



Application for Approval of Plans

30

Name of Applicant (please print clearly) AS PREVIOUS APPROVAL		Address	
Contact name 5037	Phone: Wk	Hm	Postcode
Name of lessee / owner of parcel of land D.C. & P. JOHNS		Address (show PO Box No. if any) 12 RUSSELL ST CAMPBELL	
Description of the building work involved in this application INTERNAL ALTERATIONS		Tenancy fitouts: Include details of Tenancy No., Shop No., Floor level	
Division (Suburb) District KINGSTON	Section 21	Block 11	Unit 7
To be specified in accordance with the appropriate classification in the Building Code of Australia.	Type of Construction (N/A for Class I or 10 Buildings)	Class of Building 6	Total Floor Area m²
Cost of Building Work Fixed by Contract			Cost \$
Estimated Value (to be completed only where not fixed by contract) (refer Building Cost Guide "BN25" for building types and current rates to calculate costs)	Building Work(BN25)	Rate/ m ² (BN25)	Area
		\$	m ²
		\$	m ²
		\$	m ²
Total Estimated Value of Building Work			\$
This application is for: New Work ☐ Existing Building Work ☐ Amendment to Details for ☒ Approved Plan No. 31435/1A11			
I hereby request that approved plans be posted to the applicant's address ☐ held at the counter for collection ☐			
Design information required under Section 32 of the Building Act to be provided by designer Classification of foundation material - AS 2870.1 Certificate of Site Classification should be attached with this application unless engineering option (Item 6) is selected below. I or the permit holder will be submitting certification from a practising structural engineer for: - Certification of foundation material on the "Certificate of Site Classification" standard form, - Certification of the footing and/or slab preparation. As a result I wish to apply for: - Plans of the building work to be approved subject to the above. - A discount of permit fees that are payable.		Declaration I declare that the particulars on this application for approval of plans are true and correct in every detail and that I am the person indicated by a tick in the relevant box below. ☒ 1. I am the / a person to whom the lease for the land is registered at the Land Titles Office, or ☐ 2. I am a director / secretary of the company to which the lease for the land is registered at the Land Titles Office, or ☐ 3. I am a person authorised to act on behalf of the person / company in 1 or 2 above. (Give original written evidence of authority from the person / company), or ☐ 4. I am an architect engaged by and acting on behalf of the person / company in 1 or 2 above, or ☐ 5. I am a solicitor engaged by and acting on behalf of the person / company in 1 or 2 above. ☐ 6. I also select Site Classification - Engineering option x [Signature] 4143 Declaration / Signature Important: Section 59A of the ACT Building Act 1972 provides for severe penalties for false or misleading statements.	

For Office Use Only	New Work ☐	Approved Plan No.	Licence Required	Type of Construction
	Amendment to approved plans ☒	31435/03/1A11		
	Details ☐	Class of Building	Area	Valuation
	Existing building work ☐			
Plan endorsed	new permit required ☐	Plans	Total Fees payable	
	endorse existing permit ☒	Approved ☒ Not approved ☐	12.40 F/B 62.00 74.40	
		Deputy Building Controller	1314193	

Classification of Buildings

Section 32 of the Building Act requires the application for approval of plans to specify the class of building according to the use to which the building is intended to be used when erected or altered. The classification of buildings is summarised as follows. For full details refer to Part A3 of the Building Code of Australia.

Residential Buildings

Class 1: a residence which may comprise one or more buildings including any habitable outbuildings which in association constitute -

- (a) a single dwelling-house, terrace house, townhouse, row house, villa house, or the like, which may be detached or separated by a common wall;
- (b) a dwelling-house used as a boarding-house, hostel, group house, dual occupancy house, or the like, in which not more than 12 persons would ordinarily be resident; or
- (c) a residential building that does not exceed a rise of 3 storeys and contains only 2 sole-occupancy units located one above the other and each unit has direct egress to a road or open space.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling, other than a building of Class 1.

Class 3: a residential building, other than a building of Class 1 or 2, which is common place of living for a number of unrelated persons, including -

- (a) a boarding-house, guest house, hostel, or lodging-house;
- (b) a residential part of an hotel or motel;
- (c) a residential part of a school;
- (d) accommodation for the aged, disabled or children; and
- (e) a residential part of a health-care building which accommodates members of staff.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Commercial Buildings

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7 or 8.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including -

- (a) an eating room, cafe, restaurant, milk or soft-drink bar;
- (b) a dining room, bar shop or kiosk portion of an hotel or motel;
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment;
- (d) market or sale room show room, or service station.

Class 7: a building which is -

- (a) a public carpark; or
- (b) for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature -

- (a) **Class 9a** - a health-care building;
- (b) **Class 9b** - an assembly building, and

Class 9a includes a pathology laboratory in a health-care building and Class 9b includes a trade workshop in a primary or secondary school, but excludes any other part of these buildings that are of another Class.

Other Structures

Class 10: a non-habitable outbuilding or structure -

- (a) **Class 10a** - a carport, private garage, shed, or the like;
- (b) **Class 10b** - a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like.

3435/Am
REQUEST FOR INSPECTION

Block

Section

Suburb

11

21

Kingston

Inspection

Stage

Required:

~~B. Dawling~~
Presheet

Permit Holder:

Name:

Telephone:

B. Dawling

Date

Stage will

be reached:

018 631535

Date advised:

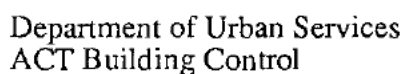
1/4

Time:

Am

Taken by
(Initials)





5133

Inspection Report

Office Use Only

Original: Handed to Builder ☐ Posted to Builder ☐ Left on Site ☐ Handed to Owner ☐

Posted to Owner ☐

Copy to : Licensing Officer ☐ (refer to note on back)

DAVID POIDEVIN
Name of Inspector

Signature _____

5 11 193

Advisory Information

Permits are granted on the condition that the materials and methods of construction will conform with the acceptable standards and requirements set out in Section 40 of the Building Act 1972, that work will be carried out in a proper and workman like manner, in accordance with the approved plan, with adequate safety precautions and by the holder of the permit or a person employed by or under contract to him.

Inspections of building work by the Building Inspector are carried out to enable the Department to administer the Building Act. The Department does not have the role of supervising construction on behalf of owners. It is recommended that if necessary, owners engage competent building design and construction consultants to advise whether the building work has been carried out satisfactorily.

It should be noted that this inspection report is not intended to provide a certification that the building work complies absolutely with the prescribed requirements. Inspection reports should not be used to indicate satisfactory progress of conformance with contractual arrangements.

Where the performance of a builder appears to be unsatisfactory due to the building work not complying with the requirements of the Building Code of Australia, the Building Controller may under Section 18 of the ACT Building Act 1972 issue a show cause notice as to why a builders licence should not be varied, suspended or cancelled.

Inspection reports may be passed on to the Licensing Officer when a situation appears to warrant an investigation of the performance of the builder.

REQUEST FOR INSPECTION

B

Section

Suburb

3438/03 (26)

11

21

Kingstown

Inspection

Stage

Required:

Pre Sheet.

Permit Holder:

Brain R. Dowling.

Name:

Telephone:

257 3111

Date

Stage will

be reached:

31-12-92

Date advised:

31-12-92

Time:

3.49pm.

Taken by:

(Initials)

SB

10 o'clock



Inspection Report

Suburb KINGSTON	Section 21	Block 11	Unit
Permit Holder B.R. DOWLING.	Project Number 16519	Licence Number 2169	
Approved Plan Number 3435/03/AM. and amendments			
Inspection Stage BAR REINFORCEMENT TO STAIR.			
An inspection of the building work has indicated that: Work appears to be substantially in accordance with the approved plans ☐ Work does not meet the requirements of the approved plans ☒ Please rebook this inspection stage when rectified ☐			
The following matters require your attention (1) SUBMIT AMENDED PLANS SHOWING CHANGES TO ROOMS AS DIFFERS FROM APPROVED PLANS. (2) PROVIDE ENGINEER'S INSPECTION RECORD FOLIO 22nd SATISFACTORY AT TIME OF INSPECTION NOTE. Y12 AT 300 CTRS EACH WAY. Y12 DOWN TO EXISTING CONC FLOOR 150 MM.			

Office Use Only

Original: Handed to Builder ☐ Posted to Builder ☒ Left on Site ☐ Handed to Owner ☐

Posted to Owner ☐

Copy to : Licensing Officer ☐ (refer to note on back)

Name of Inspector

Signature

20/10/92

Advisory Information

Permits are granted on the condition that the materials and methods of construction will conform with the acceptable standards and requirements set out in Section 40 of the Building Act 1972, that work will be carried out in a proper and workman like manner, in accordance with the approved plan, with adequate safety precautions and by the holder of the permit or a person employed by or under contract to him.

Inspections of building work by the Building Inspector are carried out to enable the Department to administer the Building Act. The Department does not have the role of supervising construction on behalf of owners. It is recommended that if necessary, owners engage competent building design and construction consultants to advise whether the building work has been carried out satisfactorily.

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Inspection reports may be passed on to the Licensing Officer when a situation appears to warrant an investigation of the performance of the builder.

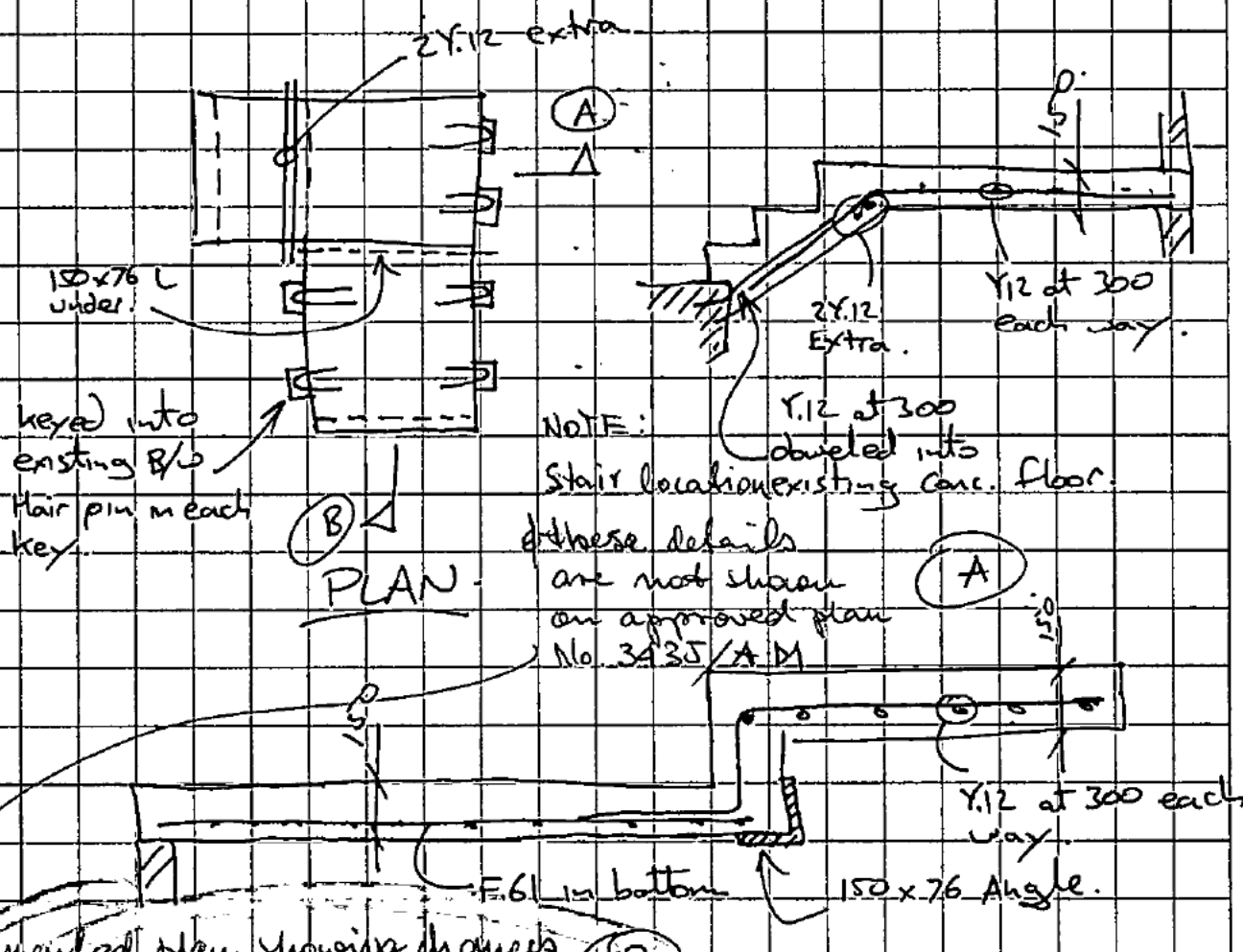


92/172.

To Plan No. ~~34~~ 35 / AM

REINFORCEMENT TO STAIR + LANDINGS AT REAR
OF PREMISES (GRAND SLAM - 1ST FLOOR)
CHECKED PRIOR TO CASTING

* ALL WAS FOUND TO BE SATISFACTORY.



Amended plan showing changes from approved plan to be submitted to Sec of 23427 S. Devett.

Instruction No. 2645

Noted

Received by

Issued by

Copies to

Date _____

Any inspection carried out by Northrop Consultants Pty Ltd does not relieve the Contractor of his responsibility to construct the structure in accordance with the drawings and specifications.

Statements set out here do not relieve the Contractor of his obligations to obtain approvals from authorities having jurisdiction over the works.

This does not constitute authorization for a contract variation unless stated in the instruction, no claim will be accepted unless approval of variation is obtained before any work proceeds.



Inspection Report

Suburb KINGSTON	Section 21	Block 11	Unit
Permit Holder B. R. DOWLING	Project Number T01/88/10	No. 216	Licence Number 5435/AM
Approved Plan Number 8435/03/AM and amendments			
Inspection Stage SLAB REINFORCEMENT TO STAIR			
An inspection of the building work has indicated that: Work appears to be substantially in accordance with the approved plans ☒ Work does not meet the requirements of the approved plans ☐ Please rebook this inspection stage when rectified ☐ The following matters require your attention (1) PROVIDE SLIP JOINT TO BRICKWORK. ✓ SATISFACTORY TO POUR. NOTE: SLAB REINFORCEMENT ON LOST FORMWORK IN LIEU OF BONDING. 150x75 MS. XINTEL IN LIEU. 76x76 AS NOTED ON APPROVED PLANS.			

Office Use Only

Original: Handed to Builder ☒ Posted to Builder ☐ Left on Site ☐ Handed to Owner ☐

Posted to Owner ☐

Copy to : Licensing Officer ☐ (refer to note on back)

DAVID POIDEN

Name of Inspector

Signature

14/10/92

Advisory Information

Permits are granted on the condition that the materials and methods of construction will conform with the acceptable standards and requirements set out in Section 40 of the Building Act 1972, that work will be carried out in a proper and workman like manner, in accordance with the approved plan, with adequate safety precautions and by the holder of the permit or a person employed by or under contract to him.

Inspections of building work by the Building Inspector are carried out to enable the Department to administer the Building Act. The Department does not have the role of supervising construction on behalf of owners. It is recommended that if necessary, owners engage competent building design and construction consultants to advise whether the building work has been carried out satisfactorily.

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Inspection reports may be passed on to the Licensing Officer when a situation appears to warrant an investigation of the performance of the builder.

KINGSTON

GRAND SLAM

INSPECTION OF SLAB OVER REAR
STAIR PRIOR TO POURING

SLAB HAS BEEN INSPECTED WITH
THE FOLLOWING COMMENTS.

- ~~SEA~~ SLIP JOINT REQUIRED OVER
BRICKWORK. USE BUILDING PAPER
OR ALUM.

- ENSURE ADEQUATE COVER DURING
POURING

to dy. No. 2.

Plan 3435/AM

Noted

7.01.93

To

Instruction No. 12725

Received by

Issued by

Copies to

Date

Any inspection carried out by Northrop Consultants Pty Ltd does not relieve the Contractor of his responsibility to construct the structure in accordance with the drawings and specifications.

Statements set out here do not relieve the Contractor of his obligations to obtain approvals from authorities having jurisdiction over the works.

This does not constitute authorization for a contract variation unless stated in the instruction, no claim will be accepted unless approval of variation is obtained before any work proceeds.

C. Coulton
12/10
3435/AM
(20)

REQUEST FOR INSPECTION

Blk

Section

Suburb

11

21

Kingston

Inspection
Stage
Required:

SLAB OVER STAIRWELL.

Permit Holder:

BRYAN DOWLING

Name:

Telephone:

257.3111

018-631537

Date

Stage will
be reached:

ASAP

Date advised:

13/10.

Time:

11:20

10-1030

Taken by
(Initials)





Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

Telephone: 247 2855

Facsimile: 246 3056

MR W J DOUGLAS
PO BOX 50
RED HILL ACT 2603.

Dear Sir/Madam

SUBURB KINGSTON SECTION 21 BLOCK 11 UNIT
FIRE PROTECTION STANDARDS AND REQUIREMENTS

I refer to the grant of approval for building plans under the provisions of the Building Act registered as Project No. 16519 dated 10-9-92 for building work on the above block.

A copy of the building plans were forwarded to the ACT Fire Brigade for comment and their report is attached.

The minimum fire protection standards and requirements set out in the report in terms of the Building Code of Australia have been included in the conditions of plan approval under the provisions of the Building Act.

The report also sets out additional recommendations for fire prevention and safety requirements of the building for consideration by the owner.

Yours faithfully

to dy. No. 2

Plan 3435/AM

Deputy Building Controller

Date 13/ 10 /92

Nefer

7.01.93

ACT Building Control

Northside Office

North Building, London Crt
GPO Box 158
Canberra 2601
Telephone: 247 8077
Facsimile: 246 2202

Southside Office

North Building, London Crt
GPO Box 158
Canberra 2601
Telephone: 247 4599
Facsimile: 246 2807

Tuggeranong Office

Cnr. Scollay & Oakden Streets
Greenway, PO Box 1158
Tuggeranong 2901
Telephone: 293 6936
Facsimile: 293 1486

Licensing Office

North Building, London Crt
GPO Box 158
Canberra 2601
Telephone: 247 6500
Facsimile: 246 2863

A.C.T. BUILDING CONTROL

Lodged/...../.....

☐ JTPA	☐ Electricity
☐ Heritage	☐ Water
☐ Leasing	☐ Fire
☐ Traffic	☐ Environment
☐ Structural	☐ Health
☐ Waste	☐ Roads Mince.

RESPOND TO BUILDING CONTROL

BY/...../.....

TO THE DELEGATED OFFICER

Please examine the attached plans to ensure the requirements of your authority will be met.

ACT BUILDING CONTROL WILL ASSUME YOUR APPROVAL

If Building Control does not receive a response from you by the "Respond to Building Control" date shown on the above stamp we will assume you have no comment to make and approve the plans without further delay.

IF YOU REQUIRE TO ADVISE ACT BUILDING CONTROL OF YOUR COMMENTS

Please do not return the plans to ACT Building Control. Complete and sign the attached "Plan Approval Co-ordination Form" and, return the form only, to ACT Building Control on or before the due date.

Thank you for your co-operation

ACT Building Control

If you have any problems please ring **ALISTAIR HAUGHIE SNR.** on phone ~~42-8077~~

2076274

92/0603

217-021-0011

ACT BUILDING CONTROL

PLAN APPROVAL CO-ORDINATION FORM

SPA 2/10 3435/03 Comm Files for direction 14/1

NAME OF AUTHORITY FIREBRIGADE

BLOCK 11 **SECTION** 21 **UNIT** **SUBURB** KINGSTON

LESSEE **TEL WORK** **HOME**

APPLICANT **TEL WORK** **HOME**

LIST OF DRAWING NUMBERS

(only include drawings relevant to this authority, include drawing issue number or any special identification)

.....

.....

.....

.....

I have examined the drawings listed and I advise that;
(please tick the appropriate square)

☐ the work as planned will meet this authority's requirements
OR:
☐ conditions of approval are as follows or:

.....

.....

.....

.....

.....

.....

.....

.....

☐ further conditions of approval are attached on sheet(s)

Signature:

Officers Name: **Phone No.:**

A.C.T. Fire Brigade



16
1st Floor, Swanson Plaza
Swanson Court, Belconnen
P.O. Box 31, Belconnen Mall
A.C.T. 2616

Fire Commissioner
Mr W. M. G. Kerr, Q.F.S.M., F.I.FireE.

217-021-0011 92/0603

17 September, 1992

The Building Controller
ACT. Administration
South Building
CANBERRA CITY ACT 2601

FIRE PROTECTION AND SAFETY MEASURES SUBMITTED PLANS B/S not supplied

Submitted plans relate to the proposed fitout to premises located at Block 11, Section 21 in Kingston.

The unit is to be occupied by the Grand Slam Bridge Club.

Construction is to be type C and occupancy class 6.

The proposed fitout is to to the first floor.

1. MEANS OF ESCAPE

- 1.1 Egress from the upper floors is to be provided by 1 x new stairs with single swing door to the rear of unit and 1 x relocated single swing door from existing stairs at the front of the unit and the distance of travel is to be in accordance with the requirements of the BCA.

2. EXIT DOORS

- 2.1 All exit doors must be capable of being opened from within by a normal single lever/knob action without recourse to a key. If dead locks are used then these too must cancel under the normal single lever/knob action.
- 2.2 If a door is in the path of travel to an exit, it must be capable of being opened as if it were an exit door.
- 2.3 Generally all doors serving as exits must swing in the direction of egress or in both directions. Exceptions may be granted in some circumstances.
- 2.4 All exit doors must be conspicuous. They must be indicated in accordance with the requirements of the BCA.

3. INSTALLED FIRE APPLIANCES

- 3.1 Installed fire fighting appliances as detailed in Brigades previous correspondence are considered satisfactory (fire hose reels).

4. ADDITIONAL EXTINGUISHERS

- 4.1 Whilst first aid fire protection has been prescribed in the above form where water is required as an extinguishing media, it may be necessary to provide additional special risk extinguishers to cover those special risks introduced into the premises.
- 4.2 These requirements if any, will be the subject of an on site inspection and determination when the building is occupied and or on request of the occupant.

5. EMERGENCY LIGHTING

- 5.1 Emergency lighting must be installed throughout all areas in strict accordance with Part E4 of the BCA.
- 5.2 The required level of illumination and fittings are to comply with AS 2293.

6. ILLUMINATED EXIT AND DIRECTIONAL SIGNS

- 6.1 Illuminated exit and directional signs are required and will fall into the following categories.
- 6.2 Internally illuminated, 240 volt design, requiring a secondary source of supply in the event of a power failure (Bardic or similar).
- 6.3 Approved painted exit signs adequately illuminated by an emergency light fitting within one metre from the sign.

7. AUTOMATIC ALARM SYSTEMS

- 7.1 Be sure all areas are covered by the installed fire protection/detection systems in strict accordance with the following Australian Standards:
- Sprinkler Systems AS 2118 as amended
 - Thermal Systems AS 1670 as amended

- 7.2 If any of these systems need to be changed because of partitioning, false ceilings etc, the changes must comply with the relevant Australian Standard.

8. PARTITIONING ACOUSTIC AND LINING MATERIALS

- 8.1 All partitioning, acoustic, insulation, lining and/or covering materials used in buildings shall be in accordance with the acceptable Early Fire Indices in accordance with Australian Standards 1530.
- 8.2 Where such indices are not available sample materials may be submitted to the Fire Commissioner for test approval consideration.

9. BRIGADE INSPECTION

- 9.1 Prior to the Building Controller issuing a Certificate Of Occupancy an Inspection will be carried out by the Brigade on request.
- 9.2 The Brigade generally carries out these inspections on Tuesdays, Wednesdays and Thursdays. It would be appreciated if the builder could contact the Brigade on 955733 at least 2 working days prior to the requested inspection.



S.J. Wise
For The Fire Commissioner.

**Cash Register Imprint**

I hereby request that approved plans be posted to the applicant's address ☐ or to be held at the counter for collection ☒

For Office Use Only	New Work ☐	Approved Plan No.		Licence Required	Type of Construction
	Amendment to approved plans ☐				
	Details ☐	Class of Building	Area	Valuation	Total Fees payable
	Existing building work ☐				\$ 156.00 A/B \$ 31.20 \$ 187.20
Plan endorsed	Plans				
new permit required ☐	Approved ☐				
endorse existing permit ☐	Not approved ☐				
	Deputy Building Controller				



Department of Urban Services

ACT Building Control

GPO Box 158, Canberra ACT 2601

13

Permit to Carry Out Building Work

MR B R DOWLING

PO BOX 270

CIVIC SQUARE ACT 2608

Permit Holder: MR B R DOWLING

Nominee:

Division:	Section:	Block:	Unit:
Kingston	21	11	7

Permit - Issue Date: 01OCT92	Cost:	\$9,000.00
Lapse Date: 01APR93		

Builder's Licence Class: A
Project Number: 16519

Licence Number: 2169

Plan id's included in this permit:
AM

Description of Building Work:
INTERNAL ALTERATIONS

Endorsements:

Building Controller

ACT Building Control

Civic Office
South Building, London Crt
GPO Box 158, Canberra, 2601
Telephone: 2076262
Facsimile: 2076258

Tuggeranong Office
Cnr. Scolley & Oakden Streets
Greenway, PO Box 1158
Tuggeranong, 2901
Telephone: 2075869
Facsimile: 2075955

Licensing Office
South Building, London Crt
GPO Box 158, Canberra, 2601
Telephone: 2076291
Facsimile: 2076289



Department of Urban Services
ACT Building Control

White: File
Green: Australian Bureau
of Statistics

Application for a Building Permit

Building Act 1972, Section 35 and 39

Note: This application must be made by the holder of a Builder's Licence or if by an Owner-Builder must be accompanied by an Application for Owner - Builder Permit.

Mick 16/9
Gry

Project No. - Office Use				Applicant to Complete				
16519				Approved Plan No. 3435/AM	Suburb Kingston	Section 21	Block 11	Unit
Name of Builder Bryan R. Dowling				Address Box 270 Curlew Sq.		Postcode 2608		
Initials				Phone: Work - 257311		Home 248585		
Name of Lessee JOHN'S				Address 16 TROVATT ST. CAMPBELL ACT.		Postcode 2601.		
Initials D.C.				Phone: Work		Home 2487107		
Class of Builder's Licence held by Applicant A				Licence Number 2169		Expected date of completion of building work 10 / 12 / 1992		

Type of Work (please tick appropriate boxes)

- ☐ New Building
 ☐ Additions to existing building
 ☐ Refurbishing
☐ Demolition
 ☒ Alterations to existing building
 ☐ Other (please specify)

Type of Construction and Class of Occupancy as shown on the approved plans

Type of Construction	Class of Occupancy 6	Lease covenant completion date / /	Cost of Building work (excluding land) \$ 8500
			☐ Contract Value ☒ Estimated Value
Non-residential Building type eg. shop, factory office Please specify		Residential Number of new/additional self-contained dwellings ☐ Transportable house ☐ Kit house ☐ Flat, Unit, Apartment ☐ Duplex, semi-detached, row/terrace house, townhouse ☐ Separate house ☐ Other - please specify	
Main material used in outside walls (if applicable) Brickwork		Main material of roof (if applicable) Steel	
Main material of building frame (if applicable) Brick		Main material of floors (if applicable) Concrete	
Total Floor Area in square metres 190		Total number of storeys including the ground floor, excluding the basement 2	
Permit Period Required ☒ 6 months ☐ 1 year ☐ 2 years ☐ 3 years Subject to lease covenant (unless otherwise approved)		Note: The following permit periods apply • Residences, major alterations/extensions 1 year • Minor alterations/extensions/garages/carports/swimming pools 6 months • Small commercial projects 1 year • Medium commercial projects 2 years • Large commercial projects 3 years • Shop fitouts/office refurbishments/alterations/extensions 6 months	

The information you have provided will be treated with strict confidence and in accordance with the provisions of the Privacy Act.

Declaration I declare that the particulars on this application for the grant of a permit are true and correct in every detail and that I am the person eligible for the permit. Signature _____ Date / / Important: Section 59A of the ACT Building Act 1972 provides for severe penalties for false or misleading statements.		Lessee's Signature _____ Date 24/9/92.	
---	--	---	--

Office Use Only			
Total fees payable \$ 120.00	Valuation 8500	Permit approved ☒ Permit Refused ☐	Housing indemnity ☐
Class of Licence A	Owner Builder Yes ☐ No ☒	Conditions ☐ Survey required ☐	insurance policy sighted
Licence File No. 2169	Permit Expiry Date 1 / 14 / 93	Deputy Building Controller's Signature _____ Date 1 / 10 / 92	

CONSTRUCTION MANAGEMENT CONTRACT

THIS DEED is made on the

24th day of September 1992

BETWEEN : BRYAN R. DOWLING AND ASSOCIATES PTY. LTD.

Suite 6A 32 Lonsdale St. BRADDON A.C.T.
(hereinafter called the "Construction Manager")
- on the one part.

AND :

D.C. Johns.
16 Truscott St Campbell ACT
(hereinafter called the "Principal")
- on the other part.

WHEREAS :

- A. The Principal is the owner of the Site.
- B. The Principal desires to have completed certain building works on the Site substantially in accordance with the Plans and Specifications prepared by the Consultants and such other supplementary drawings and specifications as may be issued by the Construction Manager and the Consultants during the currency of the Project.
- C. The Principal has instructed the Construction Manager and Construction Manager has agreed to provide construction management services for the purposes of completion of the Project in accordance with the terms and conditions hereinafter set forth.

NOW THIS DEED WITNESSES that in consideration of the mutual covenants herein contained the parties HEREBY EXPRESSLY COVENANT AND AGREE with each other as follows:

1. INTERPRETATION

- (a) In this Deed unless there be something in the subject or context inconsistent therewith the expressions following shall have the respective meanings hereinafter mentioned, that is to say:

"Certificate of Final Completion" - the certificate issued by the Construction Manager pursuant to Clause 15(b) hereof stating that the Project or part thereof as the case may be has been finally completed.

"Certificate of Practical Completion" - the certificate issued by the Construction Manager pursuant to Clause 15(a) hereof stating that the Project or part thereof as the case may be have been practically completed.

"Construction Budget" - the construction budget for the Project prepared by the Construction Manager in accordance with Clause 7(a) herein.

"Construction Management Fee" - the fee payable to the Construction Manager by the Principal in consideration of the performance by the Construction Manager of his duties under this Deed.

"Construction Programme" - the construction programme for the Project prepared by the Construction Manager in accordance with Clause 6(a) herein.

"Consultants" - the consultants named in Schedule Two hereof, appointed by the Principal for the purposes of this Deed.

"Date of Practical Completion" - the date specified in the Certificate of Practical Completion as being the date of practical completion of the Project or part of the Project as the case may be.

"Defects Liability Period" - the period referred to in Clause 16 hereof.

"Plans and Specifications" - the plans and specifications prepared by the Consultants and forming Exhibit 1 to this Deed and where the context so admits, any variations thereto agreed pursuant to this Deed.

"Project" - the construction on the Site of certain building works as described in the Plans and Specifications.

"Site" - the land specified in Item 1 of the Schedule One hereof.

- (b) Headings have been inserted for guidance only and are not to be used to construe the meaning of any part of this Deed.
- (c) Except to the extent that such interpretation shall be excluded by or be repugnant to the context reference to any party hereto shall include a corporation, works importing the singular number or plural number shall include the plural number and singular number respectively.

- (d) Any document herein referred to as an exhibit has been exhibited to the parties hereto at the time of their execution of this Deed signed on their behalf for identification and marked as such Exhibit.

2. APPOINTMENT OF CONSTRUCTION MANAGER AND CONSTRUCTION MANAGEMENT SERVICE

- (a) The Principal hereby engages the Construction Manager to manage the construction and completion of the Project, and the Construction Manager will provide the following services:
 - (i) the direction, co-ordination, administration and review of the project and provide counselling required to assist the Principal and the Consultants in accomplishing completion of the Project in a timely economical and acceptable manner;
 - (ii) to furnish and administer such of the following management systems or programmes required by the Principal from time to time
 - (1) cost control programme scheduling;
 - (2) management information;
 - (3) project communications;
 - (4) contracting accounting procurement accounting and project accounting;

and provide all ancillary services required for the operation of them including if the Construction Manager thinks necessary provide and supervise a competent administrative and supervisory staff.
- (b) The services referred to in the preceding sub-clause (a) shall include, where required by the Principal:
 - (i) monitoring of progress of the Project generally and reporting the results to the Principal.
 - (ii) providing other services including programme scheduling implementing reasonable recovery plans if Consultants, Contractor or Suppliers to the Principal are behind schedule or are in breach of contract, co-ordination of off site work and provision of any other required services.
- (c) The Construction Manager shall liaise with the Consultants as is required by the Principal from time to time to ensure effectual completion of the Project.

3. THE CONSULTANTS

- (a) The Construction Manager has been engaged by the Principal to superintend the carrying out of the Project in accordance with the terms of this Deed and is hereby authorised to issue and receive for and on behalf of the Principal all notices, certificates, information, advices, reports, and other matters or things required or permitted to be issued or received by or to the Principal under the provisions of this Deed, or during the construction of the Project.
- (b) The Consultants have been engaged by the Principal to prepare such drawings necessary for the Project and to provide specialised advice to assist the Construction Manager in completing the Project in the terms of this Deed but it is hereby acknowledged that the Consultants are agents of the Principal and the Construction Manager shall not be responsible or in any way held liable for any act or omission of the Consultants whether wilful negligent or otherwise.
- (c) The Construction Manager may issue instructions in the form of sketches, drawings, specifications, plans, written directions or other information to any Consultants or Contractors involved in the Project and the Construction Manager may with the approval of the Principal appoint additional Consultants other than the Consultants named in the Schedule Two hereof.

4. THE SITE

- (a) The Principal shall furnish the Construction Manager with legal and survey particulars concerning the Site as may be necessary for the setting out of the Project.
- (b) The Construction Manager shall be provided by the Principal with full access to the Site for the purposes of this Deed.
- (c) The Construction Manager shall be entitled to grant or refuse entry or remove any unauthorised person from the Site.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals
on the day, month and year hereinbefore written.

dated the

24th

day of

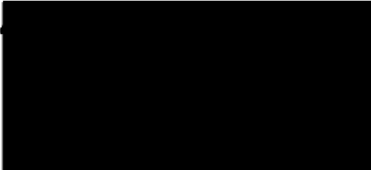
September

1992

Signed for and on behalf of
PRINCIPAL in the presence of:

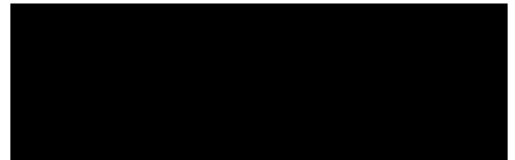
..........

WITNESS

..........

Date: 24 September 1992.....

Signed for and on behalf of
CONSTRUCTION MANAGER in the
presence of:



WITNESS:

..........

Date: 24 September 1992.....

Date: 24 September 1992.....

Plan Acknowledgement

Date Lodged: 10SEP92

Division: Kingston Section: 21 Block: 11
Unit: 7 Other Unit:

PLAN SEQUENCE NUMBER: 19193
PROJECT NUMBER: 16519

Trims Number: 3435/03 Plan Id: AM

Description of Work

INTERNAL ALTERATIONS

This is an acknowledgement for : A New Plan

Approval Due Date : 01OCT92 Commercial Plan

Client Details : Name Number : 5037
MR W J DOUGLAS
PO BOX 50
REDHILL ACT 2603

ACT Building Control

Civic Office
South Building, London Crt
GPO Box 158, Canberra, 2601
Telephone: 2076262
Facsimile: 2076258

Tuggeranong Office
Cnr. Scotley & Oakden Streets
Greenway, PO Box 1158
Tuggeranong, 2901
Telephone: 2075969
Facsimile: 2075955

Licensing Office
South Building, London Crt
GPO Box 158, Canberra, 2601
Telephone: 2076291
Facsimile: 2076289



A.C.T. Building Control - Design Check Certificate of Structural Sufficiency

9

Block 11	Section 21	Suburb KINGSTON (UNIT 7)
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Lessee's or Permit holder's name

Description of Building Work:
(Please tick appropriate box)

New Work ☐ Additions/Alterations ☐ Alterations ☒ Others ☐

I certify that:

~~1. I have checked the structural design computations for the building named above and/or the following components and of their supporting elements of the building named above.~~

2. In checking the structural design, I have paid attention to the integrity of the building under normal loading conditions relevant for this type of structure. The strength requirements and serviceability requirements of the building and its structural elements comply with the Building Code of Australia and all relevant SAA Codes (including AS 2121 Earthquake Code - Canberra - ZONE 'A')

3. This Certificate applies to the following Drawings (numbers)

92/172 S1.

to Plan No.
3435/03/AM

~~and computations endorsed and signed by me. The documents adequately convey the structural design intentions for the construction of this structure.~~

Declaration

4. I am practising structural engineer as defined in the ACT Building Act (Section 53(1) states: Practising Structural Engineer means an engineer with qualifications in structural engineering which are acceptable to the Institution of Engineers, Australia, for the Grade of Corporate Member and who is actively engaged in structural design and supervision of building construction).

Signature 

8, 9, 92

Qualifications: M.I.E. Aust. or eligible for this grade (please indicate)

MIE Aust.

Name of Engineer **ADAM HUGILL**
(please print)

Acceptable

Address **CENTRE CINEMA BUILDING**

16.09.92

Telephone **249 1800**

Note: All documents covered by this Certificate should be endorsed and signed by the Engineer. (Original signature in ink - no photocopies or facsimiles accepted)



Application for Approval of Plans

Australian Capital Territory
Department of Urban Services
A.C.T. Building Control

Cash Register Imprint

Name of Applicant (please print clearly) <i>W. J. DOUGLAS</i>		Address <i>P.O. Box 50 Red Hill</i>		Postcode <i>2603</i>
Contact name <i>5031</i>		Phone: Wk <i>29995970</i> Hm		
Name of lessee / owner of parcel of land <i>D.C. & P. JOHNS</i>		Address (show PO Box No. if any) <i>16 Truscott St. Campbell</i>		Postcode <i>2601</i>
Phone: Wk <i>CAMPBELL</i> Hm				
Description of the building work involved in this application <i>Internal Alterations</i>		Tenancy fitouts: Include details of Tenancy No., Shop No., Floor level		
Division (Suburb) District <i>KINGSTON</i>		Section <i>21</i>	Block <i>11</i>	Unit <i>Unit plan 584</i>
To be specified in accordance with the appropriate classification in the Building Code of Australia.	Type of Construction (N/A for Class 1 or 10 Buildings)	Class of Building <i>6</i>		Total Floor Area <i>N.A.</i> m ²
Cost of Building Work Fixed by Contract				Cost \$
Estimated Value (to be completed only where not fixed by contract) (refer Building Cost Guide "BN25" for building types and current rates to calculate costs)	Building Work (BN25)	Rate/m ² (BN25)	Area (m ²)	Value (m ²)
Total Estimated Value of Building Work				\$ <i>9000.00</i>
This application is for: New Work ☒ Existing Building Work ☐ Amendment to Details for ☐ Approved Plan No.				
I hereby request that approved plans be posted to the applicant's address ☐ held at the counter for collection ☒				
Design information required under Section 32 of the Building Act to be provided by designer / applicant Classification of foundation material - AS 2870.1 Clause 2.1.1 (please tick appropriate box)		Declaration I declare that the particulars on this application for approval of plans are true and correct in every detail and that I am the person indicated by a tick in the relevant box below. ☒ 1. I am the / a person to whom the lease for the land is registered at the Land Titles Office, or ☐ 2. I am a director / secretary of the company to which the lease for the land is registered at the Land Titles Office, or ☐ 3. I am a person authorised to act on behalf of the person / company in 1 or 2 above. (Give original written evidence of authority from the person / company), or ☐ 4. I am an architect engaged by and acting on behalf of the person / company in 1 or 2 above, or ☐ 5. I am a solicitor engaged by and acting on behalf of the person / company in 1 or 2 above. Declaration / Signature <i>[Signature]</i>		
Foundation Most sand and rock sites ☐ A Most silt and some clay sites ☐ S Moderately reactive clay sites ☐ M Highly reactive clay sites ☐ H Extremely reactive clay sites ☐ E Filled sites ☐ Nominate Class ☐ 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		Important: Section 59A of the ACT Building Act 1972 provides for severe penalties for false or misleading statements.		
Note: Approval is based on this information and on design information submitted on plans.				

For Office Use Only	New Work ☒	Approved Plan No. <i>3435/03 / 16519 / AM</i>	Licence Required <i>B</i>	Type of Construction <i>C</i>
	Amendment to approved plans ☐	Class of Building <i>6</i>	Area	Valuation
	Details ☐	Total Fees payable <i>\$156.00</i> <i>F/B \$ 31.20</i> <i>\$187.20</i>		
	Existing building work ☐	Plans Approved ☒ Not approved ☐		
Plan endorsed new permit required ☒ endorse existing permit ☐	Deputy Building Controller <i>15.9.92</i>			

Classification of Buildings

Section 32 of the Building Act requires the application for approval of plans to specify the class of building according to the use to which the building is intended to be used when erected or altered. The classification of buildings is summarised as follows. For full details refer to Part A3 of the Building Code of Australia.

Residential Buildings

Class 1: a residence which may comprise one or more buildings including any habitable outbuildings which in association constitute -

- (a) a single dwelling-house, terrace house, townhouse, row house, villa house, or the like, which may be detached or separated by a common wall;
- (b) a dwelling-house used as a boarding-house, hostel, group house, dual occupancy house, or the like, in which not more than 12 persons would ordinarily be resident; or
- (c) a residential building that does not exceed a rise of 3 storeys and contains only 2 sole-occupancy units located one above the other and each unit has direct egress to a road or open space.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling, other than a building of Class 1.

Class 3: a residential building, other than a building of Class 1 or 2, which is common place of living for a number of unrelated persons, including -

- (a) a boarding-house, guest house, hostel, or lodging-house;
- (b) a residential part of an hotel or motel;
- (c) a residential part of a school;
- (d) accommodation for the aged, disabled or children; and
- (e) a residential part of a health-care building which accommodates members of staff.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Commercial Buildings

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7 or 8.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including -

- (a) an eating room, cafe, restaurant, milk or soft-drink bar;
- (b) a dining room, bar shop or kiosk portion of an hotel or motel;
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment;
- (d) market or sale room show room, or service station.

Class 7: a building which is -

- (a) a public carpark; or
- (b) for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature -

- (a) **Class 9a** - a health-care building;
- (b) **Class 9b** - an assembly building, and

Class 9a includes a pathology laboratory in a health-care building and Class 9b includes a trade workshop in a primary or secondary school, but excludes any other part of these buildings that are of another Class.

Other Structures

Class 10: a non-habitable outbuilding or structure -

- (a) **Class 10a** - a carport, private garage, shed, or the like;
- (b) **Class 10b** - a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like.