated works, including piling and shoring works.

**Building Classification:** N/a

Attached are the approved plans for your project at the above address. A copy has been forwarded to the Construction Occupations Registrar in accordance with sub-section 28 (6) of the *Building Act 2004*.

Upon completion of the project, certificates as per Schedule A must be submitted in support of an application for a Certificate of Occupancy or Use.

The plans registered by BCA Certifiers Australia Pty Ltd as No. AC160114 have been assessed and approved subject to compliance with the Deemed-to-Satisfy Provisions of the *Building Code of Australia*.

This approval is subject to the following conditions.

**Approval Period**

1. Providing the development has commenced within 2 years of the Environment, Planning and Sustainable Development Directorate approval being granted, that is, 24

**CANBERRA**

Unit 3, 2-6 Shea Street  
Phillip ACT 2606  
T (02) 6285 1199  
F (02) 6285 2795  
E mail@bcacertifiers.com.au

**BRISBANE**

Unit 12, 58 High Street  
PO Box 1703  
Toowong QLD 4066  
T (07) 3365 0401  
F (07) 3365 0498  
E info@bcacertifiers.com.au

**NEWCASTLE**

Level 1, 215-217 Pacific Hwy  
PO Box 197  
Charlestown NSW 2209  
T (02) 4943 1755  
F (02) 4943 3845  
E admin@bcacertifiers.com.au

BCA Certifiers (Aust) Pty Ltd  
COLA Lic # 200714  
ACN 119 755 734  
ABN 58 119 755 734



February 2017. This building approval is valid until the end of the earliest of the following:

- 3 years from the date of this letter; or
- The development period applying to the building work as set out in the attached Notice of Decision.

**Public Safety**

1. Ensure adequate public safety is provided at all times. Protection shall be provided to public spaces and footpaths from debris, dropped materials, equipment storage or any other activity associated with construction work on the site.
2. Hoisting of building materials or equipment over areas used by the public is not permitted without the prior consent of the relevant Authority.
3. All materials and equipment are to be kept to the leased area. Any proposal to use unleased Territory land is to be lodged with ACT Planning & Land Authority (ACTPLA) and include a site plan with proposed safety measures. A license agreement for the use of unleased Territory land must be in place prior to the event and must be continuous for the life of the project.

**Note:**

Inspections, as per Schedule B are required.

If you have any enquires I can be contacted on 6285 1199.

Yours faithfully,

**Sch 2 s2(a)(ii)**

Ian C Anlezark  
 Principal Building Surveyor  
 BCA Certifiers Australia Pty Ltd – Lic. No: 200714

**CANBERRA**

Unit 3, 2-6 Shea Street  
 Phillip ACT 2606  
 T (02) 6285 1199  
 F (02) 6285 2795  
 E mail@bcacertifiers.com.au

**BRISBANE**

Unit 12, 58 High Street  
 PO Box 1703  
 Toowong QLD 4066  
 T (07) 3365 0401  
 F (07) 3365 0498  
 E info@bcacertifiers.com.au

**NEWCASTLE**

Level 1, 215-217 Pacific Hwy  
 PO Box 197  
 Charlestown NSW 2209  
 T (02) 4943 1755  
 F (02) 4943 3845  
 E admin@bcacertifiers.com.au

BCA Certifiers (Aust) Pty Ltd  
 COLA Lic # 200714  
 ACN 119 755 734  
 ABN 58 119 755 734

## Schedule A

### Certificates Required

1. Structural Engineers inspection reports and a Certification Certificate for the completed works

## Schedule B

### Inspections

The builder is to notify BCA Certifiers upon reaching the inspection stage outlined below by telephoning 6285 1199.

The stage is:

- A final on completion.

#### CANBERRA

Unit 3, 2-6 Shea Street  
Phillip ACT 2606  
T (02) 6285 1199  
F (02) 6285 2795  
E mail@bcacertifiers.com.au

#### BRISBANE

Unit 12, 58 High Street  
PO Box 1703  
Toowong QLD 4066  
T (07) 3365 0401  
F (07) 3365 0498  
E info@bcacertifiers.com.au

#### NEWCASTLE

Level 1, 215-217 Pacific Hwy  
PO Box 197  
Charlestown NSW 2209  
T (02) 4943 1755  
F (02) 4943 3845  
E admin@bcacertifiers.com.au

BCA Certifiers (Aust) Pty Ltd  
COLA Lic # 200714  
ACN 119 755 734  
ABN 58 119 755 734



Building Act 2004, S151

## Application for Building Commencement Notice

Project ID: B20174705

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: 9/11/2017

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

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

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	Other	SEE DESCRIPTION	Relocation of redundant sewer main and associated site works	NA	0	0.00	Sch 2 s2(a)(xi)

Insurance provider:

Policy number:

Issue date: 9/11/2017

### PART B - BUILDERS DETAILS

License holder's name: MILIN BUILDERS PTY LTD

License number: 20101364

License Expiry Date: 27/11/2019

Business Address: PO Box 4362 KINGSTON ACT 2604

Phone Number: 0262603338

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: [REDACTED]

License number: 19936299

License Expiry Date: 17/08/2020

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

### PART C - OWNER/LESSEE DETAILS

Name	Address
Yamba Resi D Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA
Yamba Resi G Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, 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
Yamba Resi D Pty Ltd		
Yamba Resi G 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: \_\_\_\_\_ / /

NOTE: There are penalties for deliberately giving false and misleading information. Access Canberra or the 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: B20174705

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
	8	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

**PART B - OWNER DETAILS**

Name	Address	Email Address
Yamba Resi D Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA	
Yamba Resi G Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, 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
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

**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	Other	SEE DESCRIPTION	Relocation of redundant sewer main and associated site works	NA	0	0.00	Sch 2 s2(a)(xi)

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
Yamba Resi D Pty Ltd		
Yamba Resi G 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.

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

---





Building Act 2004, S151

## Appointment of a Certifier and Application for Building Approval

Project ID: B2018886

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
	10	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

### PART B - OWNER DETAILS

Name	Address	Email Address
Yamba Resi D Pty Ltd	C/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA	
Yamba Resi G Pty Ltd	C/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA	

### 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
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2018

### 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 (\$)
7a	New	CAR PARK	Basement Structure Only to and Including Level One Slab	A	2	22500.00	Sch 2 s2(a)(xi)

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
Yamba Resi D Pty Ltd		
Yamba Resi G 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.

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

---



Building Act 2004, S151

## Application for Building Commencement Notice

Project ID: B20174705

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: 9/11/2017

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

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

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	Other	SEE DESCRIPTION	Relocation of redundant sewer main and associated site works	NA	0	0.00	Sch 2 s2(a)(xi)

Insurance provider:

Policy number:

Issue date: 9/11/2017

### PART B - BUILDERS DETAILS

License holder's name: MILIN BUILDERS PTY LTD

License number: 20101364

License Expiry Date: 27/11/2019

Business Address: PO Box 4362 KINGSTON ACT 2604

Phone Number: 0262603338

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: [REDACTED]

License number: 19936299

License Expiry Date: 17/08/2020

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

### PART C - OWNER/LESSEE DETAILS

Name	Address
Yamba Resi D Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA
Yamba Resi G Pty Ltd	c/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, 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
Yamba Resi D Pty Ltd		
Yamba Resi G 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: \_\_\_\_\_ / /

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



Building Act 2004, S151  
**Building Approval**

Project ID: B20174705

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	24	PHILLIP	WODEN VALLEY	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	Other	SEE DESCRIPTION	Relocation of redundant sewer main and associated site works	NA	0	0.00	Sch 2 s2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201630442	Merit -

**PART C - CERTIFIERS DECLARATION**

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

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

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

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

Date Issued : 9/11/2017

**NOTES**

Utilities

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

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

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

## **Utilities – Demolition Only**

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

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

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

## **Asbestos Advice**

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

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

---





# Building Approval Fees and Levies Tax Invoice

TO THE PAYEE

**Access Canberra Building Services**

c/o Yamba Resi D Pty Ltd

c/- Amalgamated Property Group, PO Box 5090,

Kingston ACT 2604

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:10/11/2017 Time:10:51:17 AM

Invoice Number: **3100444532**

Block - Section - Division - District	Building Levy	Training Levy	Fees Paid	Total
8 - 24 - PHILLIP - WODEN VALLEY Ref # - AC160114	Sch 2 s2(a)(xi)			
<b>Total</b>				

No GST applies to these fees and levies.

PAYMENT REQUIRED WITHIN 14 DAYS OF INVOICE ISSUE DATE

## Payment Options



**Billers Code: 584508**  
**Ref: 3100444532**

### Telephone & Internet Banking – BPAY®

Call your bank, credit union or building society to make this payment from your cheque, savings or credit card account. More info: [www.bpay.com.au](http://www.bpay.com.au)



### Internet

Visit [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) and search "Building Approvals and Payments" and then follow links to pay by credit card (MasterCard or Visa)



### Phone

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



### In Person

Access Canberra Building Services Shopfront Only: 8.30am – 4.30pm Mon – Fri . Cash, Cheque, EFTPOS, Credit card (Mastercard and Visa). CashLink Code – 34 0075



Building Act 2004, S151

## Building Commencement Notice

Project ID: B20174705

### PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

#### Certifier's Details

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

Building approval issue date: 9/11/2017

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
10b	Other	SEE DESCRIPTION	Relocation of redundant sewer main and associated site works	NA	0.00	Sch 2 s2(a)(xi)

### PART B - BUILDERS DETAILS

License holder's name: MILIN BUILDERS PTY LTD

License number: 20101364

License Expiry Date: 27/11/2019

Business Address: PO Box 4362 KINGSTON ACT 2604

Phone Number: 0262603338

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

Nominee's name: [REDACTED]

License number: 19936299

License Expiry Date: 17/08/2020

### PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 10/11/2017

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

**Declaration:**

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

**PLEASE NOTE:**

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

This building commencement notice will end if-

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

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



# 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	10	Section	24	Suburb	PHILLIP	Unit No.	
Street Address	IRVING STREET						
Certifier Name	BCA Certifiers Australia Pty Ltd - 200714						

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

1	BASEMENT STRUCTURE UP TO AND INCLUDING LEVEL 1 SLAB
2	
3	
4	

**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 Yamba Resi D Pty Ltd (ACN 160 814 193) &  
Yamba Resi G Pty Ltd (ACN 160 811 334)

Owner 1 Sch 2 s2(a)(ii) Owner 2 Sch 2 s2(a)(ii)  
 Owner 3 \_\_\_\_\_ Owner 4 \_\_\_\_\_

Postal Address C/- AMALGAMATED PROPERTY GROUP - PO BOX 5090

Suburb KINGSTON State ACT Postcode 2604

Phone Number Business Hours 02 6162 8888 Mobile

EMAIL ADDRESS Sch 2 s2(a)(ii)@AMALGAMATEDPROPERTYGROUP.COM.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

Licence Number  Class  Expiry Date

List any conditions or endorsements on licence

EMAIL ADDRESS

**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

Licence Number  Class  Expiry Date

Signature of Nominee  Date

**PART E OWNER SIGNATURES**  Sign this form

Owner 1  Signature  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  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.

**Privacy Notice**

The personal information on this form is provided to Access Canberra 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 Access Canberra 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. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

**CONTACT INFORMATION**

**Email:**

ACTPLAdevelopmentBA@act.gov.au

**Post:**

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

**In Person:**

Please visit  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
Or call **132281** to find an  
Access Canberra Shopfront.



Building Act 2004, S151  
**Building Approval**

Project ID: B2018886

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	10	24	PHILLIP	WODEN VALLEY	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 (\$)
7a	New	CAR PARK	Basement Structure Only to and Including Level One Slab	A	2	22500.00	Sch 2 s2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201630552	Merit -

**PART C - CERTIFIERS DECLARATION**

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

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

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

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

Date Issued : 13/03/2018

**NOTES**

Utilities

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

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

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

## **Utilities – Demolition Only**

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

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

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

## **Asbestos Advice**

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

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

---



AC160114Basement Structure  
13 March 2018

Yamba Resi D Pty Ltd & Yamba Resi G Pty Ltd  
PO Box 5090  
KINGSTON ACT 2604

Dear Sir,

**Re: Phillip Block 10 Section 24 Basement Structure to and including Level 1 Slab**

**Address:** Irving Street  
PHILLIP ACT 2606

**Owner:** Yamba Resi D Pty Ltd & Yamba Resi G Pty Ltd

**Description:** Basement Structure to and including Level 1 Slab.

**Building Classification:** 7a Car Park

Attached are the approved plans for your project at the above address. A copy has been forwarded to the Construction Occupations Registrar in accordance with sub-section 28 (6) of the *Building Act 2004*.

Upon completion of the project, certificates as per Schedule A must be submitted in support of an application for a Certificate of Occupancy or Use.

The plans registered by BCA Certifiers Australia Pty Ltd as No. AC160114 have been assessed and approved subject to compliance with the Deemed-to-Satisfy Provisions of the *Building Code of Australia*.

This approval is subject to the following conditions.

#### **Approval Period**

1. Providing the development has commenced within 2 years of the Environment, Planning and Sustainable Development Directorate approval being granted, that is, 24 February 2017 this building approval is valid until the end of the earliest of the following:
  - 3 years from the date of this letter; or
  - The development period applying to the building work as set out in the attached Notice of Decision.

**Public Safety**

1. Ensure adequate public safety is provided at all times. Protection shall be provided to public spaces and footpaths from debris, dropped materials, equipment storage or any other activity associated with construction work on the site.
2. Hoisting of building materials or equipment over areas used by the public is not permitted without the prior consent of the relevant Authority.
3. All materials and equipment are to be kept to the leased area. Any proposal to use unleased Territory land is to be lodged with ACT Planning & Land Authority (ACTPLA) and include a site plan with proposed safety measures. A license agreement for the use of unleased Territory land must be in place prior to the event and must be continuous for the life of the project.

**Note:**

Inspections, as per Schedule B are required.

If you have any enquires I can be contacted on 6285 1199.

Yours faithfully,

**Sch 2 s2(a)(ii)**

Ian C Anlezark  
Principal Building Surveyor  
BCA Certifiers Australia Pty Ltd – Lic. No: 200714

## **Schedule A**

### **Certificates Required**

1. Structural Engineers inspection reports and a Certification Certificate for the completed works.

## **Schedule B**

### **Inspections**

The builder is to notify BCA Certifiers upon reaching the inspection stage outlined below by telephoning 6285 1199.

The stage is:

- Reinforced Concrete elements prior to placement of concrete. The Structural Engineer is to provide an inspection report to BCA Certifiers prior to work proceeding on that element.
- A final on completion.



Building Act 2004, S151

## Application for Building Commencement Notice

Project ID: B2018886

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: 13/03/2018

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	10	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

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

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 (\$)
7a	New	CAR PARK	Basement Structure Only to and Including Level One Slab	A	2	22500.00	Sch 2 s2(a)(xi)

Insurance provider:

Policy number:

Issue date: 13/03/2018

### PART B - BUILDERS DETAILS

License holder's name: MILIN BUILDERS PTY LTD

License number: 20101364

License Expiry Date: 27/11/2019

Business Address: PO Box 4362 KINGSTON ACT 2604

Phone Number: 0262603338

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: XXXXXXXXXX

License number: 19936299

License Expiry Date: 17/08/2020

Nominee's signature  
(if different to above):

/ /

### PART C - OWNER/LESSEE DETAILS

Name	Address
Yamba Resi D Pty Ltd	C/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, AUSTRALIA
Yamba Resi G Pty Ltd	C/- Amalgamated Property Group, PO Box 5090, Kingston ACT 2604, 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
Yamba Resi D Pty Ltd		
Yamba Resi G 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:

/ /

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



# 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> BASEMENT STRUCTURE ONLY TO AND INCLUDING LEVEL ONE SLAB	7a	A	22500	2	Sch 2 s2(a)(xi)
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: DA Required

## 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 2

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.

## PART B continued

## OWNER/S DETAILS – Please Print

Postal Address	C/- AMALGAMATED PROPERTY GROUP - PO BOX 5090		
Suburb	KINGSTON	State	ACT
		Postcode	2604
Phone Number Business Hours	02 6162 8888	Mobile	
EMAIL ADDRESS	Sch 2 s2(a) AMALGAMATEDPROPERTYGROUP.COM.AU		

## 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	BCA Certifiers Australia - 200714		
Name of Certifier		ABN/ ACN	58 119 755 734
Postal Address	Unit 3, 2-6 Shea Street		
Suburb	PHILLIP	State	ACT
		Postcode	2606
Phone Number Business Hours	6285 1199	Mobile	
EMAIL ADDRESS	mail@bcacertifiers.com.au		

## 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

Sch 2 s2(a)(ii) OWNER/S

1st Owner's Sign		Date	13/02/18
2nd Owner's Sign		Date	13/02/18
3rd Owner's Signature		Date	
4th Owner's Signature		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.

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 2015*
- ▶ 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 storey's 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.

#### Privacy Notice

The personal information on this form is provided to Access Canberra 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 Access Canberra 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. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

#### CONTACT INFORMATION

##### Email:

ACTPLAdevelopmentBA@act.gov.au

##### Post:

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

##### In Person:

Please visit  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
Or call **132281** to find an  
Access Canberra Shopfront.





# Building Approval Fees and Levies Tax Invoice

TO THE PAYEE

**Access Canberra Building Services**

c/o Yamba Resi D Pty Ltd

C/- Amalgamated Property Group, PO Box 5090,  
Kingston ACT 2604

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:14/03/2018 Time:1:29:30 PM

**Invoice Number: 3100463029**

Block - Section - Division - District	Building Levy	Training Levy	Fees Paid	Total
10 - 24 - PHILLIP - WODEN VALLEY Ref # - AC160114				
<b>Total</b>	<b>Sch 2 s2(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: 3100463029**

### Telephone & Internet Banking – BPAY®

Call your bank, credit union or building society to make this payment from your cheque, savings or credit card account. More info: [www.bpay.com.au](http://www.bpay.com.au)



### Internet

Visit [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) and search "Building Approvals and Payments" and then follow links to pay by credit card (MasterCard or Visa)



### Phone

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



### In Person

Access Canberra Building Services Shopfront Only: 8.30am – 4.30pm Mon – Fri . Cash, Cheque, EFTPOS, Credit card (Mastercard and Visa). CashLink Code – 34 0075



Building Act 2004, S151

## Building Commencement Notice

Project ID: B2018886

### PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	10	24	WODEN VALLEY	PHILLIP	Australian Capital Territory

#### Certifier's Details

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

Building approval issue date: 13/03/2018

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Basement Structure Only to and Including Level One Slab	A	22500.00	Sch 2 s2(a)(xi)

### PART B - BUILDERS DETAILS

License holder's name: MILIN BUILDERS PTY LTD

License number: 20101364

License Expiry Date: 27/11/2019

Business Address: PO Box 4362 KINGSTON ACT 2604

Phone Number: 0262603338

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

Nominee's name: [REDACTED]

License number: 19936299

License Expiry Date: 17/08/2020

### PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 14/03/2018

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

**Declaration:**

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

**PLEASE NOTE:**

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

This building commencement notice will end if-

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

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