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 2021-007

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	Waived
6. Processing time (in working days)	35
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: FOI - Partial Transfer: Obtaining approved building plans and 1N approval plans [redacted]
Date: Monday, 18 January 2021 11:51:28 AM
Attachments: image001.png

UNOFFICIAL

Good morning

Please see the below request as the information is held by Access Canberra (building approval plans [redacted]).

Please confirm if the partial transfer is accepted.

Kind Regards

Angelina Aloisi | Freedom of Information and Records Officer
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6207 7912 | Email: Angelina.Aloisi@act.gov.au
Level 5, 480 Northbourne Ave Dickson | GPO Box 158 Canberra ACT 2601|
www.environment.act.gov.au | www.planning.act.gov.au

Please consider the environment before printing this email

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: Sunday, 17 January 2021 9:29 PM
To: EPSDFOI <EPSDFOI@act.gov.au>
Cc: Arugay, Fred <Fred.Arugay@act.gov.au>; [redacted]; Davis, Matt <Matt.Davis@act.gov.au>
Subject: FW: Obtaining approved building plans and 1N approval plans / personal enquiry / [redacted]

UNOFFICIAL

Hi EPDFOI

I would like to have released the information as indicated below in email to Fred Arugay for building approval plans and 1N exemption approval plans for [redacted]. I am making this enquiry as a member of the public and to remove any doubt not in my official work capacity.

I can be contacted on [redacted].

Regards

[redacted]

From: Arugay, Fred <Fred.Arugay@act.gov.au>
Sent: Thursday, 14 January 2021 9:26 AM
To: [redacted]
Cc: Davis, Matt <Matt.Davis@act.gov.au>; [redacted]
Subject: RE: Obtaining approved building plans and 1N approval plans / personal enquiry / [redacted]

UNOFFICIAL

Hi [redacted],

Thank you for your enquiry. Please send your enquiry to EPDFOI@act.gov.au

I am not sure on the fees as I believe it is based on time required to complete the request but the team can contact you on this.

I would like to know the fees for requesting this information and would like advice as soon as possible.

Thanks and regards

[redacted]

Kind Regards

Fred Arugay | Director | Customer Coordination
Phone 02 6207 1797
Access Canberra | **ACT Government**
GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



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

From: [redacted]
Sent: Friday, 8 January 2021 12:15 PM
To: Arugay, Fred <Fred.Arugay@act.gov.au>

Cc: Davis, Matt <Matt.Davis@act.gov.au>; [redacted]
Subject: Obtaining approved building plans and 1N approval plans / personal enquiry / [redacted]

UNOFFICIAL

Hi Fred

I am enquiring about accessing plans that received building approval on [redacted]. I was advised by Matt Davis in planning delivery on 7 January 2020, that I would be able to access these plans because they had received building approval.

While I work in [redacted] I am enquiring about his matter as a member of the public [redacted] not any work or official capacity. I am continuing to have discussions with Matt about Rule R33 of the single dwelling housing development code because this rule does not seem to have been considered as a part of the 1N exemption that was granted for the double garage that is proposed to be located 180mm off the southern side boundary.

Matt also advised that to get the plans that were considered for the 1N exemption that I would need to lodge a Freedom of Information Act enquiry. Could you please advise me of the best way to apply for the plans via an FOI and the applicable fees.

Your assistance with this matter would be appreciated and I can be contacted on my private mobile on [redacted].

Thanks and regards

[redacted]

ACT Government
Chief Minister, Treasury and Economic Development

Our ref: CMTEDDFOI 2021-007

[redacted]

via email: [redacted]

Dear [redacted]

FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 18 January 2021, in which you sought access to the building approval plans for [redacted]

Authority

I am an Information Officer appointed by the Director-General 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 16 February however, following on from third party consultations, the due date is now 10 March 2021.

Decision on access

Searches were completed for relevant documents and 12 documents were identified that fall within the scope of your request.

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.

I have decided to grant partial access to all documents relevant to your request.

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 decisions is below.

Statement of Reasons

In reaching my access decisions, 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 2004*.

Exemption claimed

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

Public Interest

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

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

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

Factors favouring disclosure in the public interest:

(a) disclosure of the information could reasonably be expected to do any of the following:

> *(xiii) contribute to the administration of justice generally, including procedural fairness.*

Having considered the factors identified as relevant in this matter, I consider that release of the information contained in the document may contribute to procedural fairness by allowing you to have a copy of the documents that fall within the scope of your request.

Factors favouring nondisclosure in the public interest:

(a) disclosure of the information could reasonably be expected to do any of the following:

> *(ii) Prejudice the protection of an individual's right to privacy or other rights under the Human Rights Act 2004;*

Taking into account the submissions put to me by the relevant third parties as part of the consultation undertaken in accordance with section 38 of the Act and having reviewed the documents, I consider that the protection of an individual's right to privacy, especially in the course of dealings with the ACT Government is a significant factor as the parties involved have provided their personal information for the purposes of working with the ACT Government. This, in my opinion, outweighs the benefit which may be derived from releasing the personal information of the individual's involved in this matter.

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 (descriptions of internal areas in floor plans, addresses, email addresses,

signatures, identifying details and names of individuals not employed by the ACT Public Service) 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 that 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.

Access to documents

Pursuant to section 38(6) of the Act, I am required to defer access to all the identified documents which release was objected to by third parties. These third parties may apply for review of my release decision within 20 working days after my decision, or a longer period allowed by the Ombudsman. I will write to you to advise when access is no longer deferred.

Charges

Pursuant to *Freedom of Information (Fees) Determination 2018* processing charges are applicable for this request because the total number of pages to be released to you exceeds the charging threshold of 50 pages. However, the charges have been waived in accordance with section 107(2)(b) of the Act.

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 three working days after the date of my decision. Your personal contact details will not be published.

You may view CMTEDD disclosure log at https://www.cmtedd.act.gov.au/functions/foi.

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.

We recommend using this form *Applying for an Ombudsman Review* to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

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

ACT Civil and Administrative Tribunal
Level 4, 1 Moore St
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
http://www.acat.act.gov.au/

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

Yours sincerely



Philip Dachs
Information Officer
Information Access Team
Chief Minister, Treasury and Economic Development Directorate

10 March 2021

ACT Government
Chief Minister, Treasury and Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
Building approval plans for [redacted]	CMTEDDFOI 2021-007

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-3	Appointment of a Certifier	8 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
2	4-6	Appointment of Builder & Application for Commencement Notice	8 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
3	7	Form 7B – Summary of written information for building certifier	8 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
4	8-9	Building Approval – Project ID [redacted]	22 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
5	10-12	Application for Building Commencement Notice	22 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
6	13-14	Building Commencement Notice	22 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
7	15-17	Appointment of a Certifier and Application for Building Approval	Undated	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
8	18-46	Assessment Document Summary – with attached documents	Various	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
9	47-51	Building Approval	Undated	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
10	52-59	Minimum documentation requirements for building approval lodgement	22 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
11	60-61	Site Work Notice	22 Dec 2020	Partial Release	Sch 2 s2.2 (a)(ii)	Yes
12	62-75	Building Plans	Undated	Partial Release	Sch 2 s2.2 (a)(ii)	Yes

Total No of Docs
12

ACT Government

Access Canberra.

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

[redacted]

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 (m²)	Number of Storeys	Cost of Works (refer to building cost guide)
1. Demolition of existing pergola and carport	10a	N/A	30	1	Sch 2.2(a)(ii)
2. Additions & Internal Alterations	1a	N/A	40.59	1	
3. Garage	10a	N/A	37.35	1	
4. Alfresco	10a	N/A	27.47	1	
5. Portico	10a	N/A	3.61	1	

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

Is all work exempt from development approval?

☐YES Attach assessment for exempt development checklist (if applicable)

☑NO Provide reason/s or description of work: _____

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 OWNERS DETAILS – Please Print

All owners **must** be listed

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

Company Details

ACN/ABN Number

Owner 1 Sch 2.2(a)(ii)

Owner 2

Owner 3

Owner 4

PART B continued OWNERS DETAILS – Please Print

Postal Address Sch 2.2(a)(ii)

Suburb Sch 2.2(a)(ii) **State** Sch 2.2(a)(ii) **Postcode** Sch 2.2(a)(ii)

Phone Number Business Hours Sch 2.2(a)(ii) **Mobile** Sch 2.2(a)(ii)

Approved form AF2016- 80 approved by David Middlemiss, Construction Occupations Deputy Registrar on 10 August 2016 under section 151 of the *Building Act 2004* and revokes AF2014- 68 and AF2016-80

EMAIL ADDRESS	Sch 2.2(a)(ii)

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	Select Structures Pty Ltd		
Name of Certifier	Livij Krevatin	ABN/ ACN	60110603860
Postal Address	Unit 1 / 16 Geelong Street		
Suburb	Fyshwick	State ACT	Postcode 2609
Phone Number Business Hours	51003905	Mobile	Sch 2.2(a)(ii)
EMAIL ADDRESS	info@selectstructures.com.au		

PART D APPLICATION FOR BUILDING APPROVAL

I/we the owners 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	Sch 2.2(a)(ii)	Date	8/12/20
2nd Owners Signature		Date	
3rd Owners Signature		Date	
4th Owners 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 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 the 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 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.act.gov.au/accessCBR

CONTACT INFORMATION

Email:
ACTPLAedevelopmentBA@act.gov.au

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

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

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**

[redacted]

Certifiers Name Select Structures Pty Ltd – Livij Krevatin

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

1. Demolition Demolition of existing pergola and carport
2. Additions Additions & Internal Alterations
3. Additions Garage
4. Additions Alfresco
5. Other Portico

PART B **OWNERS DETAILS – Please Print**

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

Company Details

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

Owner 3 **Owner 4**

Postal Address Sch 2.2(a)(ii)

Suburb Sch 2.2(a)(ii) **State** Sch 2.2(a)(ii) **Postcode** Sch 2.2(a)(ii)

Phone Number Business Hours Sch 2.2(a)(ii) **Mobile** Sch 2.2(a)(ii)

EMAIL ADDRESS Sch 2.2(a)(ii)

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 Six Star Construction

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

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Licence Number 200316182 Class A Expiry Date 23/8/2023

List any conditions or endorsements on licence

EMAIL ADDRESS Sch 2.2(a)(ii)

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 Zekanyja Elmir

Licence Number 200316182 Class A Expiry Date 23/8/23

Signature of Nominee Sch 2.2(a)(ii) Date 8/12/2020

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

Owner 1	Sch 2.2(a)(ii)	Signature Sch 2.2(a)(ii)	DATE: 8/12/20
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 Sch 2.2(a)(ii) Date 8/12/2020

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.

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
Unauthorised version prepared by ACT Parliamentary Counsel's Office

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 (Generol) (Cost of Building Work) Determinotion 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 on 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 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.act.gov.au/accessCBR

CONTACT INFORMATION

Email:
ACTPLAedevlopmentBA@act.gov.au

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

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

ACT Government
Environment and Planning

Planning and Development Act 2007, S425

Form 7B - Summary of written information for building certifier – compliance with exemption criteria - Planning & Development Regulation - to be completed by the proponent and provided to the building certifier

What this form is for

You should complete this form (Form 7B) if you are proposing to:

- demolish a single residential dwelling (s1.100B); and
- construct a code compliant single residential dwelling on old residential land (s1.100 or s1.100A)

If you are proposing to do this type of development you are required under section 1.19, schedule 1, *Planning and Development Regulation 2008* to give written information about the proposal to each adjoining resident.

Process

1. Complete the form "Information for adjoining resident about proposed exempt development" (Form 7A) and if required attach a copy of the site plan and a copy of elevation plan. Give a copy of the completed form and plans to each adjoining resident. You can do this by placing in the letterbox, by-hand, by email etc.

2. Complete the details below. A copy of Form 7A including any attachments and this form (Form 7B) are required to be included in your application for building approval.

Information for building certifier – compliance with *Planning and Development Regulation 2008*

The information below is provided to demonstrate that s1.19, s1.100, s1.100A and s1.100B (as applicable), schedule 1, *Planning and Development Regulation 2008* has been complied with.

Proponent Name/s: Sch 2.2(a)(ii) [redacted]

Unit No.

Date 8/12/20

Date _____

The following adjoining residences have been provided with a copy of Form 7A and if required the site plan/s and elevation/s plans.

	Adjoining residences	*Method and date of delivery*			
	Street address - please print	Letterbox	In person	Other – please state	Date
1.	[redacted]	☐	☐	☐	
2.		☐	☐	☐	
3.		☐	☐	☐	
4.		☐	☐	☐	
5.		☐	☐	☐	
6.		☐	☐	☐	

If there is insufficient space please attach a separate sheet.

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 *Planning and Development Act 2007*. If all or some of the personal information is not collected EPD cannot process your application. The personal information you provide may be disclosed 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 3623*
Email: **epdcustomerservices@act.gov.au** Website: **www.environment@act.gov.au**

Approved form AF 2014 - 79 approved by Dorte Ekelund, Director-General, Environment and Planning Directorate on 29 August 2014 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF 2012-125
Unauthorised version prepared by ACT Parliamentary Counsel's Office

ACT Government

Building Act 2004, S151

Building Approval

Project ID:

PART A - PROJECT DETAILS

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 ($)
1a(l)	Additions	DA EXEMPT-RESIDENCE	Additions and Internal Alterations	NA	1	40.59	Sch 2.2(a)(ii)
10a	New	DA EXEMPT-GARAGE	Garage	NA	1	37.35	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Alfresco	NA	1	27.47	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Portico	NA	1	3.61	
10a	Demolition	DA EXEMPT-PERGOLA	Demolition of existing pergola and carport	NA	0	30.00	
10b	Other	DA EXEMPT-SEE DESCRIPTION	Water tank	NA	0	0.00	

The following work is exempt from development approval:

- Single residential and extensions in existing areas
- Garages, sheds, and gazebos

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
SELECT STRUCTURE PTY LTD	PO Box 1508 FYSHWICK ACT 2609	2010979	6/09/2022

Date Issued : 22/12/2020

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.

ACT Government

Building Act 2004, S151

Application for Building Commencement Notice

Project ID:

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: 22/12/2020

	Jurisdiction
	Australian Capital Territory

Full Name	Address	License Number	Expiry Date
SELECT STRUCTURE PTY LTD	PO Box 1508 FYSHWICK ACT 2609	2010979	6/09/2022

Description of work to which application for Commencement Notice relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works ($)
1a(I)	Additions	DA EXEMPT-RESIDENCE	Additions and Internal Alterations	NA	1	40.59	Sch 2.2(a)(ii)
10a	New	DA EXEMPT-GARAGE	Garage	NA	1	37.35	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Alfresco	NA	1	27.47	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Portico	NA	1	3.61	
10a	Demolition	DA EXEMPT-PERGOLA	Demolition of existing pergola and carport	NA	0	30.00	
10b	Other	DA EXEMPT-SEE DESCRIPTION	Water tank	NA	0	0.00	

Insurance provider: Sch 2.2(a)(ii)

Policy number:

Issue date:

PART B - BUILDERS DETAILS

License holder's name: ZAKARIYA ELMIR

License number: 200316182

License Expiry Date: 30/07/2023

Business Address: 60 BRUNSWICK STREET GRANVILLE ACT 2142

Phone Number: [redacted]

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: ZAKARIYA ELMIR

License number: 200316182

License Expiry Date: 30/07/2023

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

PART C - OWNER/LESSEE DETAILS

Name	Address
Sch 2.2(a)(ii)	Sch 2.2(a)(ii)

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
Sch 2.2(a)(ii)		

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.

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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.

ACT Government

Building Act 2004, S151

Building Commencement Notice

Project ID

PART A - PROJECT DETAILS

	Jurisdiction
	Australian Capital Territoty

Certifier's Details

Full Name	Address	License Number	Expiry Date
SELECT STRUCTURE PTY LTD	PO Box 1508 FYSHWICK ACT 2609	2010979	6/09/2022

Building approval issue date: 22/12/2020

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works ($)
1a(I)	Additions	DA EXEMPT-RESIDENCE	Additions and Internal Alterations	NA	40.59	Sch 2.2(a)(ii)
10a	New	DA EXEMPT-GARAGE	Garage	NA	37.35	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Alfresco	NA	27.47	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Portico	NA	3.61	
10a	Demolition	DA EXEMPT-PERGOLA	Demolition of existing pergola and carport	NA	30.00	
10b	Other	DA EXEMPT-SEE DESCRIPTION	Water tank	NA	0.00	

PART B - BUILDERS DETAILS

License holder's name: ZAKARIYA ELMIR

License number: 200316182

License Expiry Date: 30/07/2023

Business Address: 60 BRUNSWICK STREET GRANVILLE ACT 2142

Phone Number: 0262990211

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

Nominee's name: ZAKARIYA ELMIR

License number: 200316182

License Expiry Date: 30/07/2023

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 11/01/2021

Name of Certifier Issuing Notice: SELECT STRUCTURE 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

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ACT Government

Building Act 2004, S151

Appointment of a Certifier and Application for Building Approval

Project ID:

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

PART A - PROJECT DETAILS

Jurisdiction
Australian Capital Territory

PART B - OWNER DETAILS

Name	Address	Email Address
Sch 2.2(a)(ii)		

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
SELECT STRUCTURE PTY LTD	PO Box 1508 FYSHWICK ACT 2609	2010979	6/09/2022

PART D - APPLICATION FOR BUILDING APPROVAL

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

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works ($)
1a(I)	Additions	DA EXEMPT-RESIDENCE	Additions and Internal Alterations	NA	1	40.59	Sch 2.2(a)(ii)
10a	New	DA EXEMPT-GARAGE	Garage	NA	1	37.35	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Alfresco	NA	1	27.47	
10a	Other	DA EXEMPT-SEE DESCRIPTION	Portico	NA	1	3.61	
10a	Demolition	DA EXEMPT-PERGOLA	Demolition of existing pergola and carport	NA	0	30.00	
10b	Other	DA EXEMPT-SEE DESCRIPTION	Water tank	NA	0	0.00	

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

PART E - AUTHORITY TO ACCESS BUILDING FILE

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

PART F - OWNER/S SIGNATURE/S

Name	Signature	Date
Sch 2.2(a)(ii)		

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. be followed during the removal.

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selectSTRUCTURE
BUILDING CERTIFICATION

Assessment Document Summary

Project Details

Signature	Sch 2.2(a)(ii)	**Assessment Date**	22/12/2020	**Job No**	200250

Livij Krevatin Licence No. ACT 2010979

ACT Government

Access Canberra.

SITE WORK NOTICE

Building Act 2004, s151

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

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:

Owner 1		**Owner 2**	
Owner 3		**Owner 4**	

Date: 22/12/2020

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 or erecting a pergola

Building Certifier Details:

Surname	**Krevatin**	**First Name**	**Livij**
Company Name	**Select Structures Pty Ltd**		
Licence Number	**2010979**	**Contact Number**	Sch 2.2(a)(ii)
Postal Address	**Unit 1 / 16 Geelong Street**		
Suburb	**Fyshwick**	**State**	**ACT**
		Postcode	**2609**

Approved form AF2016-76 approved by David Middlemiss, Construction Occupations Deputy Registrar on 02 August 2016 under section 151 the Building Act 2004 and revokes AF2015-3

Unauthorised version prepared by ACT Parliamentary Counsel's Office

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:

Schedule 1, Part 1.2 General exemption criteria of the Planning and Development Regulation 2008 (17 July 2020);
Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Division 1.3.7 Exempt developments-other exemptions:
1.100 Compliant single dwellings—old residential land;
Single Dwelling Housing Development Code (13 Dec 2019).

Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Section 1.101 – Buildings and structures-demolition (Class 10, Section 1.14, Criterion 4-heritage, tree, environment and conservation) of the Planning and Development Regulation 2008 (01 Oct 2019).

Building Certifier Signature (or nominee)	Sch 2.2(a)(ii)	**Date of Issue**	22/12/2020

Giving false or misleading information is a serious offence

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

CONTACT INFORMATION

Email:
ACTPLAedevlopmentBA@act.gov.au

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

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

ACT Government

Block Details Report

ACTmap

District Name	[redacted]
Division Name	
Block No.	
Section No.	
Block Key	
Life Cycle Stage	**REGISTERED**
Volume and Folio	**866:93**
Block Derived Area (m²)	**707**
Address	[redacted]
Plan Numbers	
Territory Plan- Land Use Zone	
Territory Plan- Overlay Zone	

Disclaimer *The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.* *11-May-2020*

ACT Government

Block Details Report

ACTmapi

Disclaimer *The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.*

11-May-2020

ANH CONSULTING ENGINEERS PTY LTD

Certificate of Site Classification

Name of lessee/owner of the site		Address
Telephone		**Description of the site where building work is to be carried out**
Work	Home	

Description of Building work

Garage	☐	Dual Occupance	☐
Proposed addition	☒	Deck:	☐

In investigation of the site to determine the classification, I used the following procedure:

	Foundation	**Class** (In accordance with AS 2870)
One or more bore holes or trench pits and examination of the soil profile: ☒	Most sand and rock sites	A ☐
	Most silt and some clay sites	S ☐
Footing excavation and the examination of the top soil; ☐	Moderately reactive clay sites	M ☒
	Highly reactive clay sites	H ☐
	Extremely reactive clay sites	E ☐
Laboratory testing of soil samples; ☐	Filled sites **Nominate Class**	
Existing building records and local knowledge of soil conditions; ☒	Problem sites which include soft soils such as soft clays, Silts or loose sands; Land slip; mine subsidence: collapsing Soil; soil subject to erosion.	P ☐

Classification of foundation material – AS 2870.1 Clause 2.1.1

The recommended footing and slab system in accordance with AS 2870.1 is: (or attach specific design details)

Refer to structural plan S100

The recommended level of underside of footing below natural ground level (i.e.: footing/ foundation depth) is:0.6 metres

Declaration

I declare that:

I am a practicing Professional Structural Engineer

I am competent person with knowledge and experience of site investigation and classification

Name of Classifier

Antoun El Hajjeh

Signature Sch 2.2(a)(ii)

18/05/2020

Address

Suite 4, 28 Collie Street Fyshwick ACT 2609

Contact Telephone **02 61000414**

selectSTRUCTURE BUILDING CERTIFICATION

Checklist for Single Dwelling Assessment for Exempt Development

Project Details

Element 1: Building and site controls

Rules	Compliance & Comments
1.1 Plot ratio – single dwelling blocks	
R1 / Mandatory requirement a) for *large blocks*, not more than 50%	Yes ☒ Non-C ☐ N/A ☐ 353.5m2 max allowable. 227.48/707=32.17% plot ratio
b) for *blocks* in RZ1 created by subdivision	Yes ☐ Non-C ☐ N/A ☒
c) in all other cases – not applicable.	Yes ☐ Non-C ☐ N/A ☒
Gross floor area includes 18m² for each roofed car but does not include *basement* car parking.	
1.2 Number of storeys	
R2 / Mandatory requirement The number of *storeys* does not exceed: a) 2 storeys for RZ1, RZ2 and RZ3	Yes ☒ Non-C ☐ N/A ☐ Single story
b) 3 storeys for RZ4	Yes ☐ Non-C ☐ N/A ☒
1.3 Attics and basement car parking – single dwelling blocks – RZ1	
Mandatory requirement **R3** In RZ1, attics are not permitted directly above any 2 storey element	Yes ☐ Non-C ☐ N/A ☒
R4 In RZ1, basement car parking is not permitted directly below any 2 storey element	Yes ☐ Non-C ☐ N/A ☒
1.4 Height of buildings	
R5 Maximum *height of building* is: a) RZ1, RZ2 and RZ3 – 8.5m	Yes ☒ Non-C ☐ N/A ☐ Approx 5m
b) RZ4 – 12m	Yes ☐ Non-C ☐ N/A ☒
1.5 Building envelope – all large blocks; mid-sized blocks approved on or after 5 July 2013	
R6 This rule applies to: a) *Large blocks*	Yes ☒ Non-C ☐ N/A ☐ 707m2 block
b) *Mid-sized blocks approved after 5 July 2013*	Yes ☐ Non-C ☐ N/A ☒
Buildings are sited wholly within the building envelope projected at 45° to the horizontal and 3.5m to side and rear boundary (from Datum Ground Level)	Yes ☒ Non-C ☐ N/A ☐ Within building envelope
But does not apply to that part of the building on a *single dwelling block* that is required to be built to a boundary of the block by a Precinct Code	Yes ☐ Non-C ☐ N/A ☒
Rules	**Compliance & Comments**
1.6 Solar building envelope – all large blocks approved before 5 July 2013	

selectSTRUCTURE BUILDING CERTIFICATION

Checklist for Single Dwelling Assessment for Exempt Development

R7 a) ***Large** blocks* Measured from Datum Ground Level. Does not apply to battle-axe handle (neighbour's access driveway)		Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒
Northern boundary	**Angle**	
North 0° to < 10° East North 0° to < 10° West	31°	Yes ☐ Non-C ☐ N/A ☒
North 10° to < 20° East North 10° to < 20° West	32°	Yes ☐ Non-C ☐ N/A ☒
North 20° to < 30° East North 20° to < 30° West	34°	Yes ☒ Non-C ☐ N/A ☐ 24 deg as per formula. Solar enchroachment approx 1.8m @ 600mm tappering to 0m on side boundary garage wall. 1N approved.
North 30° to < 40° East North 30° to < 40° West	36°	Yes ☐ Non-C ☐ N/A ☒
North 40° to 45° East North 40° to 45° West	39°	Yes ☐ Non-C ☐ N/A ☒
Location	**Solar Fence (m)**	
In the PBZ	**2.4**	Yes ☒ Non-C ☐ N/A ☐ Solar enchroachment to side boundry garage wall. 1N approved.
All other parts of the boundary	**1.8**	Yes ☐ Non-C ☐ N/A ☒
1.6A Solar building envelope – all blocks approved on or after 5 July 2013		
R7A a) ***All** blocks* Measured from Datum Ground Level. Does not apply to battle-axe handle (neighbour's access driveway). But does not apply to that part of the building on a *single dwelling block* that is required to be built to a boundary of the block by a Precinct Code		Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒
Northern boundary	**Angle**	
North 0° to < 10° East North 0° to < 10° West	31°	Yes ☐ Non-C ☐ N/A ☒
North 10° to < 20° East North 10° to < 20° West	32°	Yes ☐ Non-C ☐ N/A ☒
North 20° to < 30° East North 20° to < 30° West	34°	Yes ☐ Non-C ☐ N/A ☒
North 30° to < 40° East North 30° to < 40° West	36°	Yes ☐ Non-C ☐ N/A ☒
North 40° to 45° East North 40° to 45° West	39°	Yes ☐ Non-C ☐ N/A ☒
Location	**Solar Fence (m)**	
In the PBZ	**3.0**	Yes ☐ Non-C ☐ N/A ☒
All other parts of the boundary	**2.3**	Yes ☐ Non-C ☐ N/A ☒
1.7 Building envelope – mid-sized blocks approved before 5 July 2013		
R8 i. approved before 5 July 2013 ii. for which a *lease* was granted before 5 July 2013 *Buildings are sited wholly within the building envelope comprising:* a) for **NORTH** facing boundaries of adjoining residential blocks: i. within the PBZ (primary building zone) - A) planes projected at 45° from a height of 2m above the boundary B) where a nil setback is permitted, building elements may encroach beyond the building envelope provided they do not encroach beyond a plane projected at 30° from a		Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒

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height of 3m above boundary ii. within the RZ (rear zone) – planes projected at 30 ° from a height of 2m above each side and rear boundary b) for boundaries **OTHER** than North facing boundaries of adjoining residential blocks: i. within the PBZ (primary building zone)–planes projected at 45 ° from a height of 4.5m above each side boundary ii. within the rear zone – planes projected at 30 ° from a height of 3.5m above each side and boundary **NORTH facing boundary** means a boundary of a block where a line drawn perpendicular to the boundary outward is orientated between 30 ° East of North and 20 ° West of North	Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒
R9 This rule applies to mid-sized blocks and compact blocks with one of the following characteristics: a) approved before 5 July 2013 b) *lease* was granted before 5 July 2013 *Where a garage wall is located on, or setback from, the northern boundary, a **1m** encroachment of the wall is permitted vertically beyond the building envelope, projected at **30 °** to the horizontal and **3m** above the respective boundary.*	Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒ Yes ☐ Non-C ☐ N/A ☒

1.8 Bushfire

R10 Where identified in a precinct code or *lease and development conditions* as being within a bushfire prone area, buildings are constructed in accordance with the specified bushfire construction level of Australian Standard AS 3959 – *Construction of buildings in bushfire-prone areas*	Yes ☐ Non-C ☐ N/A ☒ Nothing in code
Bushfire Attack Level (BAL)-12.5	Yes ☐ Non-C ☐ N/A ☒
Bushfire Attack Level (BAL)-19	Yes ☐ Non-C ☐ N/A ☒

1.9 Front Boundary setbacks – all blocks

R11
Front boundary setbacks comply with the following

Large blocks approved before 18 October 1993

		exceptions		
	min front setback	**Minimum front setback to *secondary street frontage***	**Minimum front setback to open space/paths >6m**	
LFL	6m	4m	4m	Yes ☒ Non-C ☐ N/A ☐
UFL	6m	6m	4m	Yes ☐ Non-C ☐ N/A ☒
Garage	6m	5.5m	4m	Yes ☒ Non-C ☒ N/A ☐ Garage enchrochment into front setback 1.2m long approx @400mm tappering to 0m. 1N approved

Large blocks approved on or after before 18 October 1993 but before 31 March 2008

		exceptions		
	min front setback	**Minimum front setback to *secondary street frontage***	**Minimum front setback to open space/paths >6m**	
LFL	4m	4m	4m	Yes ☐ Non-C ☐ N/A ☒
UFL	6m	6m	4m	Yes ☐ Non-C ☐ N/A ☒
Garage	5.5m @ 1.5m behind building	5.5m	4m	Yes ☐ Non-C ☐ N/A ☒

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	line				
Large blocks approved after 31 March 2008					
		exceptions			
	min front setback	**Min front setback to secondary street frontage**	**Min front setback to open space/path >6m**	**Min front setback to rear lane/path <6m**	
LFL	4m	3m	4m	nil	Yes ☐ Non-C ☐ N/A ☒
UFL	6m	3m	4m	nil	Yes ☐ Non-C ☐ N/A ☒
garage	5.5m @ 1.5m behind building line	5.5m	4m	nil	Yes ☐ Non-C ☐ N/A ☒
Mid-sized and compact blocks approved before 18 October 1993					
		exceptions			
	min front setback	**Minimum front setback to *secondary street frontage***	**Minimum front setback to open space/paths >6m**		
LFL	6m	3m	4m		Yes ☐ Non-C ☐ N/A ☒
UFL	6m	3m	4m		Yes ☐ Non-C ☐ N/A ☒
Garage	6m	5.5m	4m		Yes ☐ Non-C ☐ N/A ☒
Mid-sized and compact blocks approved on or after 18 October 1993 but before 31 March 2008					
		exceptions			
	min front setback	**Minimum front setback to *secondary street frontage***	**Minimum front setback to open space/paths >6m**		
LFL	4m	3m	4m		Yes ☐ Non-C ☐ N/A ☒
UFL	6m	3m	4m		Yes ☐ Non-C ☐ N/A ☒
Garage	5.5m @ 1.5m behind building line	5.5m	4m		Yes ☐ Non-C ☐ N/A ☒
Mid-sized blocks approved after 31 March 2008					
		exceptions			
	min front setback	**Min front setback to secondary street frontage**	**Min front setback to open space/path >6m**	**Min front setback to rear lane/path <6m**	
All floors	4m	3m	3m	nil	Yes ☐ Non-C ☐ N/A ☒
Articulations all floors	3m	n/a	n/a	n/a	Yes ☐ Non-C ☐ N/A ☒
Garage	5.5m @ 1.5m behind building line, except with courtyard wall in front zone		3m	nil	Yes ☐ Non-C ☐ N/A ☒

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Compact blocks approved after 31 March 2008					
		exceptions			
	min front setback	Min front setback to secondary street frontage	Min front setback to open space/path >6m	Min front setback to rear lane/path <6m	
All floors	3m	3m	3m	nil	Yes ☐ Non-C ☐ N/A ☒
Garage	5.5m @ 1.5m behind building line, except with courtyard wall in front zone		3m	nil	Yes ☐ Non-C ☐ N/A ☒

The minimum boundary setbacks for corner *blocks* apply only to one street frontage nominated by the applicant or nominated in a precinct code as a *secondary street frontage*. Nomination by a precinct code takes precedence. Chamfers may be included in the *secondary street frontage*, but only if the length of the chamfer is less than the length of the front boundary

1.10 Side and rear setbacks – all blocks

R12	
i. *single dwelling blocks* that are not part of an *integrated housing development parcel*	Yes ☐ Non-C ☐ N/A ☒
ii. *single dwelling blocks* in an *integrated housing development parcel* that adjoin *residential blocks* that are not part of that parcel.	Yes ☐ Non-C ☐ N/A ☒
Side and rear setbacks for: a) large blocks – comply with table 5	Yes ☒ Non-C ☐ N/A ☐ Table 5 applicable
b) *mid-sized blocks* – comply with tables 6A or 6B, as applicable	Yes ☐ Non-C ☐ N/A ☒
c) *mid-sized blocks* nominated for alternative side boundary setbacks in a precinct code- comply with table 6C	Yes ☐ Non-C ☐ N/A ☒
d) *compact blocks* – comply with tables 7.	Yes ☐ Non-C ☐ N/A ☒

Table 5: Side and rear setbacks – large blocks

	minimum side boundary setback within the *primary building zone*		minimum side boundary setback within the *rear zone*		minimum rear boundary setback	
	side boundary 1	side boundary 2	side boundary 1	side boundary 2		
lower floor level – external wall	3m	1.5m	3m	1.5m	3m	Yes ☒ Non-C ☐ N/A ☐ Proposed additions 5.7m approx from SB1 in RZ and 6.5m approx from SB2 in RZ. Complys to rear 8.65m approx from rear setback
upper floor level – external wall	3m	3m	6m	6m	6m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – unscreened element	6m	6m	6m	6m	6m	Yes ☐ Non-C ☐ N/A ☒
garage or carport	3m	nil*^	3m	nil*^	3m	Yes ☒ Non-C ☐ N/A ☐ Garage at 0m

*see R14 ^ does not apply to that part of a wall with a window of any sort

Table 6A: Side and rear setbacks – mid sized blocks in subdivisions approved before 2 October 2009

	minimum side boundary setback within the *primary building zone*		minimum side boundary setback within the *rear zone*		minimum rear boundary setback	
	side boundary 1	side boundary 2	side boundary 1	side boundary 2		
lower floor level	3m	>15m frontage 1.5m <15m frontage nil ^	3m	1.5m	3m	Yes ☐ Non-C ☐ N/A ☒

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upper floor level – external wall	3m	3m	6m	6m	6m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – unscreened element	6m	6m	6m	6m	6m	Yes ☐ Non-C ☐ N/A ☒

^ does not apply to that part of a wall with a window of any sort **Note** minimum side boundary setbacks requirements apply to buildings and Class 10 structures, except for side boundary 2 on blocks >800m2, where the minimum side boundary setback for Class 10 structures is 1.5m

Table 6b: Side and rear setbacks – mid sized blocks in subdivisions approved on or after 2 October 2009

	minimum side boundary setback within the *primary building zone*		minimum side boundary setback within the *rear zone*		minimum rear boundary setback	
	side boundary 1	side boundary 2	side boundary 1	side boundary 2		
lower floor level	1.5m	1.5m nil *^	3m	0.9m	3m nil ** ^	Yes ☐ Non-C ☐ N/A ☒
upper floor level – external wall	3m	1.5m nil* ^ **	6m	6m	6m nil** ^	Yes ☐ Non-C ☐ N/A ☒
upper floor level – unscreened element	6m	6m	6m	6m	6m	Yes ☐ Non-C ☐ N/A ☒

* see R15 **only where specifically permitted under a precinct code ^ does not apply to that part of a wall with a window of any sort

Table 6c: Alternative side boundary setbacks (blocks must be nominated in a precinct code)

	South^ Facing Boundary	North^^ Facing Boundary	East/West^^^ Facing Boundary 1	East/West^^^ Facing Boundary 2*	
lower floor level in the PBZ	1.5m 0m**	1.5m 4.0m+	1.5m	1.5m 0m**	Yes ☐ Non-C ☐ N/A ☒
lower floor level in the RZ	1.5m	1.5m 4.0m+	1.5m	1.5m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – external wall in PBZ	1.5m	1.5m 4.0m+	1.5m	1.5m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – external wall in RZ	Not permitted	Not permitted	3.0m	3.0m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – unscreened element in the PBZ	6.0m	6.0m	6.0m	6.0m	Yes ☐ Non-C ☐ N/A ☒
upper floor level – unscreened element in the RZ	Not permitted	Not permitted	6.0m	6.0m	Yes ☐ Non-C ☐ N/A ☒

^ South facing boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between south 30 degrees west and south 20 degrees east. ^^ North facing boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between north 20 degrees west and north 30 degrees east. ^^^ East/West boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated either between east 20 degrees north and east 30 degrees south or between west 30 degrees north and west 20 degrees south * Boundary 2 may be stipulated in a precinct code. ** Provided the total length of the wall on the boundary does not exceed 13m (may extend up to 2.5m into the rear zone). Blank walls on boundaries may include walls to garages and non-habitable rooms and cavity walls to habitable rooms. + The dwelling is required to be setback 4m from the north facing boundary for 50% or greater of the building length commencing from 4m or greater behind the front building line. The building length is measured 4m behind the front building line.

Table 7: Side and rear setbacks – compact blocks

	Site boundary 1 or longer side boundary of a corner block	Site boundary 2	Shorter site boundary of a block	Minimum rear boundary setbacks	
lower floor level – external wall	nil^	nil^	3.0m	3.0m nil^	Yes ☐ Non-C ☐ N/A ☒
lower floor level – unscreened element	1.5m	1.5m	3.0m	3.0m	Yes ☐ Non-C ☐ N/A ☒
upper floor level –	nil**^	nil**^	3.0m	4.0m nil*^	Yes ☐ Non-C ☐ N/A ☒

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external wall					
upper floor level – unscreened element	1.5m	1.5m	3.0m	4.0m	Yes ☐ Non-C ☐ N/A ☒
garage or carport	nil^	nil^	nil^	3.0m nil*^	Yes ☐ Non-C ☐ N/A ☒

* only where specifically permitted under a precinct code.
** only where the lower floor level is built to the boundary.
^ does not apply to that part of a wall with a window of any sort

1.11 Setbacks less than 900mm	
R13 External walls within 900mm of a side or rear boundary are set back from the boundary by not more than 180mm	Yes ☒ Non-C ☐ N/A ☐ Garage wall indicated on plans
Rules	**Compliance & Comments**
1.12 Garages and carports on or near side and rear boundaries – large blocks	
R14 The maximum total length of all garage walls at a setback of less than 900mm to a side or rear boundary is 8m	Yes ☒ Non-C ☐ N/A ☐ Garage @5.960m as indicated on plans
1.13 Walls on or near side and rear boundaries – mid-sized blocks	
R15 A wall with a setback of less than 900mm to a side or rear boundary complies with all of the following:	
a) not more than 13m in length	Yes ☐ Non-C ☐ N/A ☒
b) extends no more than 2.5m into the rear zone	Yes ☐ Non-C ☐ N/A ☒
1.14 Allowable encroachments - setbacks	
R16 Encroachments into one or more of the following:	
i. minimum side setback	Yes ☐ Non-C ☐ N/A ☒
ii. minimum rear setback	Yes ☐ Non-C ☐ N/A ☒
a) an eave or roof overhang with a horizontal width of not more than 600mm	Yes ☐ Non-C ☐ N/A ☒
b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters aerials, antennae, unroofed pergolas, sun blinds	Yes ☐ Non-C ☐ N/A ☒
c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level	Yes ☐ Non-C ☐ N/A ☒
R17 Encroachments into the front setbacks are permitted for either:	
a) an eave or roof overhang with a horizontal width of not more than 600mm	Yes ☒ Non-C ☐ N/A ☐ 450 mm eaves indicated on plans, portico facia
b) fascias, gutters, downpipes, light fittings, sun blinds	Yes ☒ Non-C ☐ N/A ☐ Portico facia
c) landings, steps or ramps, none of which are more than 1m above finished ground level	Yes ☐ Non-C ☐ N/A ☒
1.15 Allowable encroachments – building envelopes	
R18 Encroachments outside the building envelope specified in this element are permitted for one or more of the following:	
a) flues	Yes ☐ Non-C ☐ N/A ☒
b) chimneys	Yes ☐ Non-C ☐ N/A ☒
c) antennae	Yes ☐ Non-C ☐ N/A ☒
d) aerials	Yes ☐ Non-C ☐ N/A ☒
e) cooling appliances	Yes ☐ Non-C ☐ N/A ☒
f) heating appliances	Yes ☐ Non-C ☐ N/A ☒

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1.16 Surveillance blocks	
R19 / Mandatory requirement Where identified in a precinct code or current and approved *lease and development conditions* as a surveillance block	Yes ☐ Non-C ☐ N/A ☒
1.17 Cut and fill	
R20 The total change in ground level resulting from cut or fill must not exceed 1.5m within 1.5m of a side or rear boundary. The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the Datum Ground Level (DGL) to the new Finished Ground Level (FGL).	Yes ☐ Non-C ☐ N/A ☒ No cut or fill above 1.5m indicated
1.18 Blocks between 500m² and 550m²	
R21 / Mandatory requirement *Blocks* from 500m² or greater but less than 550m² that are identified in a precinct code as *mid-sized blocks*	Yes ☐ Non-C ☐ N/A ☒

Element 2: Lease and development conditions

Rules	Compliance & Comments
Approved lease and development conditions	
R22 This rule applies to *blocks* affected by approved *lease and development conditions.*	Yes ☐ Non-C ☐ N/A ☒

Element 3: Building design

Rules	Compliance & Comments
3.1 Materials and finishes	
R23 Structures, plant and equipment situated on the roof are not visible from the street frontage or other unleased territory land unless exempt under *Planning and Development Act 2007*	Yes ☐ Non-C ☐ N/A ☒
3.2 Fencing – large blocks and mid sized blocks	
R24 Walls or fencing are not permitted forward of the *building line* except where they comply with one or more of the following:	
a) a previously approved estate development plan	Yes ☐ Non-C ☐ N/A ☒ nothing indicated on plans
b) a relevant precinct code	Yes ☐ Non-C ☐ N/A ☒
c) from a gate to a maximum height of 1.8m in an established, vigorous hedge	Yes ☐ Non-C ☐ N/A ☒
a) otherwise complies with this code (eg courtyard wall provisions)	Yes ☐ Non-C ☐ N/A ☒
b) is exempt under the *Planning and Development Act 2007*	Yes ☐ Non-C ☐ N/A ☒
3.3 Courtyard walls – large blocks	
R25 Courtyard walls forward of the *building line* must comply with following:	
a) total length complies with one of the following	
i. not more than 50% of the width of the *block*	Yes ☐ Non-C ☐ N/A ☒
ii. not more than 70% where the width of the *block* at the line of the wall is less than 12m	Yes ☐ Non-C ☐ N/A ☒
b) setback from the front boundary not less than 50% of the minimum front setback applying to the *block*	Yes ☐ Non-C ☐ N/A ☒
c) height does not exceed 1.8m	Yes ☐ Non-C ☐ N/A ☒
d) constructed only of brick, block or stonework, any of which may be combined with feature panels	Yes ☐ Non-C ☐ N/A ☒

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e) incorporate shrub planting between the wall and the front boundary	Yes ☐ Non-C ☐ N/A ☒
f) do not obstruct sight lines for vehicles and pedestrians on public paths on driveways	Yes ☐ Non-C ☐ N/A ☒
3.4 Courtyard walls – mid-sized blocks	
R26 Courtyard walls forward of the *building line* comply with following: a) have a maximum total length of	
i. where the width of the *block* at the line of the wall is less than 12m – 70% of the width of the *block*	Yes ☐ Non-C ☐ N/A ☒
ii. in all other cases – 50% of the width of the *block*	Yes ☐ Non-C ☐ N/A ☒
b) have a minimum *setback* from the *front boundary* of not less than -	
i. where the total length of the courtyard wall measured parallel to the front street boundary does not exceed 6.5m and the courtyard wall does not exceed 1.5m in height – 1m	Yes ☐ Non-C ☐ N/A ☒
ii. in all other cases – 50% of the minimum front setback applying to the *block*	Yes ☐ Non-C ☐ N/A ☒
c) do not exceed 1.8m in height	Yes ☐ Non-C ☐ N/A ☒
d) are constructed of one of the following -	
i. only of brick, block or stonework, any of which may be combined with feature panels	Yes ☐ Non-C ☐ N/A ☒
ii. finished to match or complement the dwelling	Yes ☐ Non-C ☐ N/A ☒
e) incorporate shrub planting between the wall and the front boundary	Yes ☐ Non-C ☐ N/A ☒
f) do not obstruct sight lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1 – *The Australian Standard for Off-Street Parking*	Yes ☐ Non-C ☐ N/A ☒
3.50 Front fences and courtyard walls – compact blocks	
R27 Courtyard walls forward of the *building line* comply with following: a) have a maximum total length of-	
i. where the width of the *block* at the line of the wall is less than 12m – 60% of the width of the *block*	Yes ☐ Non-C ☐ N/A ☒
ii. in all other cases – 50% of the width of the *block*	Yes ☐ Non-C ☐ N/A ☒
b) have a minimum *setback* from the *front boundary* of not less than -	
i. where the courtyard encloses north facing *principal private open space* – 1m	Yes ☐ Non-C ☐ N/A ☒
ii. in all other cases – 2m	Yes ☐ Non-C ☐ N/A ☒
c) have a minimum height of -	
i. where the courtyard encloses *principal private open space* – 1.5m	Yes ☐ Non-C ☐ N/A ☒
ii. where both of the following apply	Yes ☐ Non-C ☐ N/A ☒
a. the courtyard encloses *principal private open space* - 1.5m	Yes ☐ Non-C ☐ N/A ☒
b. the *block* is a corner *block* – 1.8m	Yes ☐ Non-C ☐ N/A ☒
iii. in all other cases – 1.2m	Yes ☐ Non-C ☐ N/A ☒
d) comply with one or more of the following -	
i. constructed of brick, block or stonework, any of which may be combined with feature panels	Yes ☐ Non-C ☐ N/A ☒
ii. constructed and finished to match or complement the *single dwelling house*	Yes ☐ Non-C ☐ N/A ☒
e) provide for sight lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1 – *The Australian Standard for Off-Street Parking*	Yes ☐ Non-C ☐ N/A ☒
R28 *Compact blocks* front and side fences forward of the building line comply	

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with all of the following: a) do not exceed one of the following - *i.* where located adjacent to the dwellings' *principal private open space* - 1.5m in height	
ii. where located adjacent to the dwellings *principal private open space*, where the *block* is a corner *block* – 1.8m in height	Yes ☐ Non-C ☐ N/A ☒
iii. in all other cases – 1.2m in height	Yes ☐ Non-C ☐ N/A ☒
b) A2890.1 – *The Australian Standard for Off-Street Parking* in relation to site lines for vehicles and pedestrians on public paths or driveways	Yes ☐ Non-C ☐ N/A ☒

Element 4: Parking and site access

Rules	Compliance & Comments
4.1 Pedestrian access	
R29 / Mandatory requirement For *blocks* with a boundary to a rear lane, pedestrian access is provided from the street address	Yes ☐ Non-C ☐ N/A ☒
4.2 Vehicle access	
R30 Driveway verge crossings comply with all of the following:	
a) 1.2m horizontally clear of stormwater sumps and other services	Yes ☐ Non-C ☐ N/A ☒
b) 1.5 horizontally clear of transformers, bus stops, public light poles	Yes ☐ Non-C ☐ N/A ☒
c) 6m horizontally clear of the tangent point of the radius of the curve on a corner *block* (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance	Yes ☐ Non-C ☐ N/A ☒
d) Uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from kerb	Yes ☐ Non-C ☐ N/A ☒
e) at a right angle to the kerb line with a maximum 10% deviation	Yes ☐ Non-C ☐ N/A ☒
f) for *large blocks* and *mid sized blocks*, a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb	Yes ☐ Non-C ☐ N/A ☒
g) for *compact blocks*, 3m wide at the front street boundary	Yes ☐ Non-C ☐ N/A ☒
h) outside of the drip line of mature trees	Yes ☐ Non-C ☐ N/A ☒
i) minimum of 3m clear of small and new street trees	Yes ☐ Non-C ☐ N/A ☒
j) compliant with Australian Standard AS2890.1 –*Parking facilities* as amended from time to time, having particular regard for sightlines and cross fall of the site	Yes ☐ Non-C ☐ N/A ☒
k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (ie. the footpath is to have precedence)	Yes ☐ Non-C ☐ N/A ☒
l) if the existing footpath is replaced, it is constructed at the same level in the same material and colour as the original	Yes ☐ Non-C ☐ N/A ☒
4.3 Parking	
R31 Car parking spaces provided on the *block* complies with the following:	
a) for a *single dwelling house* on *compact blocks* containing not more than 1 bedroom - 1	Yes ☐ Non-C ☐ N/A ☒
b) in all other cases -2	Yes ☒ Non-C ☐ N/A ☐ 2 car parks required
R32 Dimensions of car parking spaces are not less than the following:	
i. single roofed space – 6m x 3m	Yes ☐ Non-C ☐ N/A ☒
ii. doubled roofed space – 6m x 5.5m	Yes ☒ Non-C ☐ N/A ☐ 6mx5.5m indicated on plans
iii. single unroofed space – 5.5m x 3m	Yes ☐ Non-C ☐ N/A ☒

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Checklist for Single Dwelling Assessment for Exempt Development

iv. multiple unroofed spaces side by side – 5.5m x 2.6m	Yes ☐ Non-C ☐ N/A ☒
v. parallel parking spaces – 6.7m x 2.3m	Yes ☐ Non-C ☐ N/A ☒
vi. 2.1m minimum clearance to any overhead structure	Yes ☒ Non-C ☐ N/A ☐ 2.2m indicated on plans
For this rule dimensions for roofed spaces internal dimensions	
R33 Car parking spaces on the *block* comply with all of the following:	
a) not located in the *front zone*, except on *compact blocks* or on any part of a *driveway*.	Yes ☐ Non-C ☐ N/A ☒
b) not encroach any property boundaries	Yes ☐ Non-C ☐ N/A ☒
c) at least one car parking space is roofed and is behind the *front zone*	Yes ☒ Non-C ☐ N/A ☐
d) comply with sightlines for off-street car parking facilities and other relevant requirements in Australian Standard AS2890.1 – *Parking facilities*	Yes ☐ Non-C ☐ N/A ☒
For this rule a *driveway* is a driveway to a car parking space that is located behind the *front building line*	
R34 In RZ1 and RZ2, on *single dwelling blocks* ramps accessing *basement* car parking are behind the building line, where the block is less than 30m wide as measured at the street frontage. Ramps comply with the relevant requirements in Australian Standard AS2890.1 – *Parking facilities*	Yes ☐ Non-C ☐ N/A ☒
R35 / Mandatory requirement Car parking is not permitted on verges	Yes ☐ Non-C ☐ N/A ☒
R36 Maximum total width of garage doors and carports the lesser of the following:	
a) 6m	Yes ☒ Non-C ☐ N/A ☐ 4.8m indicated on plans
b) 50% of the frontage	Yes ☐ Non-C ☐ N/A ☒

Element 5: Amenity

Rules	Compliance & Comments
5.1 Solar Access – blocks which were approved or had lease granted before 5 July 2013	
R37 The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June)	Yes ☒ Non-C ☐ N/A ☐ Achieving 10m2 approx from family. (north)
5.1A Solar access – blocks which were approved on or after 5 July 2013	
R37A This rule applies: a) new dwellings	Yes ☐ Non-C ☐ N/A ☒
b) additions and alterations, only if the addition or alteration affects a daytime living area A daytime living area (habitable room other than bedroom) is provided with the minimum of **4m²** of transparent vertical glazing that:	Yes ☐ Non-C ☐ N/A ☒
a) is oriented between 45° east of north and 45° west of north; and	Yes ☐ Non-C ☐ N/A ☒
b) is not overshadowed at noon on the winter solstice (21 June) by i) buildings and structures on the subject block	Yes ☐ Non-C ☐ N/A ☒
ii) the solar fence on the northern boundary of the subject block (PBZ **3m** and all other parts of boundary **2.3m**)	Yes ☐ Non-C ☐ N/A ☒
5.2 Private open space	
R38 For *large blocks, private open space* complies will all of the following: a) has a minimum area equal to 60% of the block are, less 50m²	Yes ☒ Non-C ☐ N/A ☐ 374.2m2 required. Achieving 479.52m2
b) has a minimum dimension of 6m for an area not less than 10% of the block	Yes ☒ Non-C ☐ N/A ☐ 70.7m2 required. Achieving to rear

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Checklist for Single Dwelling Assessment for Exempt Development

c) at least 50% of the minimum area in a) is *planting* area	Yes ☒ Non-C ☐ N/A ☐ 187.1m2 required. Achieves front and rear
R39 For *mid sized blocks*, *private open space* complies with following:	
a) a minimum area equal to 40% of the block area, less 50m².	Yes ☐ Non-C ☐ N/A ☒
b) a minimum dimension as follows: -	
i. blocks that are identified in a precinct code as an alternative boundary setback block – 4m for an area not less than20% of the block area	Yes ☐ Non-C ☐ N/A ☒
ii. in all other cases – 6m for an area not less than 10% of the block area	Yes ☐ Non-C ☐ N/A ☒
c) at least 50% of the minimum area specified in a) is *planting area*	Yes ☐ Non-C ☐ N/A ☒
Note: Private open space includes principal private open space, as required elsewhere in this element.	
R40 For *compact blocks*, *private open space* complies with all of the following:	
a) a minimum area is not less than 20% of the block area	Yes ☐ Non-C ☐ N/A ☒
b) at least 50% of the minimum area specified in a) is *planting area*	Yes ☐ Non-C ☐ N/A ☒
Note: Private open space includes principal private open space, as required elsewhere in this element.	

5.3 Principal private open space

R41 One area of *principal private open space* complies with following:	
a) minimum area and dimensions specified in table 8	Yes ☒ Non-C ☐ N/A ☐
b) at ground level	Yes ☒ Non-C ☐ N/A ☐
c) directly accessible from, and adjacent to, a *habitable room* other than a bedroom	Yes ☒ Non-C ☐ N/A ☐ Access from family room
d) screened from adjoining public streets and public open space	Yes ☒ Non-C ☐ N/A ☐
e) located behind the building line, except where enclosed by a courtyard wall	Yes ☒ Non-C ☐ N/A ☐
f) is not located to the south, south-east or south-west of the dwelling, unless it achieves not less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June)	Yes ☒ Non-C ☐ N/A ☐ North-west

Table 8: Principal Private Open Space

Zone	*Block type*	*Dwelling Size**	*Min. Area*	*Min. Dimension*	
All	Compact	all	16m²	4m	Yes ☐ Non-C ☐ N/A ☒
RZ1 &	Mid-sized Large	up to 105m²	28m²	4m	Yes ☐ Non-C ☐ N/A ☒
RZ2	Mid-sized Large	105m² or greater	36m²	6m	Yes ☒ Non-C ☐ N/A ☐ 6mx6m to rear
RZ3 & RZ4	Mid-sized Large	all	24m²	4m	Yes ☐ Non-C ☐ N/A ☒

* For the purpose of this table, dwelling size is defined as the floor area measured to the outside face of external walls including internal walls between the living areas and garage (but excluding the garage).

5.4 Noise attenuation – external sources

R42 Where a *block* has one or more of the following characteristics:	
i. identified in a precinct code	Yes ☐ Non-C ☐ N/A ☒ Nothing indicated
ii. adjacent to a road carrying greater than 12,000 vehicles per day	Yes ☐ Non-C ☐ N/A ☒
dwellings shall be constructed to comply with the following:	Yes ☐ Non-C ☐ N/A ☒
a) Dwelling located less than 20m from the nearside edge of the road carrying 12,000 and 25,000 vpd	Yes ☐ Non-C ☐ N/A ☒
i) AS/NZS 2107:2000 – Acoustics – Recommended design sound levels.	
ii) AS/NZS 3671 – Acoustics – Road Traffic Noise Intrusion Building	

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Checklist for Single Dwelling Assessment for Exempt Development

Siting and Design	Yes ☐ Non-C ☐ N/A ☒
b) Dwellings located more than 20m from the nearside edge of a road carrying 12,000 and 25,000 vpd i) glazing is 6.38mm laminated glass or equivalent and fitted with acoustic seals other than brush seals	
ii) any external doors are solid core and fitted with acoustic seals other than brush seals	Yes ☐ Non-C ☐ N/A ☒
c) Dwellings located less than 40m from the nearside edge of the road carrying traffic volumes greater than 25,000 vpd	Yes ☐ Non-C ☐ N/A ☒
i) AS/NZS 2107:2000 – Acoustics – Recommended design sound levels.	Yes ☐ Non-C ☐ N/A ☒
ii) AS/NZS 3671 – Acoustics – Road Traffic Noise Intrusion Building Siting and Design	Yes ☐ Non-C ☐ N/A ☒
d) Dwellings located more than 40m from the nearside edge of a road carrying traffic volumes greater than 2500 vpd i) glazing is 10.38mm laminated glass or equivalent and fitted with acoustic seals other than brush seals	Yes ☐ Non-C ☐ N/A ☒
ii) Any external doors are solid core and fitted with acoustic seals other than brush seals	Yes ☐ Non-C ☐ N/A ☒
In all other cases: e) AS/NZS 3671 – *Acoustics – Recommended design sound levels and reverberation times for building interiors* (the relevant satisfactory recommended interior design sound level)	Yes ☐ Non-C ☐ N/A ☒
f) AS/NZS 3671 – *Acoustics – Road Traffic Noise Intrusion Building Siting and Design*	Yes ☐ Non-C ☐ N/A ☒
For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA	

Element 6: Environment

Rules	Compliance & Comments
6.1 Water sensitive urban design (WSUD)	
R43 This rule applies to:	
a) All new single dwellings	Yes ☐ Non-C ☐ N/A ☒
b) Secondary residences, and	Yes ☐ Non-C ☐ N/A ☒
c) Extensions and alterations but does not apply to:	
i) Extensions of size 50% or less of existing floor area	Yes ☒ Non-C ☐ N/A ☐ 74.77m2 maximum. Proposed 77.94m2 rule applys
ii) Development where no new plumbing is proposed	Yes ☒ Non-C ☐ N/A ☐ Plumbing proposed
The development complies with one of the following:	
i. Option A	Yes ☒ Non-C ☐ N/A ☐
ii. Option B	Yes ☐ Non-C ☐ N/A ☒
Option A	
a) on *compact blocks* -	
i. No minimum water storage requirement	Yes ☐ Non-C ☐ N/A ☒
ii. Minimum ★★★ WELS rated plumbing fixtures	Yes ☐ Non-C ☐ N/A ☒
b) on *mid-sized blocks* -	
i. minimum on site water storage of water from roof harvesting is 2,000 litres	Yes ☐ Non-C ☐ N/A ☒
ii. 50% or 75m² of roof plan area, whichever is the lesser, is connected to the tank and the tank is connected to at least a toilet, laundry cold water and all extern taps	
iii. The tank is connected to a least a toilet, laundry cold water and all external taps. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure.	Yes ☐ Non-C ☐ N/A ☒

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Checklist for Single Dwelling Assessment for Exempt Development

c) on *large blocks up to 800m²*-	
i. minimum on site water storage of water from roof harvesting is 4,000 litres	Yes ☒ Non-C ☐ N/A ☐ 4000l indicated on plans
ii. 50% or 100m² of roof plan area, whichever is the lesser, is connected to the tank and the tank is connected to at least a toilet, laundry cold water and all external taps *iii.* The tank is connected to a least a toilet, laundry cold water and all external taps. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure.	Yes ☒ Non-C ☐ N/A ☐ Indicated on plans
d) on *large blocks up to 800m² or greater*-	
i. minimum on site water storage of water from roof harvesting is 5,000 litres	Yes ☐ Non-C ☐ N/A ☒
ii. 50% or 125m2 of roof plan area, whichever is the lesser, is connected to the tank and the tank is connected to at least a toilet, laundry cold water and all extern taps *iii.* The tank is connected to a least a toilet, laundry cold water and all external taps. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure.	Yes ☐ Non-C ☐ N/A ☒
Option B A greywater system captures all bathroom and laundry greywater and treats it to Class A standard.	Yes ☐ Non-C ☐ N/A ☒
Option C Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the online assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption.	Yes ☐ Non-C ☐ N/A ☒
6.2 Heritage	
R44 / mandatory requirement Land containing places or objects registered or provisionally registered under section 41 of the *Heritage Act 2004*.	Yes ☐ Non-C ☐ N/A ☒
Note: The authority will consider any advice from the Heritage Council before determining the application.	
6.3 Tree protection	
R45 / Mandatory requirement Development that has one or more of the following characteristics: a) Requires groundwork within the tree protection zone of a *protected tree*	Yes ☐ Non-C ☐ N/A ☒
b) Is likely to cause damage to or removal of any *protected tree* The authority shall refer the development application to the Conservator of Flora and Fauna	Yes ☐ Non-C ☐ N/A ☒
6.4 Erosion and sediment control	
R46 / Mandatory requirement For sites less than 3,000m², development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT August 2007*	Yes ☒ Non-C ☐ N/A ☐ Indicated on plans
R47 / Mandatory requirement For sites less than 3,000m², or larger, the application is accompanied by an erosion and sediment control plan endorsed by the ACT Environment Protection Authority.	Yes ☐ Non-C ☐ N/A ☒

Element 7: Services

Rule	Compliance & Comments
7.1 Construction waste management – all zones	

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Checklist for Single Dwelling Assessment for Exempt Development

R48 / Mandatory requirement This rule applies to *residential* development that is likely to generate more than 20m³ of construction waste comprising one or more of the following:	
a) demolition waste	Yes ☐ Non-C ☐ N/A ☒
b) construction waste	Yes ☐ Non-C ☐ N/A ☒
c) excavation material	Yes ☐ Non-C ☐ N/A ☒
The management of construction waste to be endorsed by TAMS.	
Utilities – all zones	
R49 / Mandatory requirement The encroachment into a registered easement is to be approved in writing by the relevant service provider.	Yes ☐ Non-C ☐ N/A ☒

Comments / What assumptions have been made?

1N approved for encroachments

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

Signature	Sch 2.2(a)(ii)	**Assessment Date**	25/09/2020	**Job No**	200250

Livij Krevatin Licence No. ACT 2010979

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BUILDING CERTIFICATION

BUILDING APPROVAL

Applicant Details

Name	Zakariya Elmir				
Address	60 Brunswick Street				
	suburb	Granville	***state***	NSW	***postcode*** 2142
Contact info	***mob***	Sch 2.2(a)(ii)	***phone***	Sch 2.2(a)(ii)	
	email	Sch 2.2(a)(ii)			

Owner Details

Name	Sch 2.2(a)(ii)				
Address					
	suburb	Sch 2.2(a)(ii)	***state***	Sch 2.2(a)(ii)	***postcode*** Sch 2.2(a)(ii)
Contact info	***mob***		***phone***	Sch 2.2(a)(ii)	
	email	Sch 2.2(a)(ii)			

Property Details

Land description	
Address	

Approval Details

Issue date	**22/12/2020** *Approval contains **17** drawings.*
Development type	Proposed addition to existing residence including alfresco and front portico and new garage (excluding pool)
Building classification	The building has been approved as a **1a(i), 10a and 10b** under the Housing Provisions of Building Code of Australia, Volume Two (2) 2019 (2019-2022).
Site work assessment	This Building Approval does not supersede the requirements of the Building Code of Australia Schedule 1, Part 1.2 General exemption criteria of the Planning and Development Regulation 2008 (17 July 2020); Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Division 1.3.7 Exempt developments-other exemptions: 1.100 Compliant single dwellings—old residential land; Single Dwelling Housing Development Code (13 Dec 2019). Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Section 1.101 – Buildings and structures-demolition

(Class 10, Section 1.14, Criterion 4-heritage, tree, environment and conservation) of the Planning and Development Regulation 2008 (01 Oct 2019).

The attached set of documentation has been assessed and approved under *Section 28 of the* ***ACT Building Act 2004.***

This Building Approval under *Section 36(i) of the* ***Building Act 2004*** is valid for 3 years from the date of this approval. It is the builder's / lessee's responsibility to finalise these works with the issue of a Certificate of Occupancy and Use issued by ACT Planning and Land Authority.

The Builders attention is drawn to the following

Prior to, and During Construction

1. **Development to be carried out in accordance with the Approved plans**
   The development must be carried out generally in accordance with all the documents accompanying the approval and the plans bearing the Select Structure approval stamp.

2. **Comply with the Building Code of Australia**
   All building work must be carried out in accordance with the requirements of the Building Code of Australia, Volume Two (2) 2019 (2019-2022).

3. **Signs on building sites**
   From 1 July 2012 all building sites, where work is being carried out (or supervised) by a licensed builder (including owner-builders), must display a sign with information about the work being done. This means the sign must be displayed from the first day to the last day of construction.

4. **ACT guidelines, August 2007**
   The development will comply with the ACT Environmental Protection Authority. Environmental Protection Guidelines for Construction and Land Development in the ACT, March 2011:

   - **Sediment and Erosion Control**
     All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road curb to the building line.
   - **Tree protection**
     The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.
   - **Verge Management**
     During building work (including demolition) for both stages all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan.
   - **Waste Management**
     All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjoining or adjacent properties.

5. **Builders' Notification of Completion of Stage**
   Section 42 of the Building Act 2004 requires that building work is carried out in accordance with approved plans. Builders are reminded that if an amended plan is required, this should be obtained before any work that is not in accordance with the latest approved plans is undertaken and the stage is notified as complete.

   Inspections will not be undertaken if this Declaration is not provided *(This written notification may be sent electronically, posted or hand delivered).*

6. **Requirements for staged inspections**
   The building certifier conducting a stage inspection must inspect and verify all relevant building elements as described in the mandatory requirements for the stage. Please note additional requirements for the following Stage inspections.

- **Piers and piles** - *If the building certifier cannot reasonably verify the piers and piles are on even-bearing founding material by visual inspection, the certifier must obtain verification from a structural engineer.*
- **Footings** - *If the building certifier cannot reasonably verify the footings are on even-bearing founding material by visual inspection, the certifier must obtain verification from a structural engineer.*
- **Timber framework** - *Timber framing may not be the subject of a structural engineer's design or inspection. The building certifier is required in these classes where stated in the building approval to ensure that on inspection, the timber framework is installed strictly in accordance with the relevant Australian Standard, i.e. AS1684 and AS1720, or an approved performance solution for the building.*
  Truss and Frame layouts must be provided at frame inspection stage and include the following:
  - Truss fixing methods to frames (truss manufactures details)
  - Frame bracing location and type (truss manufactures details or engineer's specification)
  - Lintel sizes to opening's (truss manufactures details or engineer's specification)
  - Any structural steel or timber members (engineer's specifications)

7. Survey Certificate

Survey Certificate is required at **DPC** level to proceed to the next stage. Clause 43(2) of the Building Act requires – a building licensee in charge of building work must not do building work above damp course level unless the certifier has received a survey plan signed by a registered surveyor stating the position of the building in relation to the boundaries of the parcel of land where the building of is to be erected and stating the level that the floor or floors of the building will have in relation to a level stated in the approved plans.

8. Building elements outside allowable tolerances

If building elements are outside permitted variations of the approved and exempt developments as per Schedule 1A, Planning and Development Regulation 2008, new DA exempt and BA re-assessment will be required.

Amendment to Building Approval:

Minor amendment including - owners authority approval docs, assessment, approval and lodgment - $495 inc GST
Major amendment including - owners authority approval docs, assessment, approval and lodgment - $935 inc GST

9. Verge Crossing - Driveway

All commercial or residential driveways constructed or modified requires approval from TCCS Asset Acceptance. Once approval from TCCS Asset Acceptance for construction or alterations to your driveway has been given, you are then permitted to proceed with your work to the sub-base or form-work stage (before concrete or pavers have been put in place). At this point the driveway will need to be inspected by either an independent engineer or an officer from TCCS Asset Acceptance. All enquiries regarding driveway approvals must be directed to TCCS on 13 22 81.

10. Inspections

Inspections are required to be booked **2 working days** in advance by calling **5100 3905** or email **info@selectstructures.com.au**

Required inspections are:

- Piers and piles prior to place concrete - verification from a structural engineer required;
- Footing reinforcement prior to placing concrete - verification from a structural engineer required;
- Slab prior to pouring concrete. (survey certificate required at the completion of this stage and before building work above damp course level);
- Pre-sheet prior to placing sheeting on walls and ceilings;
- Final inspection.

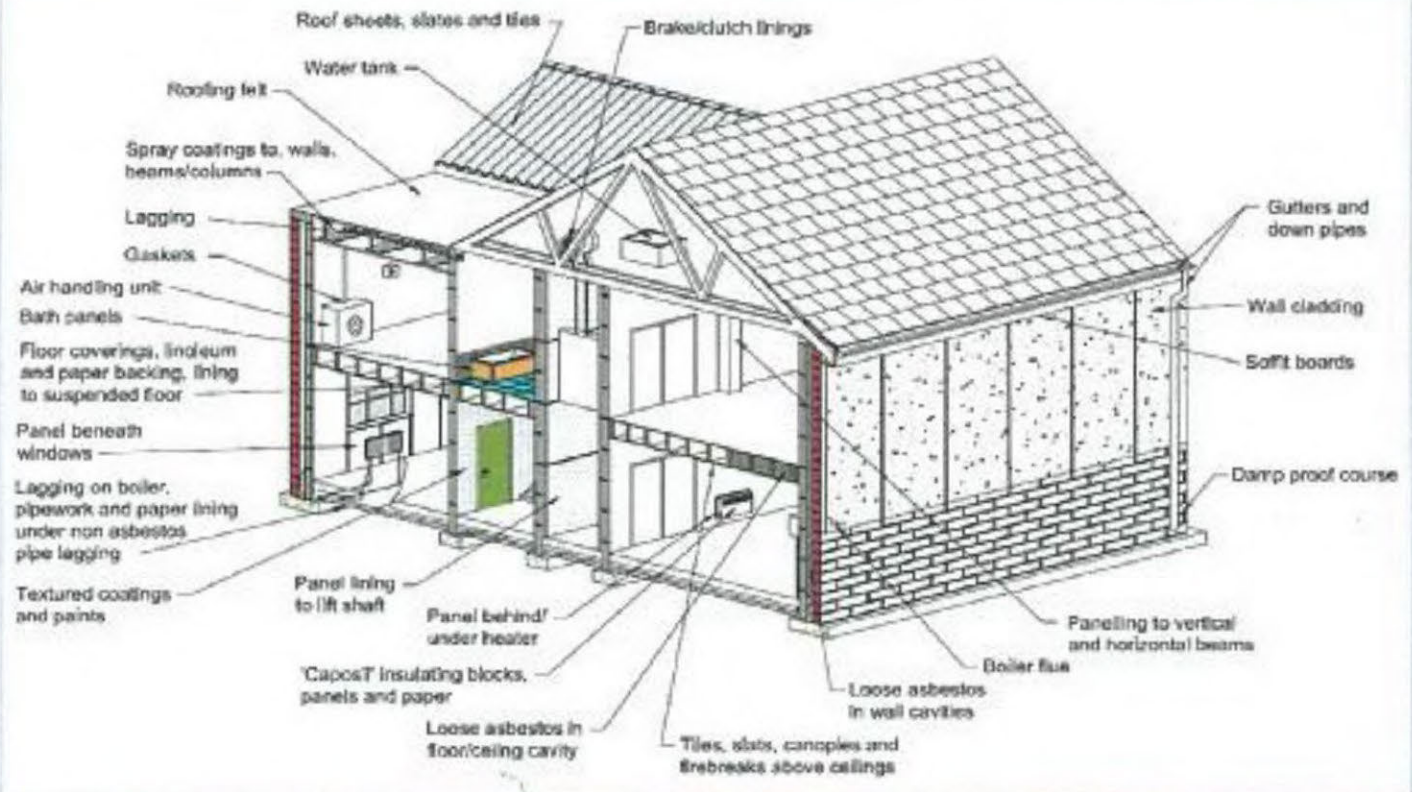
Note: All above listed inspections are compulsory and are included in my fees. Should there be any additional inspections or requirements for re-inspections, a fee of $275 inc GST per inspection will apply.

Enclosed is the ACT Government Environment and Sustainable Development, Building Application Fees and Levies Tax Invoice to be paid directly by you WITHIN 14 DAYS OF INVOICE ISSUE DATE.

If you have any queries regarding the above, please do not hesitate to contact Select Structures.

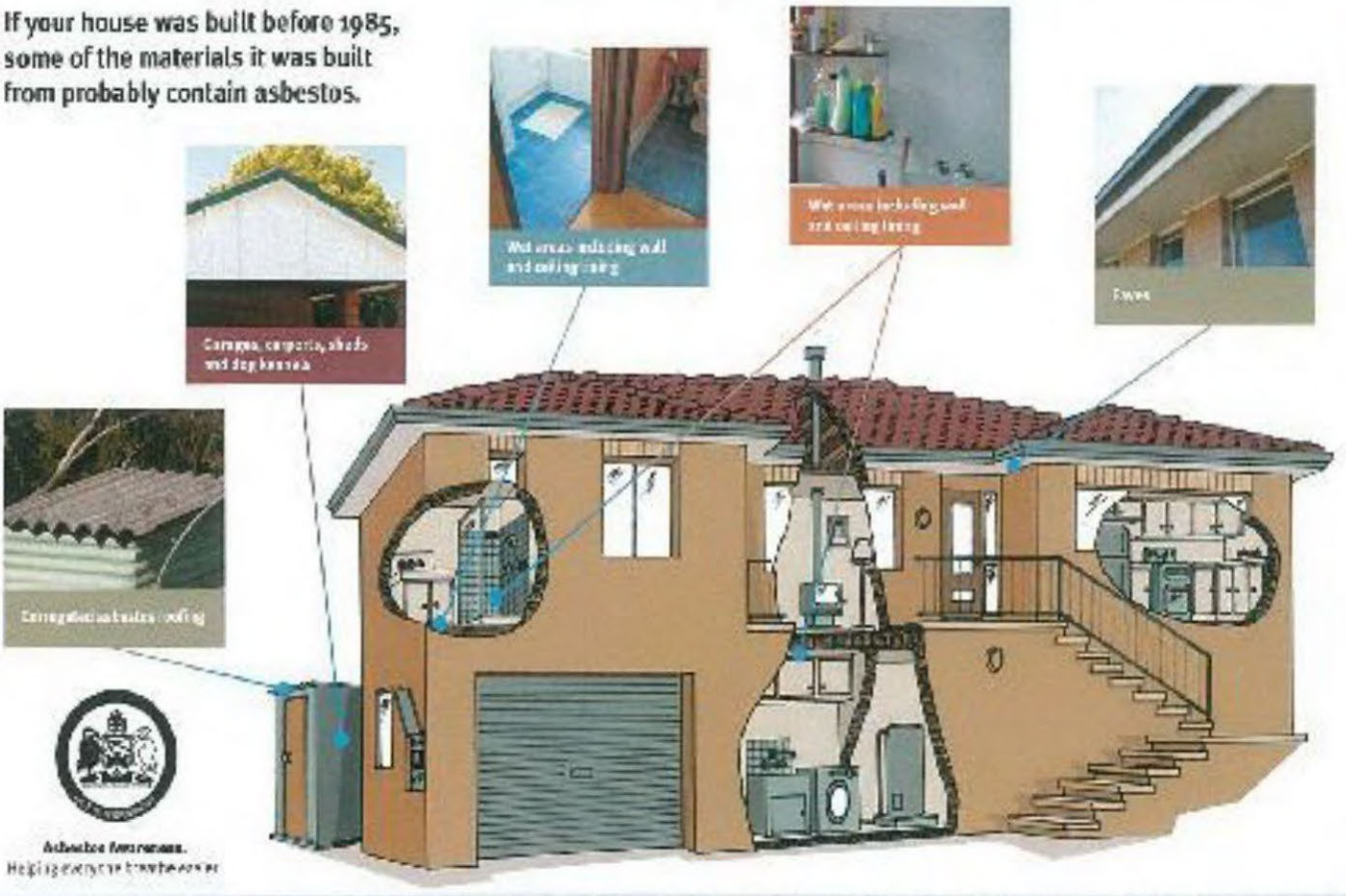
Yours sincerely

Sch 2.2(a)(ii)



Common locations of materials containing asbestos in ACT homes

If your house was built before 1985, some of the materials it was built from probably contain asbestos.



ACT Government
Environment and Sustainable Development

Building Act 2004, s151 and s28A

MINIMUM DOCUMENTATION REQUIREMENTS FOR BUILDING APPROVAL LODGEMENT
CLASS 1 AND 10 – RESIDENTIAL CONSTRUCTION

Project Details

ACT

address

suburb

Submission Requirement	Required Information	Checklist
Form – Minimum Documentation Requirements for Building Approval Lodgement Checklist	Fully completed form: Minimum Documentation Requirements Definitions and Checklist.	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Form – Appointment of Certifier	Fully completed form: Appointment of certifier application for building approval	☒ Yes - supplied as stand alone or in document ☐ N/A ☐ Office Use
Asbestos Removal Control Plan	Prepared in accordance with Code of practice for the safe removal of Asbestos National Occupational Health and Safety Commission 2nd Edition (NOHSC: 2002(2005))	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Development Approval	Each plan, drawing and document, including the notice of decision, which formed part of the development approval	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use
Estimate of the Cost of the Building Work	As calculated in accordance with Building (General) (Cost of Building Work) Determination	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Performance Solutions	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	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use

MINIMUM DOCUMENTATION REQUIREMENTS FOR BUILDING APPROVAL LODGEMENT
CLASS 1 AND 10 – RESIDENTIAL CONSTRUCTION

Site Plan	• 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	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Floor plan	• 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)	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use

Elevation Plan	• 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	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Section Details – wall, floor ceiling and roof	• 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	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Demolition Plan	• 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 structures is used • Identification of erosion and sediment control measures	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use

Footings and Concrete slab Details	• 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	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Retaining Wall Details	• 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	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use

Masonry Construction Details	• Show unreinforced, reinforced or earth wall 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)	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Framing (including trusses) and construction details	• 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	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use

Roof Cladding details	• Sheeting or tile specification including:
	  ▪ Roof pitch
	  ▪ Batten spacing
	  ▪ Fixing requirements
	  ▪ Flashing details
	  ▪ Roof drainage
	  ▪ Bushfire sealing requirements
	• Roof lights
	• Roof ventilators
		☒ Yes - supplied as stand alone or in document
		☐ Not required
		☐ Office Use

Exterior Cladding and Material Details	• Cladding system description, manufacturer, material, pattern and colour, cavity details • Fixings, flashings and other details • Sub floor ventilation • Bushfire protection requirements	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use
Wet area details	• Specify material and system • Wet areas specification (extent and system eg. Membrane, manufacturer and type) • Location and design of wet areas	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use

Windows and Glazing details	• Window systems description, manufacturer, frame material and energy rating
	• Glazing specification
	• Bushfire-prone areas requirements
	• Opening size for ventilation calculation
	• Other glazing
	  ▪ Internal glazing specifications including wet area glazing, shower screens, doors
	  ▪ Balustrade system specification (glass and fixings)
	  ▪ Overhead glazing, roof lights
		☒ Yes - supplied as stand alone or in document
		☐ Not required
		☐ Office Use

Fire Safety details	• Smoke alarms location and type • Bushfire-prone areas specifications • Fire separation details • Penetration sealing specifications (building perimeter)	☒ Yes - supplied as stand alone or in document ☐ Not required ☐ Office Use

Safe Movement and access (including stairs and ramps) details	• Construction – type, material and proprietary system • Balustrade construction, spacing and handrails • Clearance height above stair nosings • Winders detail • Dimensions of landings, risers and goings • Section through the stairs • Method of construction, including aperture size, non-slip requirements • Ramp slope and surface finish	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use
Swimming Pools and spas details (including fencing/barriers)	• Construction details, waterproofing, drainage, pool water recirculation and filtration systems • Pool safety barrier details and height • Openings, gates and latches	☐ Yes - supplied as stand alone or in document ☒ Not required ☐ Office Use

Energy Efficiency details	• Building fabric thermal efficiency specification
	  ▪ Walls, ceiling floor and roof
	  ▪ Insulation location and R value
	  ▪ Sarking vapour permeability
	• Window energy specification
	• Energy rating documentation
	• Building sealing
	• Air movement control strategies
	• Pipe and services insulation
	• Glazing calculator to be supplied if a Deemed-To-Satisfy solution
	• Under slab or slab edge insulation
		☒ Yes - supplied as stand alone or in document
		☐ Not required
		☐ Office Use

Water Supply and Drainage Plan	• An interim sanitary drainage plan • A plan that identifies the location of all relevant water supply and drainage points to the building • Surface and sub-surface site drainage including location of on-site waste water management systems including land application area • Levels of overflow relief gully (ORG) rim relative to the lowest sanitary plumbing fixture outlet and the surrounding finished surface level • Levels of inverts to existing and proposed drainage services at point of connection to approved disposal system	☒ Yes – supplied as stand alone or in document ☐ Not required ☐ Office Use
Services Plan	A plan that identifies the location of all relevant internal and external electrical points in or on the building, lighting, plant and mechanical, for example air-conditioning, evaporative cooling, exhaust fans, water heaters, fixed appliances and water tanks (including connection)	☒ Yes – supplied as stand alone or in document ☐ Not required ☐ Office Use

Signature	Sch 2.2(a)(ii)	**Assessment Date**	22/12/2020	**Job No**	200250
	Livij Krevatin Licence No. ACT 2010979				
ESDD Customer Service Officer				**Date**	

ACT Government

Access Canberra.

SITE WORK NOTICE

Building Act 2004, s151

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

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:

Owner 1		**Owner 2**	
Owner 3		**Owner 4**	

Date: 22/12/2020

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 or erecting a pergola

Building Certifier Details:

Surname	**Krevatin**	**First Name**	**Livij**
Company Name	**Select Structures Pty Ltd**		
Licence Number	**2010979**	**Contact Number**	Sch 2.2(a)(ii)
Postal Address	**Unit 1 / 16 Geelong Street**		
Suburb	**Fyshwick**	**State**	**ACT**
		Postcode	**2609**

Approved form AF2016-76 approved by David Middlemiss, Construction Occupations Deputy Registrar on 02 August 2016 under section 151 the Building Act 2004 and revokes AF2015-3

Unauthorised version prepared by ACT Parliamentary Counsel's Office

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:

Schedule 1, Part 1.2 General exemption criteria of the Planning and Development Regulation 2008 (17 July 2020);
Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Division 1.3.7 Exempt developments-other exemptions:
1.100 Compliant single dwellings—old residential land;
Single Dwelling Housing Development Code (13 Dec 2019).

Schedule 1 – Exemptions from requirement for development approval, Part 1.3 Exempt developments, Section 1.101 – Buildings and structures-demolition (Class 10, Section 1.14, Criterion 4-heritage, tree, environment and conservation) of the Planning and Development Regulation 2008 (01 Oct 2019).

Building Certifier Signature (or nominee)	Sch 2.2(a)(ii)	**Date of Issue**	22/12/2020

Giving false or misleading information is a serious offence

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

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Or call **132281** to find an Access Canberra Shopfront.