



**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 2020-042

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)	12
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

**From:** [REDACTED]  
**To:** [CMTEDD FOI](#)  
**Subject:** Freedom of Information request  
**Date:** Thursday, 27 February 2020 5:56:02 PM

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

### Your details

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

Title:  
First Name:  
Last Name:  
Business/Organisation:  
Address:  
Suburb:  
Postcode:  
State/Territory:  
Phone/mobile:  
Email address:



### Request for information

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

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

RE ADDRESS: 16 Jaeger Circuit, Bruce, ACT (Block 7, Section 27, Bruce) SUBJECT OF DOCUMENTS: We are seeking documents in relation to the following works: (a) the swimming pool that was constructed in the back garden (likely to have been completed in 2010); (b) any pool or perimeter fencing pertaining to the swimming pool (or any other safety measures required for pool safety in 2009 - e.g. certain types of door safety for rooms opening onto the pool deck area); (c) retaining walls in the vicinity of the swimming pool (including drainage to prevent groundwater leakage into the pool); (d) other "entertainment and pool area" construction work; (e) the removal of native trees in the location now used for the swimming pool, deck and entertainment area. Note: The swimming pool, deck, retaining wall and entertainment area which are the subject of this enquiry are clearly visible on maps available from ACTMapi. The "before" state of the property is visible on the 2009 map while the "after" is visible on the 2012 map. TYPE OF DOCUMENTS: We are seeking documents/records of the following types: 1. building approvals (including any building inspection and electrical safety reports); 2. Certificates of Occupancy and Use; 3. approvals to remove significant trees; and 4. other documents/reports related to the above. NB - If any of the above documents are likely to be difficult or time-consuming, we would be willing to get the data in two batches, beginning with the information that can be

obtained quite quickly.

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

Thank you.  
Freedom of Information Coordinator



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI 2020-042



## **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 27 February, in which you sought access to documents relating to building works conducted at 16 Jaeger Circuit Bruce (Block 7, Section 27 Bruce).

Specifically, you are seeking:

*“RE ADDRESS: 16 Jaeger Circuit, Bruce, ACT (Block 7, Section 27, Bruce) SUBJECT OF DOCUMENTS: We are seeking documents in relation to the following works: (a) the swimming pool that was constructed in the back garden (likely to have been completed in 2010); (b) any pool or perimeter fencing pertaining to the swimming pool (or any other safety measures required for pool safety in 2009 - e.g. certain types of door safety for rooms opening onto the pool deck area); (c) retaining walls in the vicinity of the swimming pool (including drainage to prevent groundwater leakage into the pool); (d) other "entertainment and pool area" construction work; (e) the removal of native trees in the location now used for the swimming pool, deck and entertainment area.”*

On 16 March 2020 you confirmed you are not seeking access to any personal or financial information contained within the requested documents.

### **Authority**

As an appointed Information Officer under section 18 of the Act, I am authorised to make a decision on access or amendment to government information in the possession or control of CMTEDD.

### **Timeframes**

In accordance of section 40 of the Act, CMTEDD was required to provide a decision on your access application by 27 March 2020.

### **Decision on access**

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

I have decided to grant full access to all relevant documents. 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.

The documents released to you are provided as **Attachment B** to this letter.

### **Charges**

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* 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 3 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/disclosure-log-2020>

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

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

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

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore St  
GPO Box 370

Canberra City ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

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

Yours sincerely

A handwritten signature in grey ink, appearing to read 'P. Dachs', is positioned above the typed name.

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

17 March 2020



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
Documents in relation to the following works at Block 7, Section 27 Bruce: (a) the swimming pool that was constructed in the back garden (likely to have been completed in 2010); (b) any pool or perimeter fencing pertaining to the swimming pool (or any other safety measures required for pool safety in 2009 - e.g. certain types of door safety for rooms opening onto the pool deck area); (c) retaining walls in the vicinity of the swimming pool (including drainage to prevent groundwater leakage into the pool); (d) other "entertainment and pool area" construction work; (e) the removal of native trees in the location now used for the swimming pool, deck and entertainment area.	CMTEDDFOI2020-042

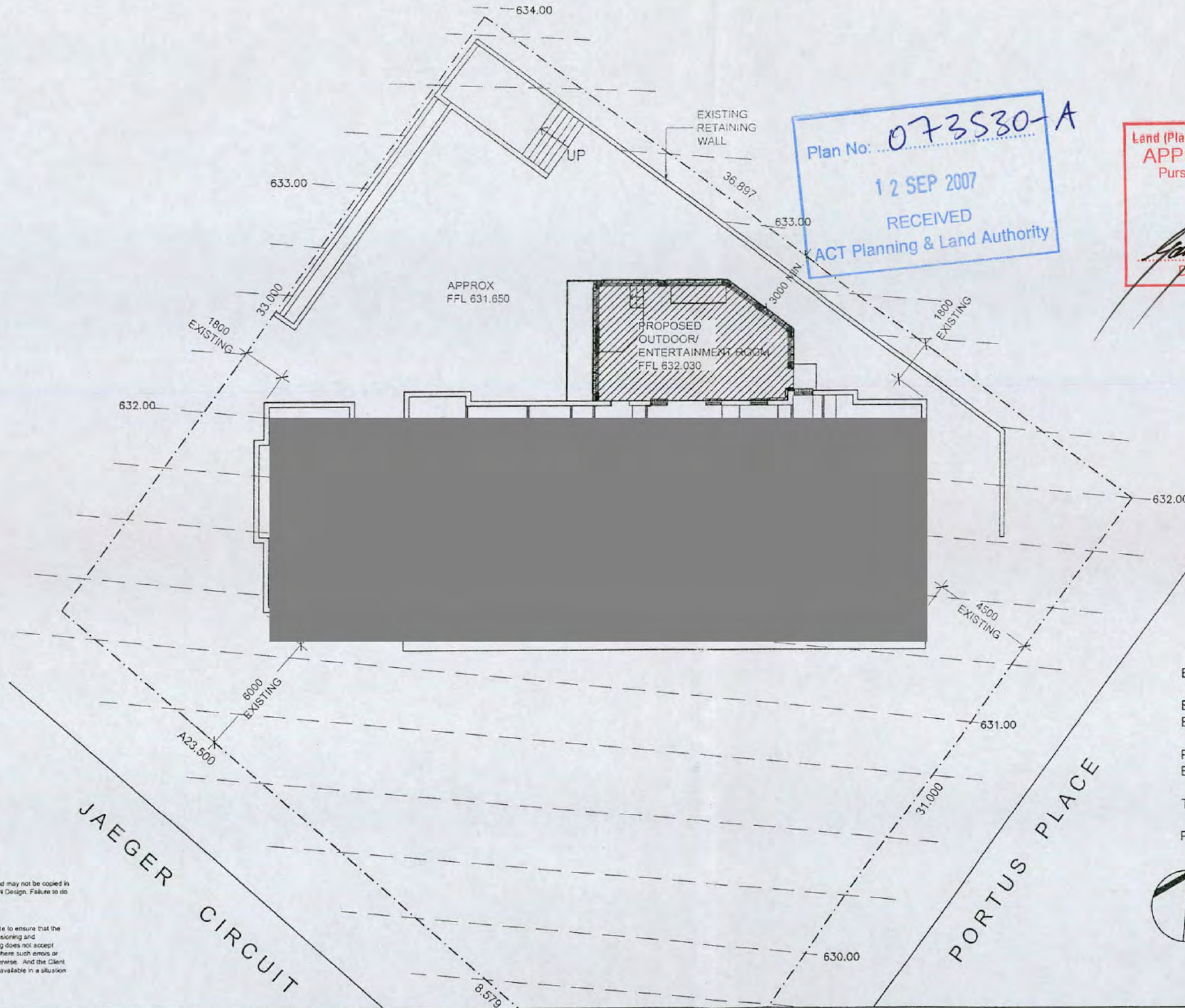
Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-18	Various plans (Out of scope information removed)	12 Sep 2009	Full release	N/A	Yes
2	19	Drainage plan (Out of scope information removed)	22 Sep 2009	Full release	N/A	Yes
3	20-33	Building approval documents (Out of scope information removed)	21 Oct 2009	Full release	N/A	Yes
4	34-39	Building approval plans (Out of scope information removed)	21 Oct 2009	Full release	N/A	Yes
5	40-75	Various documents (Out of scope information removed)	24 Nov 2009	Full release	N/A	Yes
6	76-77	Pool building code information (Out of scope information removed)	31 Mar 2020	Full release	N/A	Yes
<b>Total No of Docs</b>						
6						

# PROPOSED OUTDOOR/ENTERTAINMENT PLAN

DRAWING No	DRAWING TITLE
01 OF 04	SITE PLAN
02 OF 04	PROPOSED OUTDOOR ROOM - FLOOR PLAN
03 OF 04	ELEVATIONS
04 OF 04	ELEVATION & SECTION



PROPOSED OUTDOOR/ENTERTAINMENT FOR [REDACTED]  
BLOCK 7 SECTION 27 BRUCE ACT



Plan No: 073530-A  
12 SEP 2007  
RECEIVED  
ACT Planning & Land Authority

Land (Planning and Environment) Act 1991  
**APPROVAL GRANTED**  
Pursuant to Section 230 or 245  
**15 SEP 2006**  
*[Signature]*  
Delegate of the Authority

*Class 1(a)*  
**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**10 SEP 2007**  
*[Signature]*  
Licence No: 200426203

BLOCK AREA:	1250.0m <sup>2</sup>
EXISTING RESIDENCE:	188.0m <sup>2</sup>
EXISTING GARAGE:	60.1m <sup>2</sup>
PROPOSED OUTDOOR/ ENTERTAINMENT ROOM:	46.5m <sup>2</sup>
TOTAL:	294.6m <sup>2</sup>
PLOT RATIO:	23.6%




**SITE PLAN**  
SCALE: 1:200 @ A3

Note:  
- Spot levels & ground lines are based on original drawings (dated 04-08-1980) and approximate only, and must be verified by surveyors.

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The Client accepts that whilst every effort is made to ensure that the information contained within this drawing (dimensioning and specifications) is correct, HN Design and Drafting does not accept responsibility for errors or omissions occurring, where such errors or omissions are caused through negligence or otherwise. And the Client further accepts that no form of compensation is available in a situation where such errors or omissions might occur.

REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	04-08-06
3	Changes as per request	12-08-06

 **HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
BLOCK 7 SECTION 27  
SOUTH BRUCE ACT

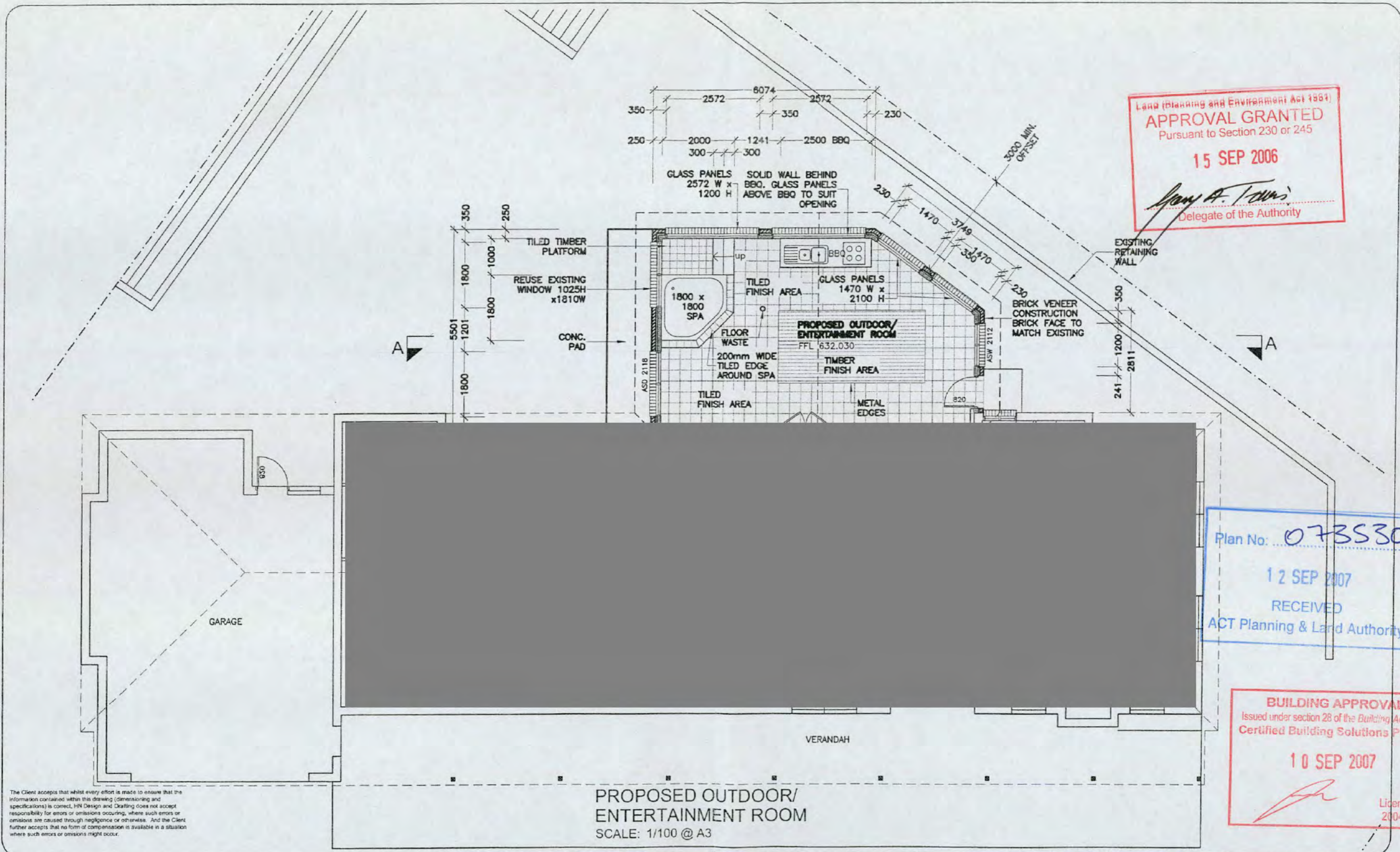
DRAWING TITLE:  
PROPOSED SITE PLAN

AREAS (in m<sup>2</sup>)

GARAGE:	
LIVING - LOWER:	
LIVING - UPPER:	
TOTAL:	

DRAWING No: 01      DATE: 12-08-06  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 01 OF 04

Cad File: C:/xxx/xxx/MyHouse.dwg



Land (Planning and Environment) Act 1984  
**APPROVAL GRANTED**  
 Pursuant to Section 230 or 245  
**15 SEP 2006**  
*Don A. Towns*  
 Delegate of the Authority

Plan No: **073530-A**  
**12 SEP 2007**  
 RECEIVED  
 ACT Planning & Land Authority

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
**10 SEP 2007**  
*[Signature]*  
 Licence No: 200426203

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**PROPOSED OUTDOOR/  
 ENTERTAINMENT ROOM**  
 SCALE: 1/100 @ A3

REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06

**HN Design & Drafting**  
 91/15 John Cleland Cres.  
 FLOREY ACT 2615  
 Mob: 0413 334 629  
 Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
 SOUTH BRUCE ACT**

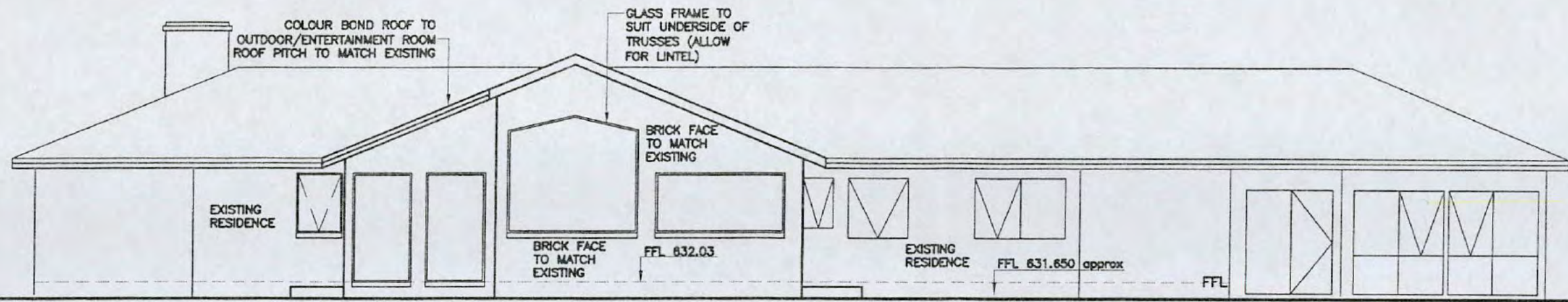
DRAWING TITLE:  
**PROPOSED OUTDOOR/  
 ENTERTAINMENT ROOM**

AREAS (in m<sup>2</sup>)  
 GARAGE:  
 LIVING - LOWER:  
 LIVING - UPPER:  
 TOTAL:

DRAWING No: 02      DATE: 12-08-06  
 SCALE: AS SHOWN      DRAWN BY: HN  
 DESIGN BY: HN      SHEET 02 OF 04

NOTES:

- All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
- Carry out all work in compliance with the relevant SAA CODES OF PRACTICE in the best tradesman-like manner to the approval of the superintendent and authorities having jurisdiction over the works including but not restricted to:
- A - ACT GOVERNMENT
- B - BCA AND THE ACT APPENDIX
- C - ACT ELECTRICITY AND WATER
- D - AS 1684 TIMBER FRAMING CODE AS FURTHER SPECIFIED.
- All footings to comply with AS 2870.1
- Surveyor to confirm easement locations prior to commencement of any work.
- Owner / builder to confirm service lines (gas, water pipes, etc.) before commencing works.
- Do not scale drawings, written dimensions will take precedence. Any discrepancies shall be resolved before the ordering and/or placing of any materials
- All dimensions are in mm otherwise stated
- All levels, dimensions, aspects, areas, etc are to be confirmed by owner / builder before commencing works.
- Owner / builder to verify dimensions before commencing works.
- Any discrepancy found in drawing are to be reported to the designer before commencing works.
- Ground lines are indicative only and must be verified on-site



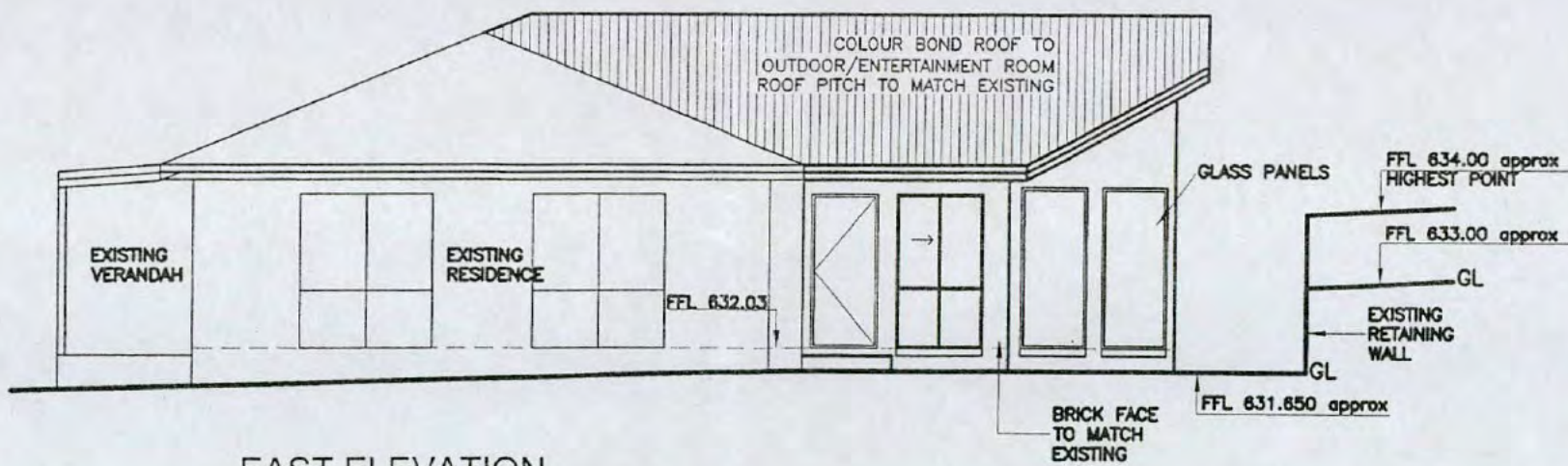
**NORTH ELEVATION**

SCALE: 1:100 @ A3

Note:  
- Spot levels & ground lines are based on original drawings (dated 04-08-1980) and approximate only, and must be verified by surveyors.

**ROOF NOT ZINC ALUMINE  
WHITE/OFF-WHITE COLOUR**

Land (Planning and Environment Act 1981)  
**APPROVAL GRANTED**  
Pursuant to Section 230 or 245  
**15 SEP 2006**  
*[Signature]*  
Delegate of the Authority



**EAST ELEVATION**

SCALE: 1:100 @ A3

Note:  
- Spot levels & ground lines are based on original drawings (dated 04-08-1980) and approximate only, and must be verified by surveyors.

Plan No: **073530-A**  
**12 SEP 2007**  
**RECEIVED**  
ACT Planning & Land Authority

**BUILDING APPROVAL**  
Issued under section 23 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**10 SEP 2007**  
Licence No: 200426203

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REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06

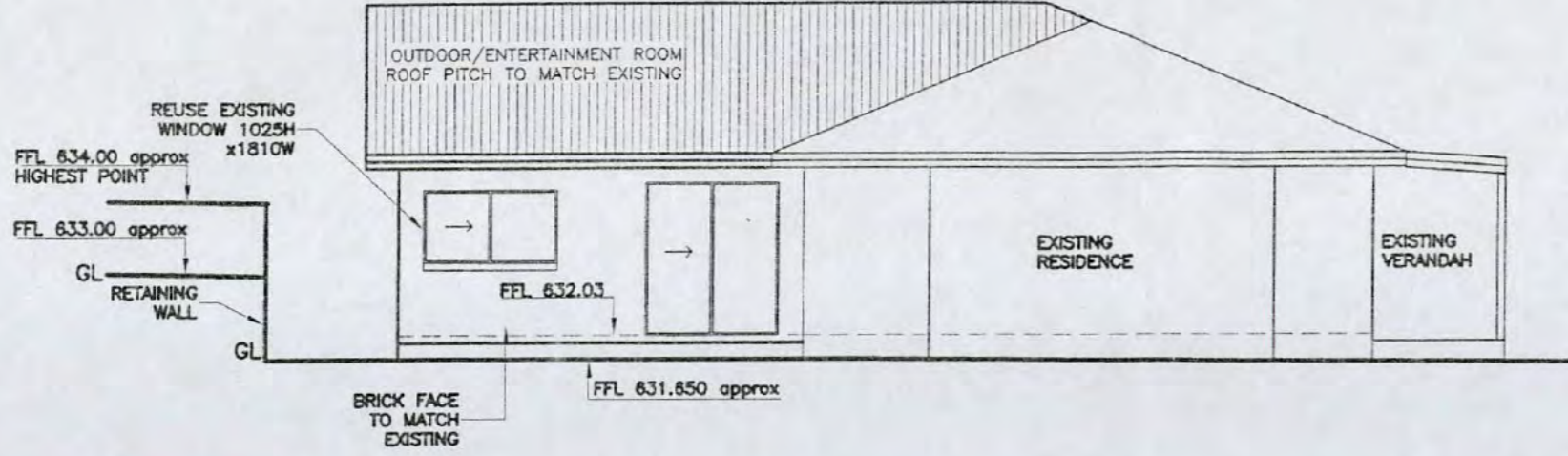
**HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
SOUTH BRUCE ACT**

DRAWING TITLE:  
**ELEVATIONS**

AREAS (in m<sup>2</sup>)  
GARAGE:  
LIVING - LOWER:  
LIVING - UPPER:  
TOTAL:

DRAWING No: 03      DATE: 12-08-06  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 03 OF 04



NOTES:

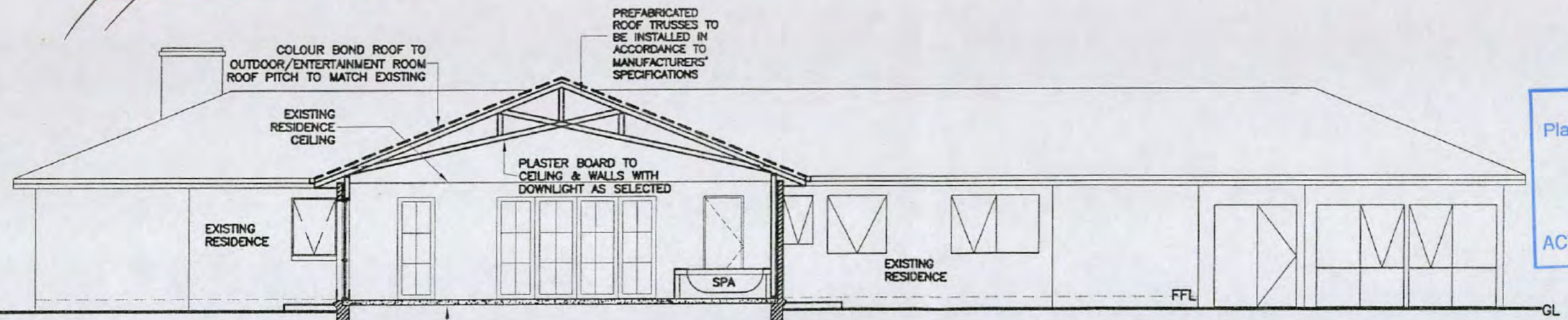
- All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
- Carry out all work in compliance with the relevant SAA CODES OF PRACTICE in the best tradesman-like manner to the approval of the superintendent and authorities having jurisdiction over the works including but not restricted to:
- A - ACT GOVERNMENT
- B - BCA AND THE ACT APPENDIX C
- C - ACT ELECTRICITY AND WATER
- D - AS 1684 TIMBER FRAMING CODE AS FURTHER SPECIFIED.
- All footings to comply with AS 2870.1
- Surveyor to confirm easement locations prior to commencement of any work.
- Owner / builder to confirm service lines (gas, water pipes, etc.) before commencing works.
- Do not scale drawings, written dimensions will take precedence. Any discrepancies shall be resolved before the ordering and/or placing of any materials
- All dimensions are in mm otherwise stated
- All levels, dimensions, aspects, areas, etc are to be confirmed by owner / builder before commencing works.
- Owner / builder to verify dimensions before commencing works.
- Any discrepancy found in drawing are to be reported to the designer before commencing works.
- Ground lines are indicative only and must be verified on-site

Land (Planning and Environment Act 1991)  
**APPROVAL GRANTED**  
 Pursuant to Section 230 or 245  
**15 SEP 2006**  
*[Signature]*  
 Delegate of the Authority

**WEST ELEVATION**  
 SCALE: 1:100 @ A3

Note:  
 - Spot levels & ground lines are based on original drawings (dated 04-08-1980) and approximate only, and must be verified by surveyors.

**ROOF NOT ZINC ALUME OR WHITE/OFF-WHITE COLOURBOND**




**SECTION A - A**  
 SCALE: 1:100 @ A3

Plan No: **073530-A**  
**12 SEP 2007**  
 RECEIVED  
 ACT Planning & Land Authority

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
**10 SEP 2007**  
*[Signature]*  
 Licence No: 200426203

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REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06

 **HN Design & Drafting**  
 91/15 John Cleland Cres.  
 FLOREY ACT 2615  
 Mob: 0413 334 629  
 Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
 BLOCK 7 SECTION 27  
 SOUTH BRUCE ACT

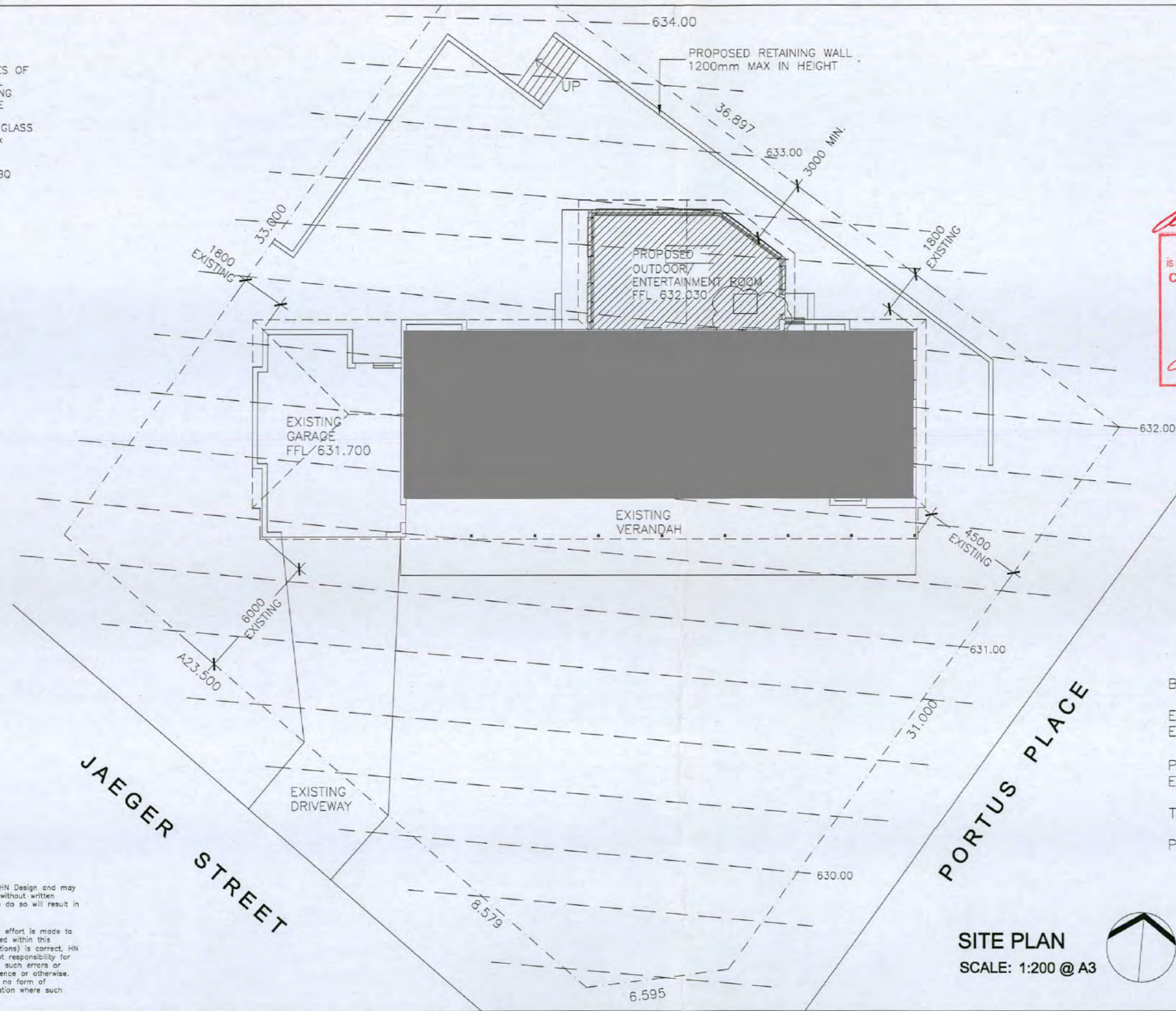
DRAWING TITLE:  
 ELEVATION & SECTION

AREAS (in m<sup>2</sup>)  
 GARAGE:  
 LIVING - LOWER:  
 LIVING - UPPER:  
 TOTAL:

DRAWING No: 04      DATE: 12-08-06  
 SCALE: AS SHOWN      DRAWN BY: HN  
 DESIGN BY: HN      SHEET 04 OF 04

51/3

- AMENDMENTS
- 1 - CHANGED SIZES OF FIXED GLASS PANEL
  - 2- CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
  - 3 - ADDED FIXED GLASS ROOF WINDOW 900x1100
  - 4 - RESIZED SPA
  - 5 - RELOCATED BBQ



*Amendments 1 to 5*

**BUILDING APPROVAL**  
 is amended under section 32 of the Building Act 2004  
 Certified Building Solutions Pty Ltd

**12 JAN 2009**

*Southwell* Licence No: 200426203


Plan No: 0735301B

**12 JAN 2009**

RECEIVED  
 ACT Planning & Land Authority

BLOCK AREA:	1250.0m <sup>2</sup>
EXISTING RESIDENCE:	188.0m <sup>2</sup>
EXISTING GARAGE:	60.1m <sup>2</sup>
PROPOSED OUTDOOR/ ENTERTAINMENT ROOM:	46.5m <sup>2</sup>
TOTAL:	294.6m <sup>2</sup>
PLOT RATIO:	23.6%

**SITE PLAN**  
 SCALE: 1:200 @ A3



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REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06
4	Final	06-09-08



**HN Design & Drafting**  
 91/15 John Cleland Cres.  
 FLOREY ACT 2615  
 Mob: 0413 334 629  
 Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
 SOUTH BRUCE ACT**

DRAWING TITLE:  
**PROPOSED SITE PLAN**

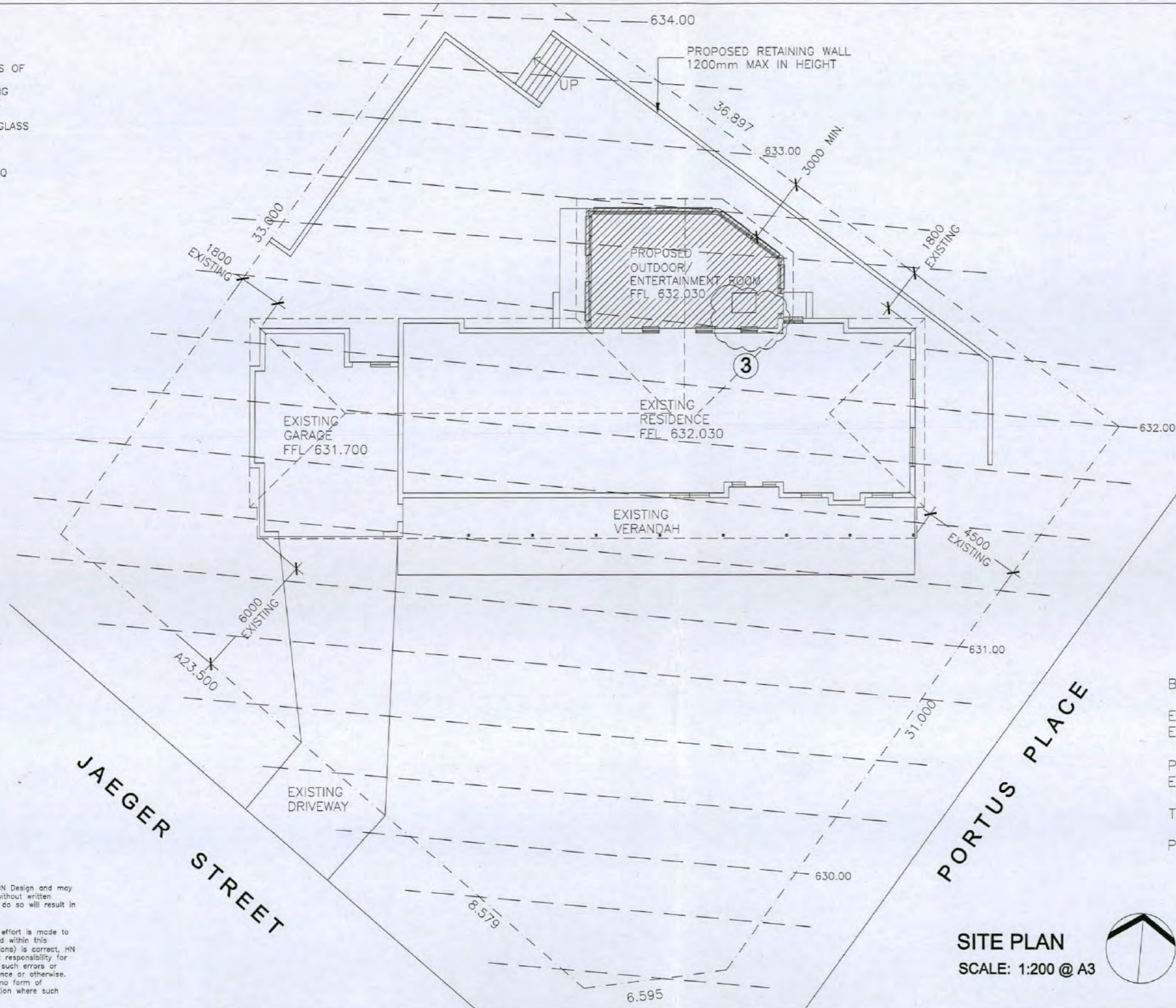
AREAS (in m<sup>2</sup>)

GARAGE:	
LIVING - LOWER:	
LIVING - UPPER:	
TOTAL:	

DRAWING No: 01      DATE: 06-09-08  
 SCALE: AS SHOWN      DRAWN BY: HN  
 DESIGN BY: HN      SHEET 01 OF 04

AMENDMENTS

- 1 - CHANGED SIZES OF FIXED GLASS PANEL
- 2 - CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
- 3 - ADDED FIXED GLASS ROOF WINDOW 900x1100
- 4 - RESIZED SPA
- 5 - RELOCATED BBQ



*Amended 12/5*

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd

**12 JAN 2009**

*Ch. Southwell* Licence No: 200426203

BLOCK AREA:	1250.0m <sup>2</sup>
EXISTING RESIDENCE:	188.0m <sup>2</sup>
EXISTING GARAGE:	60.1m <sup>2</sup>
PROPOSED OUTDOOR/ENTERTAINMENT ROOM:	46.5m <sup>2</sup>
TOTAL:	294.6m <sup>2</sup>
PLOT RATIO:	23.6%

**SITE PLAN**  
SCALE: 1:200 @ A3



Plan No: 073530/R

**12 JAN 2009**

RECEIVED  
ACT Planning & Land Authority

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4	Final	06-09-08

**HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
SOUTH BRUCE ACT**

DRAWING TITLE:  
**PROPOSED SITE PLAN**

AREAS (in m<sup>2</sup>)

GARAGE:	
LIVING - LOWER:	
LIVING - UPPER:	
TOTAL:	

DRAWING No: 01      DATE: 06-09-08  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 01 OF 04

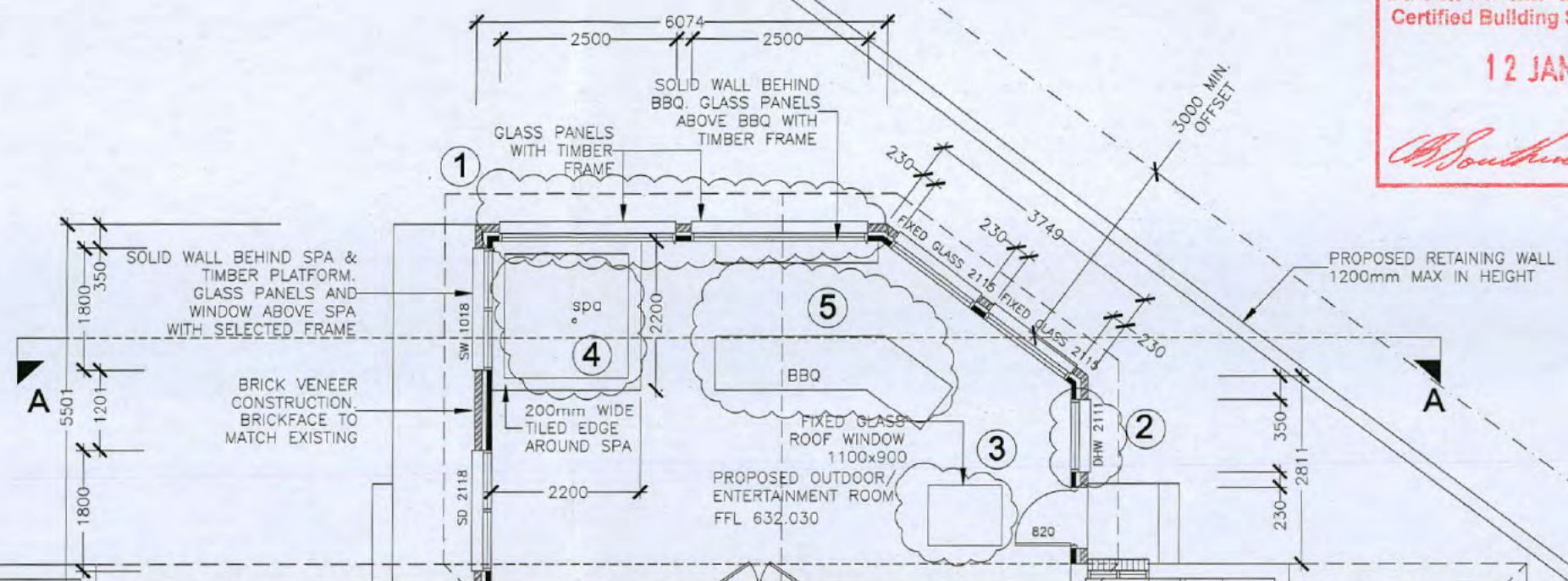
- AMENDMENTS
- 1 - CHANGED SIZES OF FIXED GLASS PANEL
  - 2 - CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
  - 3 - ADDED FIXED GLASS ROOF WINDOW 900x1100
  - 4 - RESIZED SPA
  - 5 - RELOCATED BBQ

*Amendments 1 to 5*

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd

**12 JAN 2009**

*A Southwell* Licence No: 200426203



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**PROPOSED OUTDOOR/ ENTERTAINMENT ROOM**  
SCALE: 1/100 @ A3

Plan No: *073530/3*

**12 JAN 2009**

RECEIVED  
ACT Planning & Land Authority

REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06
4	Final	06-09-08

 **HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
SOUTH BRUCE ACT**

DRAWING TITLE:  
**PROPOSED SUNKEN LOUNGE PLAN**

AREAS (in m<sup>2</sup>)

GARAGE:
LIVING - LOWER:
LIVING - UPPER:
TOTAL:

DRAWING No: 02      DATE: 06-09-08  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 02 OF 04

Cad File: C:/xxx/xxx/MyHouse.dwg

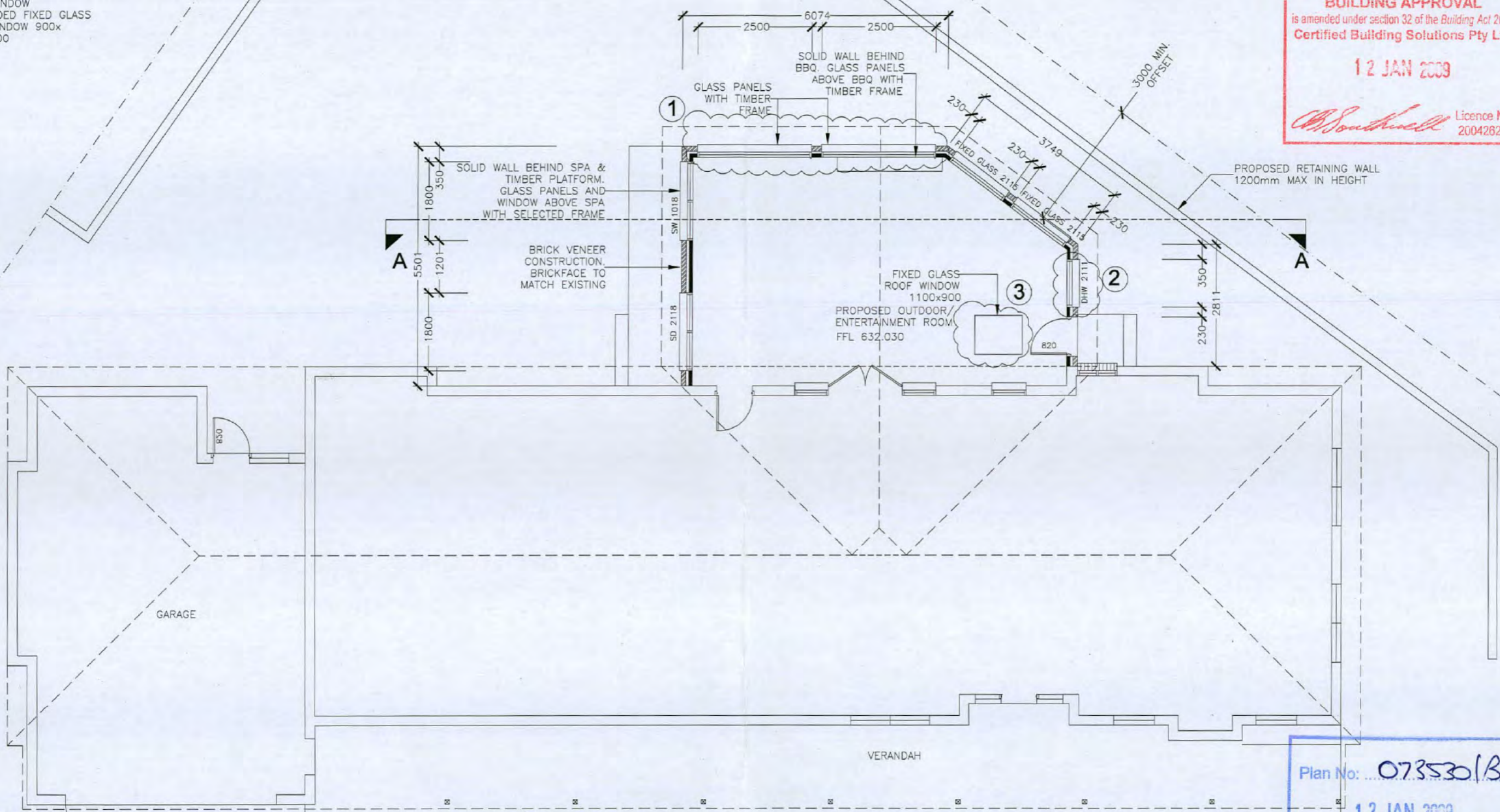
- AMENDMENTS
- 1 - CHANGED SIZES OF FIXED GLASS PANEL
  - 2- CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
  - 3 - ADDED FIXED GLASS ROOF WINDOW 900x 1100

*Brook & Co*

**BUILDING APPROVAL**  
 is amended under section 32 of the Building Act 2004  
**Certified Building Solutions Pty Ltd**

**12 JAN 2009**

*W. Southwell* Licence No: 200426203



**PROPOSED OUTDOOR/ ENTERTAINMENT ROOM**  
 SCALE: 1/100 @ A3

Plan No: 073530/B

**12 JAN 2009**

RECEIVED  
 ACT Planning & Land Authority

The Client accepts that whilst every effort is made to ensure that the information contained within this drawing (dimensioning and specifications) is correct, HN Design and Drafting does not accept responsibility for errors or omissions occurring, where such errors or omissions are caused through negligence or otherwise. And the Client further accepts that no form of compensation is available in a situation where such errors or omissions might occur.

REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06
4	Final	06-09-08

**HN Design & Drafting**  
 91/15 John Cleland Cres.  
 FLOREY ACT 2615  
 Mob: 0413 334 629  
 Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
 BLOCK 7 SECTION 27  
 SOUTH BRUCE ACT

DRAWING TITLE:  
 PROPOSED SUNKEN LOUNGE PLAN

AREAS (in m<sup>2</sup>)

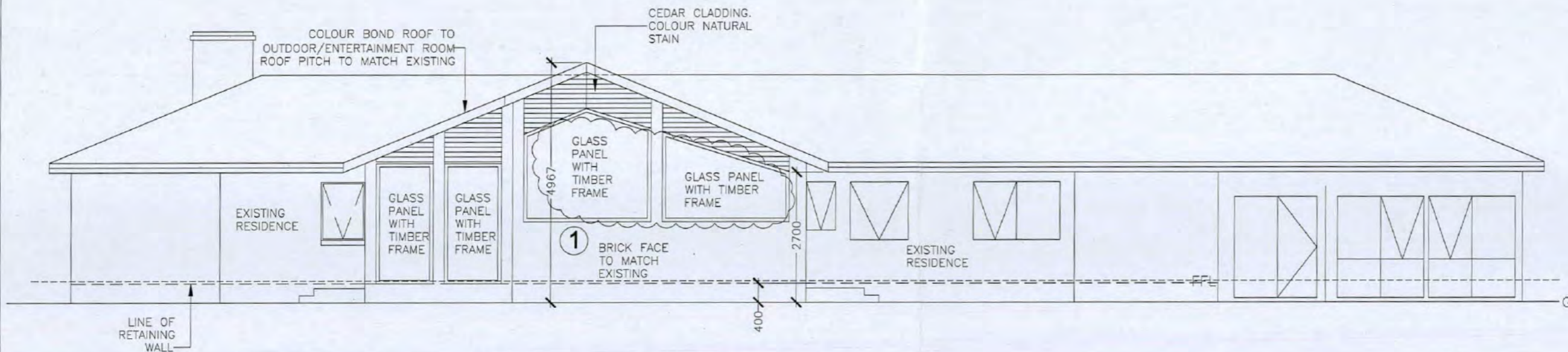
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LIVING - LOWER:	
LIVING - UPPER:	
TOTAL:	

DRAWING No: 02      DATE: 06-09-08  
 SCALE: AS SHOWN      DRAWN BY: HN  
 DESIGN BY: HN      SHEET 02 OF 04

Cad File: C:/xxx/xxx/MyHouse.dwg

NOTES:

- All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
- Carry out all work in compliance with the relevant SAA CODES OF PRACTICE in the best tradesman-like manner to the approval of the superintendent and authorities having jurisdiction over the works including but not restricted to:
  - A - ACT GOVERNMENT
  - B - BCA AND THE ACT APPENDIX
  - C - ACT ELECTRICITY AND WATER
  - D - AS 1684 TIMBER FRAMING CODE AS FURTHER SPECIFIED.
- All footings to comply with AS 2870.1
- Surveyor to confirm easement locations prior to commencement of any work.
- Owner / builder to confirm service lines (gas, water pipes, etc.) before commencing works.
- Do not scale drawings, written dimensions will take precedence. Any discrepancies shall be resolved before the ordering and/or placing of any materials
- All dimensions are in mm otherwise stated
- All levels, dimensions, aspects, areas, etc are to be confirmed by owner / builder before commencing works.
- Owner / builder to verify dimensions before commencing works.
- Any discrepancy found in drawing are to be reported to the designer before commencing works.
- Ground lines are indicative only and must be verified on-site



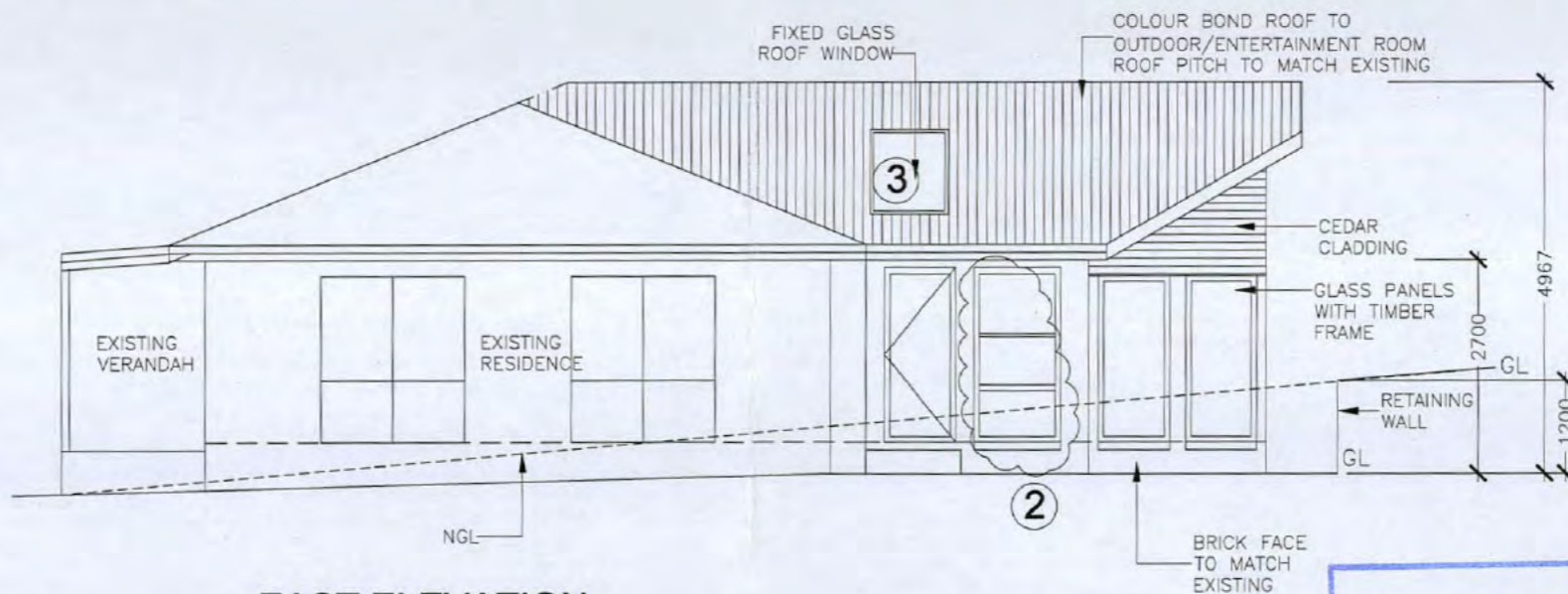
**NORTH ELEVATION**

SCALE: 1:100 @ A3

Note:  
-Ground lines are indicative only and must be verified on-site

AMENDMENTS

- 1 - CHANGED SIZES OF FIXED GLASS PANEL
- 2 - CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
- 3 - ADDED FIXED GLASS ROOF WINDOW 900x 1100
- 4 - RESIZED SPA
- 5 - RELOCATED BBQ



**EAST ELEVATION**

SCALE: 1:100 @ A3

Note:  
-Ground lines are indicative only and must be verified on-site

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*Amendments 1 to 5*

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**12 JAN 2009**

Plan No: **073530/B**  
**12 JAN 2009**  
**RECEIVED**  
ACT Planning & Land Authority

Licence No:  
200426203

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**HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
SOUTH BRUCE ACT**

DRAWING TITLE:  
**ELEVATION & SECTION**

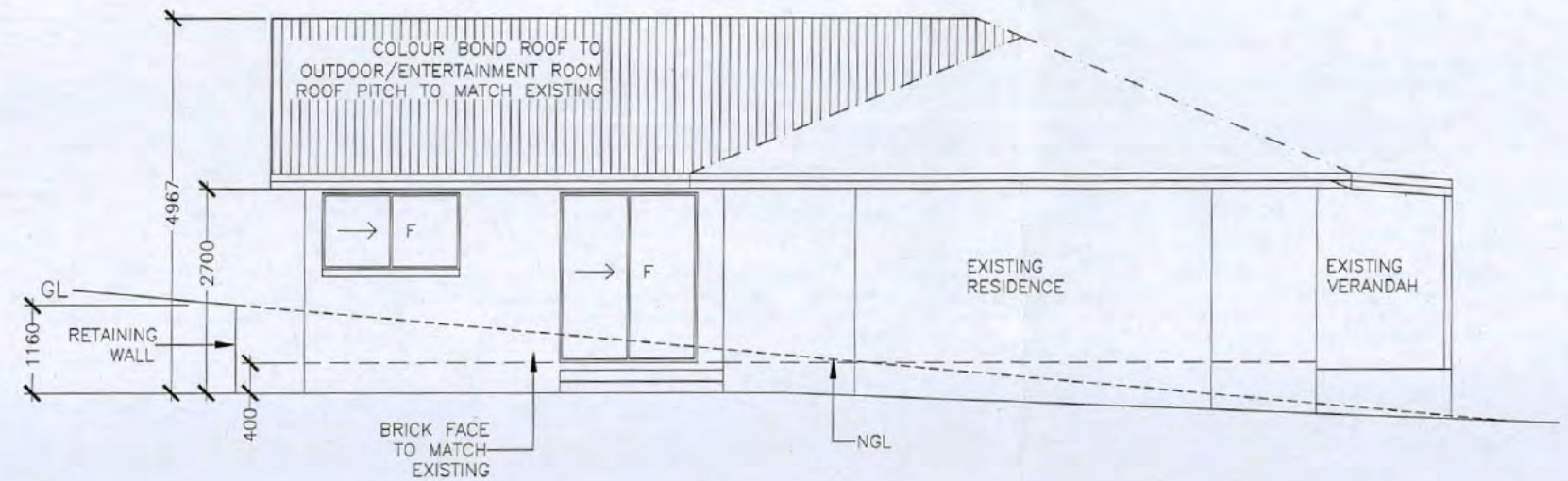
AREAS (in m<sup>2</sup>)  
GARAGE:  
LIVING - LOWER:  
LIVING - UPPER:  
TOTAL:

DRAWING No: 03      DATE: 06-09-08  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 03 OF 04

Cad File: C:/xxx/xxx/MyHouse.dwg

NOTES:

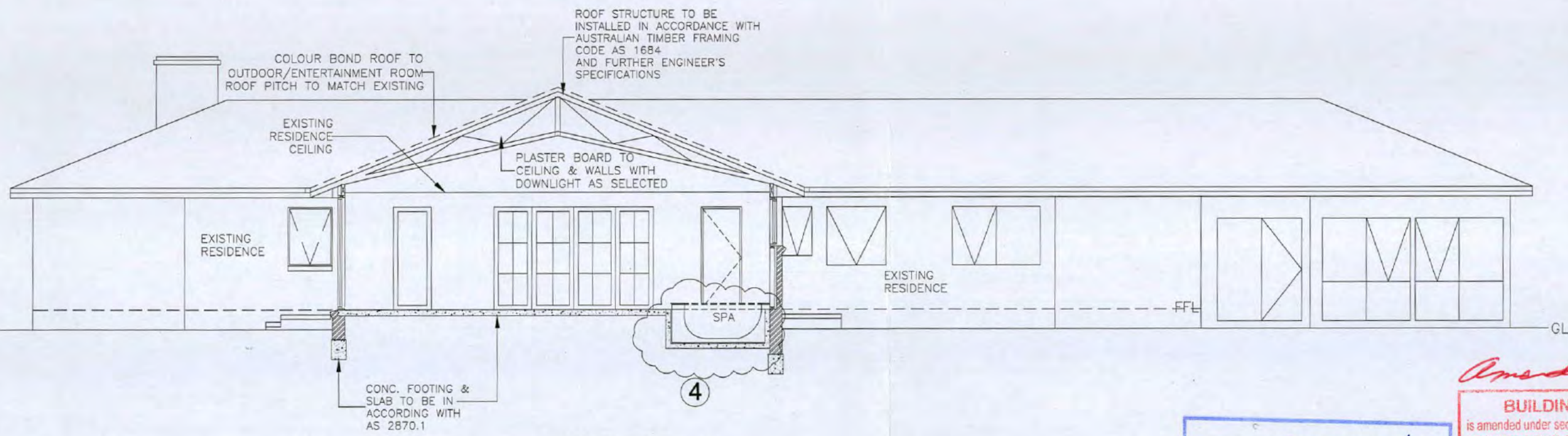
- All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
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- A - ACT GOVERNMENT
- B - BCA AND THE ACT APPENDIX
- C - ACT ELECTRICITY AND WATER
- D - AS 1684 TIMBER FRAMING CODE AS FURTHER SPECIFIED.
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- Surveyor to confirm easement locations prior to commencement of any work.
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- Any discrepancy found in drawing are to be reported to the designer before commencing works.
- Ground lines are indicative only and must be verified on-site



- AMENDMENTS
- 1 - CHANGED SIZES OF FIXED GLASS PANEL
  - 2- CHANGED SLIDING WINDOW TO DOUBLE HUNG WINDOW
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  - 4 - RESIZED SPA
  - 5 - RELOCATED BBQ

**WEST ELEVATION**  
SCALE: 1:100 @ A3

Note:  
-Ground lines are indicative only and must be verified on-site



**SECTION A - A**  
SCALE: 1:100 @ A3

Note:  
-Ground lines are indicative only and must be verified on-site

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Plan No: 073530/B  
12 JAN 2009  
RECEIVED  
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*Amended 1/8/5*

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
12 JAN 2009  
*A. Southwell* Licence No: 200426203

REV	REVISION	DATE
1	Initial version	22-12-05
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 **HN Design & Drafting**  
91/15 John Cleland Cres.  
FLOREY ACT 2615  
Mob: 0413 334 629  
Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
**BLOCK 7 SECTION 27  
SOUTH BRUCE ACT**

DRAWING TITLE:  
**ELEVATION & SECTION**

AREAS (in m<sup>2</sup>)  
GARAGE:  
LIVING - LOWER:  
LIVING - UPPER:  
TOTAL:

DRAWING No: 04      DATE: 06-09-08  
SCALE: AS SHOWN      DRAWN BY: HN  
DESIGN BY: HN      SHEET 04 OF 04

## GLAZING CALCULATOR FOR USE WITH PART 3.12.2, BCA VOLUME TWO (HOUSING)

Climate zone  7  Building name/description  Block 02 Section 27 BRUCE - Addition Only

Storey  1  Floor type 

Type A	Type B
46.5m <sup>2</sup>	

  
 Air movement  S  *Note: Air movement level must be separately verified*  
 Glazing area 23.2m<sup>2</sup> (50% of area of floor Type A)

CONSTANTS	Type A	Type B
C <sub>U</sub> / C <sub>SHGC</sub>	1.4 / 0.26	
<b>ALLOWANCES</b>		
C <sub>U</sub> x Area	65.1	
C <sub>SHGC</sub> x Area	12.1	

Number of rows preferred in table below 7 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS							SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)				
Glazing element		Sector faced	Size			Performance		P&H or device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Floor type A	Height (m)	Width (m)	Area (m <sup>2</sup> )	Total U-Value (NFRC)	SHGC (NFRC)	P (m)	H (m)	P/H	E factor	Area used (m <sup>2</sup> )	U x area	Element share of % of allowance used	SHGC x E x area	Element share of % of allowance used
1	Timber sliding door	W	2.10	1.80		2.8	0.61	0.45	2.20	0.20	0.91	3.78	10.5	16% of 100%	2.1	17% of 99%
2	Timber sliding	W	1.00	1.80		2.8	0.61	0.45	1.20	0.38	0.76	1.80	5.0	8% of 100%	0.8	7% of 99%
3	Timber glass panel	N	1.40	2.50		2.8	0.61	0.45	1.80	0.26	0.58	3.50	9.8	15% of 100%	1.2	10% of 99%
4	Timber glass panel	N	2.10	2.50		2.8	0.61	0.45	2.80	0.08	0.79	5.25	14.7	23% of 100%	2.5	21% of 99%
5	Timber glass panel	NE	2.10	1.50		2.8	0.61	0.45	3.40	0.07	1.02	3.15	8.8	14% of 100%	2.0	16% of 99%
6	Timber glass panel	NE	2.10	1.50		2.8	0.61	0.45	2.70	0.08	1.00	3.15	8.8	14% of 100%	1.9	16% of 99%
7	Double hung window	E	2.10	1.20		2.8	0.61	0.45	2.20	0.20	0.93	2.52	7.1	11% of 100%	1.4	12% of 99%

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR**

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

*If inputs (including air movement levels) are valid*



56161

5/3

**PROPOSED SWIMMING POOL, PERGOLA AND  
ALTERATIONS**

for [REDACTED]

**BLOCK 7 SECTION 27 BRUCE ACT**

DRAWING No.	DRAWING TITLE
01 / 03	SITE PLAN
02 / 03	PROPOSED POOL, PERGOLA & ALTERATIONS PLANS
03 / 03	ELEVATIONS

Plan No: 094527-A  
21 OCT 2009  
RECEIVED  
ACT Planning & Land Authority

*class 1a/10a 10b*  
**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
- 7 OCT 2009  
*M. Southwell* Licence No:  
200426203

TITLE SHEET - 2009 - NICBRU - 0.1.00 - pdf

**cover sheet**

outer spaces - engaging exterior concepts  
matthew butt

[REDACTED]

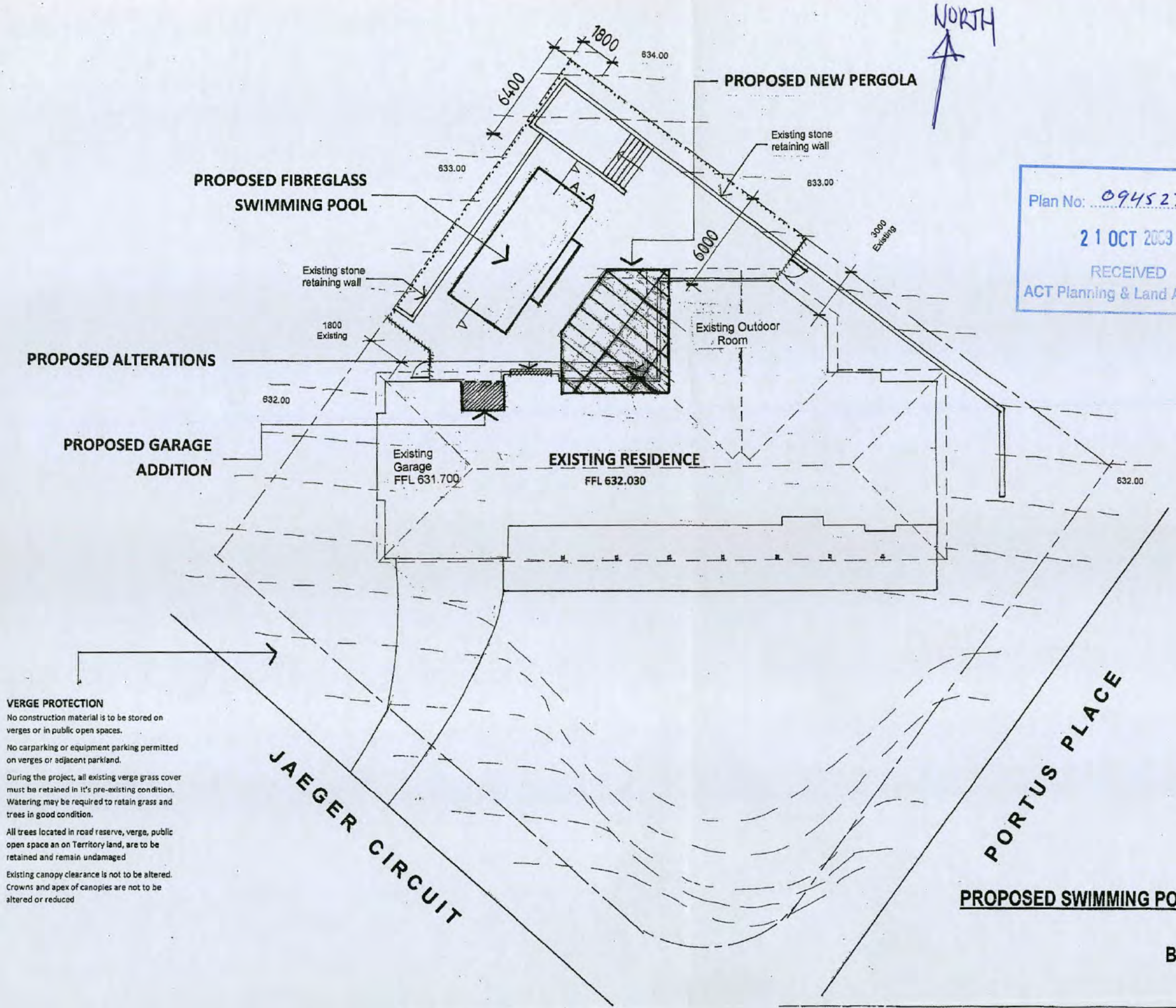
JULY 2009

**BUILDING NOTES**  
 ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS  
 ALL BUILDING WORK TO COMPLY WITH BCA & RELEVANT SUPPLEMENTS  
 ALL TIMBER FRAMING TO COMPLY WITH AS 1684 & RELEVANT SUPPLEMENTS  
 ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK  
 ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER  
 MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQUIRED TO AS1684, BCA AND AUSTRALIAN STANDARDS  
 GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE  
 Erosion to comply with Best Practice Guidelines - Prevent Pollution from Residential Building Sites, March 2006.  
**EROSION AND SEDIMENT CONTROL**  
 Ensure that the development complies with the ACT Environment and Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007

Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority

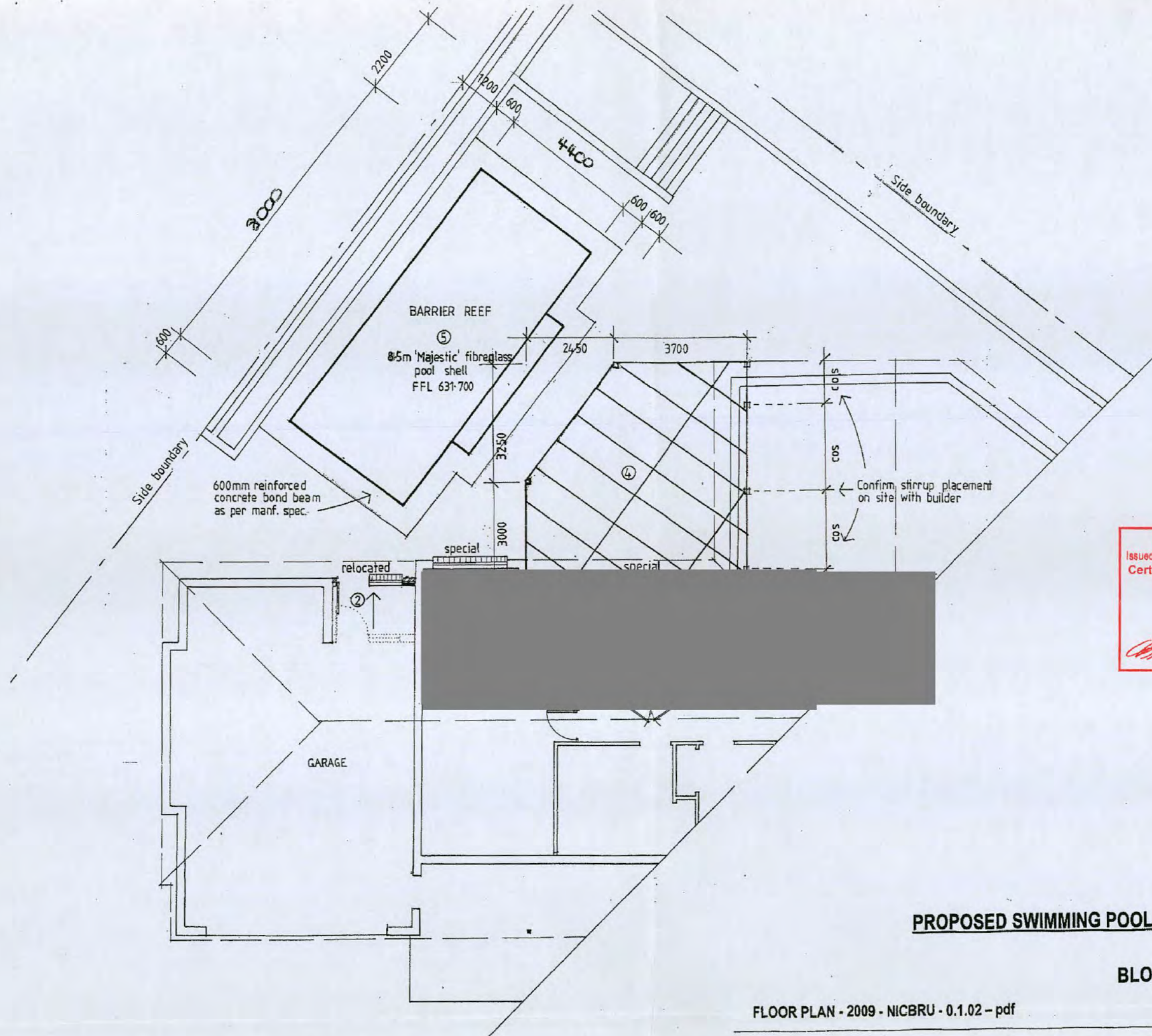
**WASTE MANAGEMENT**  
 Ensure that the development complies with the Territory and Municipal Services stating that waste facilities and management associated with development are in accordance with the Development Control Code for Best Practice Waste Management in the ACT 1999  
 Block Area = 1241m<sup>2</sup>

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
*C. Southwell* Licence No: 200426203



**VERGE PROTECTION**  
 No construction material is to be stored on verges or in public open spaces.  
 No carparking or equipment parking permitted on verges or adjacent parkland.  
 During the project, all existing verge grass cover must be retained in it's pre-existing condition. Watering may be required to retain grass and trees in good condition.  
 All trees located in road reserve, verge, public open space an on Territory land, are to be retained and remain undamaged  
 Existing canopy clearance is not to be altered. Crowns and apex of canopies are not to be altered or reduced

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**  
 for [redacted]  
**BLOCK 7 SECTION 27 BRUCE ACT 01. site plan**



**ALTERATIONS**

1. CUT NEW 270H X 2525W WINDOW INTO ENSUITE BATHROOM AND PROVIDE HEAD OVER. MAKE GOOD.
2. REMOVE EX. EXTERIOR DOOR INTO GARAGE AND ADJOINING WINDOW. RELOCATE AS NOTED. BLOCK UP IN B/V CONSTRUCTION AND MAKE GOOD.
3. REMOVE EX. WINDOW TO MAIN BATHROOM. FIT NEW 1200H X 750W WINDOW. BLOCK UP IN B/V CONSTRUCTION AND MAKE GOOD.
4. CONSTRUCT NEW TIMBER PERGOLA TO AS 1684.2. FIX GAL. STIRRUPS THROUGH COLOURBOND ROOF ONTO TOP PLATE WHERE PERGOLA FRAME EXTENDS OVER EXISTING ROOFLINE. FLASH PENETRATIONS.
5. INSTALL NEW BARRIER REEF 'MAJESTIC' 8.5M FIBREGLASS POOL (BY OTHERS) TO CLIENTS DIRECTION.

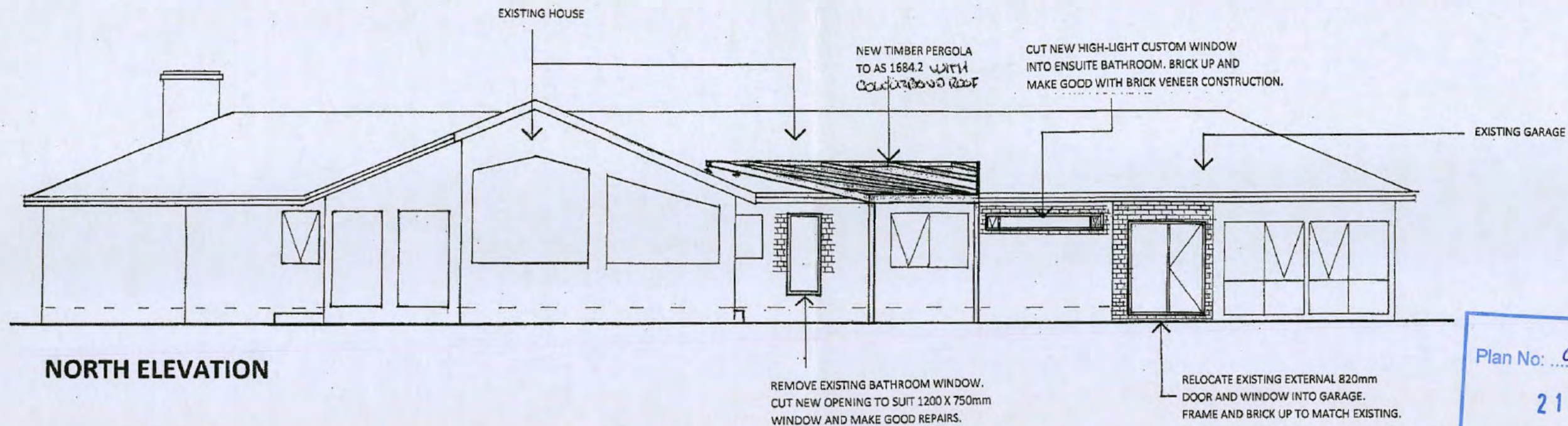
Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority

**BUILDING APPROVAL**  
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 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
*Southwell* Licence No: 200426203

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**

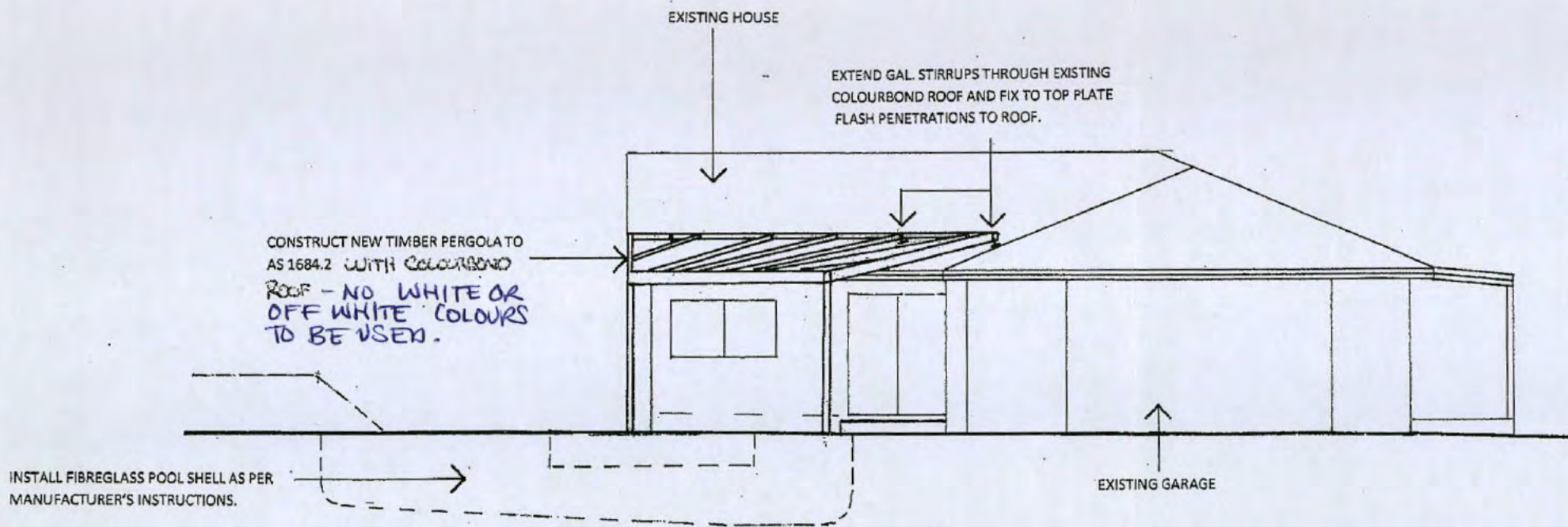
for [REDACTED]  
**BLOCK 7 SECTION 27 BRUCE ACT**  
**02. floor plan**

FLOOR PLAN - 2009 - NICBRU - 0.1.02 - pdf



**NORTH ELEVATION**

Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority



**WEST ELEVATION**

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
*Matthew Southwell* Licence No: 200426203

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**

for [REDACTED]

**BLOCK 7 SECTION 27 BRUCE ACT**

**03. elevations**

ELEVATION - 2009 - NICBRU - 0.1.03 - pdf



# HARVEST POOLS PTY LTD

50 Aruma Place  
 P.O. Box 199  
 Cardiff N.S.W. 2285  
 Email: harvest@idl.com.au

ABN 68 071 340 362  
 Telephone: (02) 49 568 209  
 Facsimile: (02) 49 568 210  
 www.harvestpools.com.au

## LITRE CAPACITY

### HARVEST RANGE

6.4m Harvest	20,000 litres
7.4m Harvest	23,000 litres
8.4m Harvest	36,500 litres
9.4m Harvest	39,800 litres
10.4m Harvest	45,500 litres
11.4m Harvest	51,500 litres

### CAESAR RANGE

7.7m Caesar	26,000 litres
9.7m Caesar	38,000 litres
11.7m Caesar	53,000 litres

### LAP POOL RANGE

12m Lap	36,100 litres
15m Lap	39,000 litres

### MIAMI

4.9m Miami	10,000 litres
------------	---------------

### CONTEMPORARY RANGE

7.0m Contemporary	31,300 litres
8.0m Contemporary	36,000 litres
9.0m Contemporary	38,300 litres
10.0m Contemporary	39,850 litres
11.0m Contemporary	44,850 litres

### CLASSIC RANGE

8.0m Classic	37,000 litres
10.1m Classic	45,000 litres

### OZ RANGE

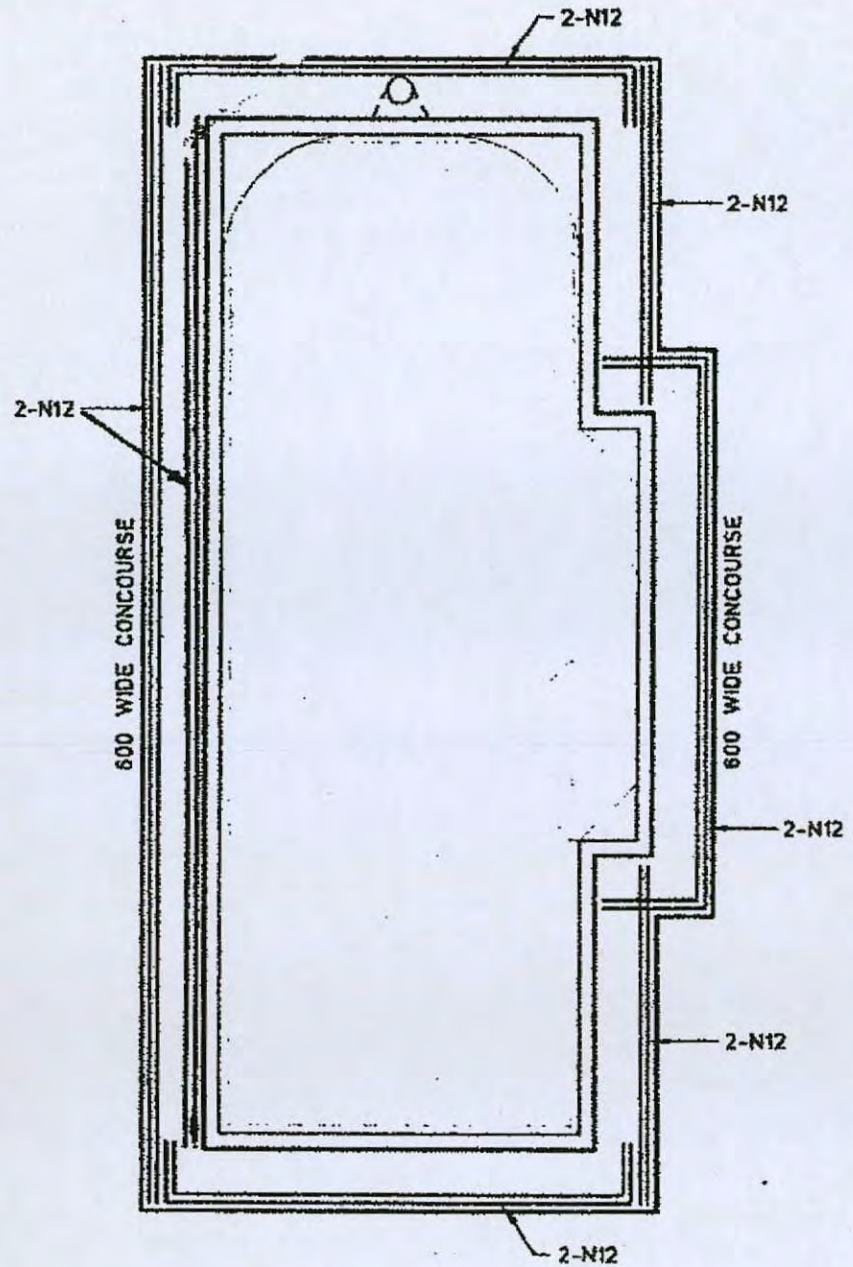
7.2m Oz	33,000 litres
8.2m Oz	37,500 litres
9.2m Oz	39,850 litres

### SWIM SPA

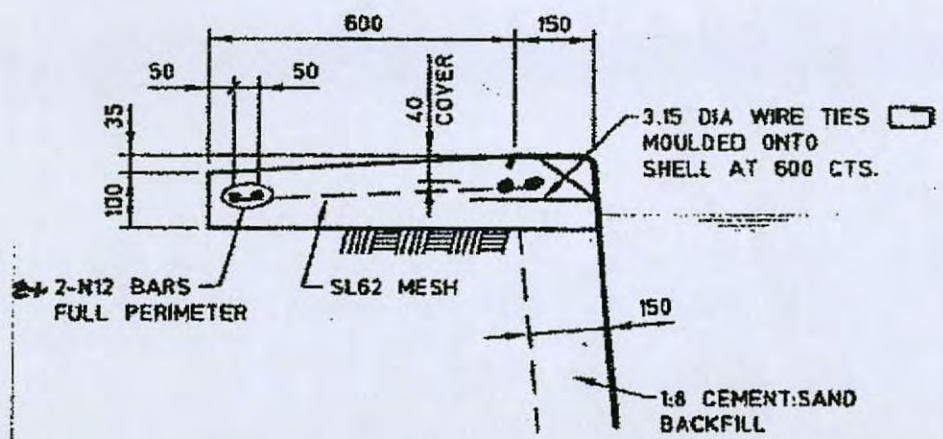
5.5m Swim Spa	10,000 litres
---------------	---------------

*These are approximate figures.*

**Fibreglass Pool Manufacturers**

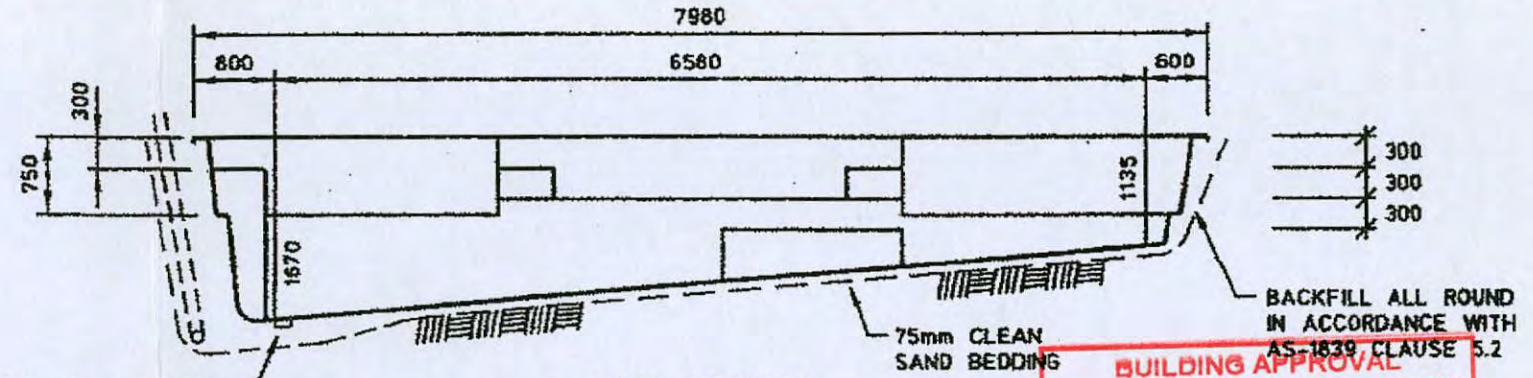


CONCOURSE PLAN



CONCOURSE SECTION  
SCALE 1:20

HYDROSTATIC RELIEF VALVE  
IN BLUE METAL DRAIN



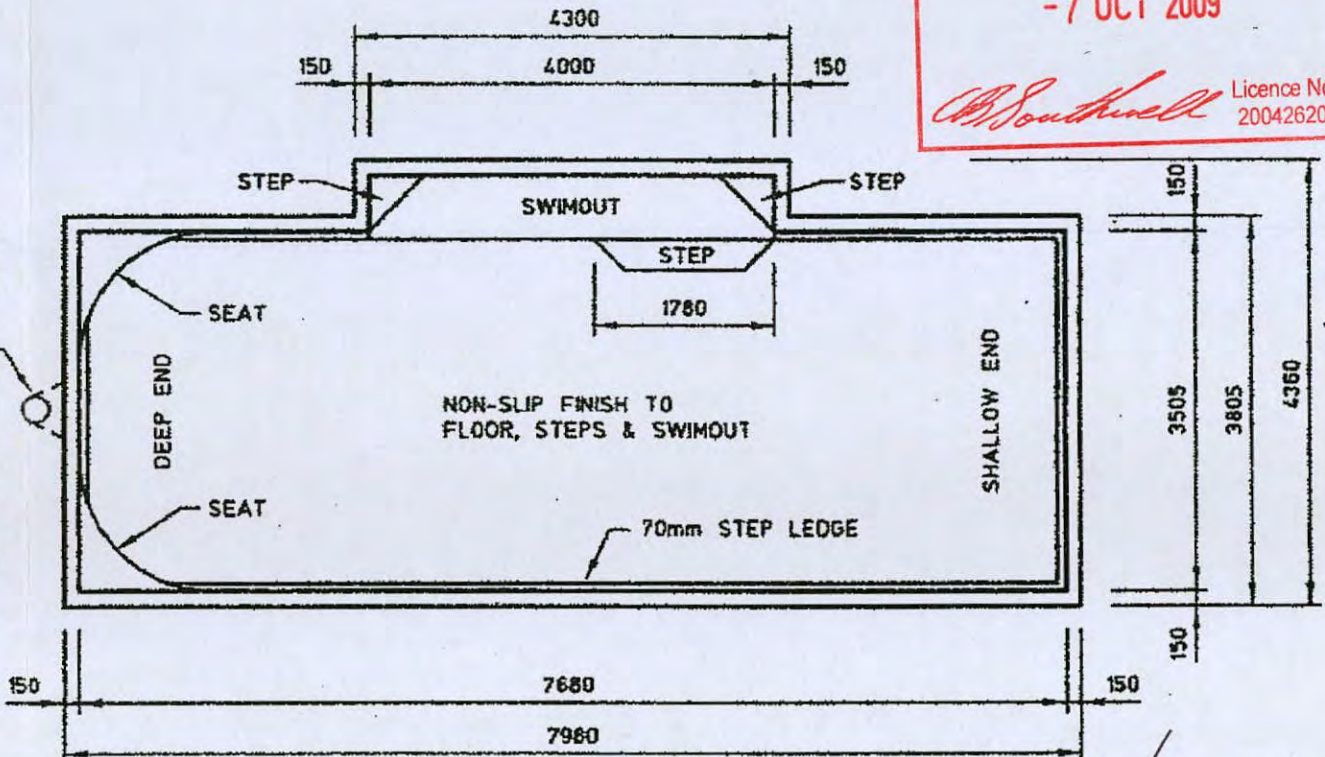
POOL SECTION

**BUILDING APPROVAL**  
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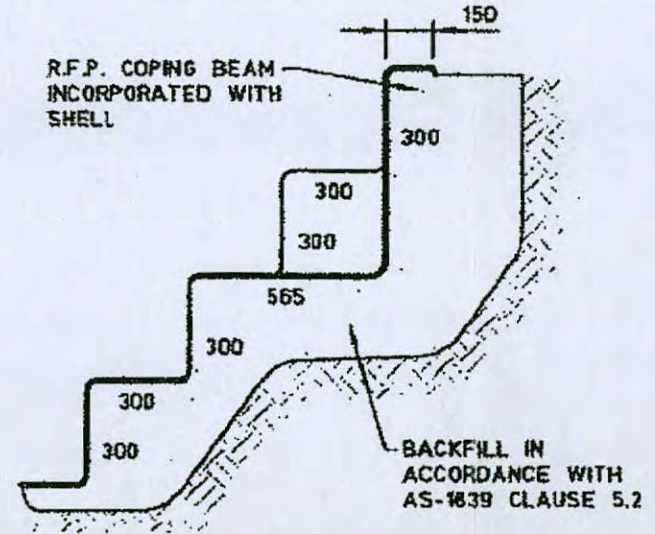
70mm DEEP DRAIN  
ACROSS DEEP END  
OF POOL IN GRAVEL  
FILLED TRENCH

SKIMMER

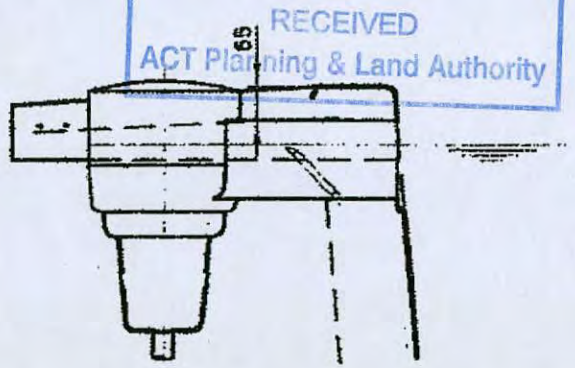
STAND PIPE  
POSITION OPTIONAL



POOL PLAN



SWIMOUT & STEP DETAIL  
N.T.S.



SKIMMER  
SCALE 1:20

7/27 BRUCE  
**CONTEMPORARY 8.0m**

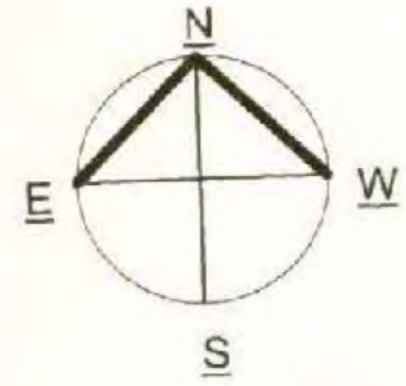
**NOTES:**  
General design & installation  
in accordance with AS-1838  
and AS-1839 and all relevant  
by-laws and regulations.

Ralph Ellis Pty Ltd  
*Ralph Ellis*  
Consulting Engineer  
JULY 2006

HARVEST POOLS PTY LTD  
Fibreglass Pool Manufacturers  
50 Aruma Place  
Cardiff NSW 2285

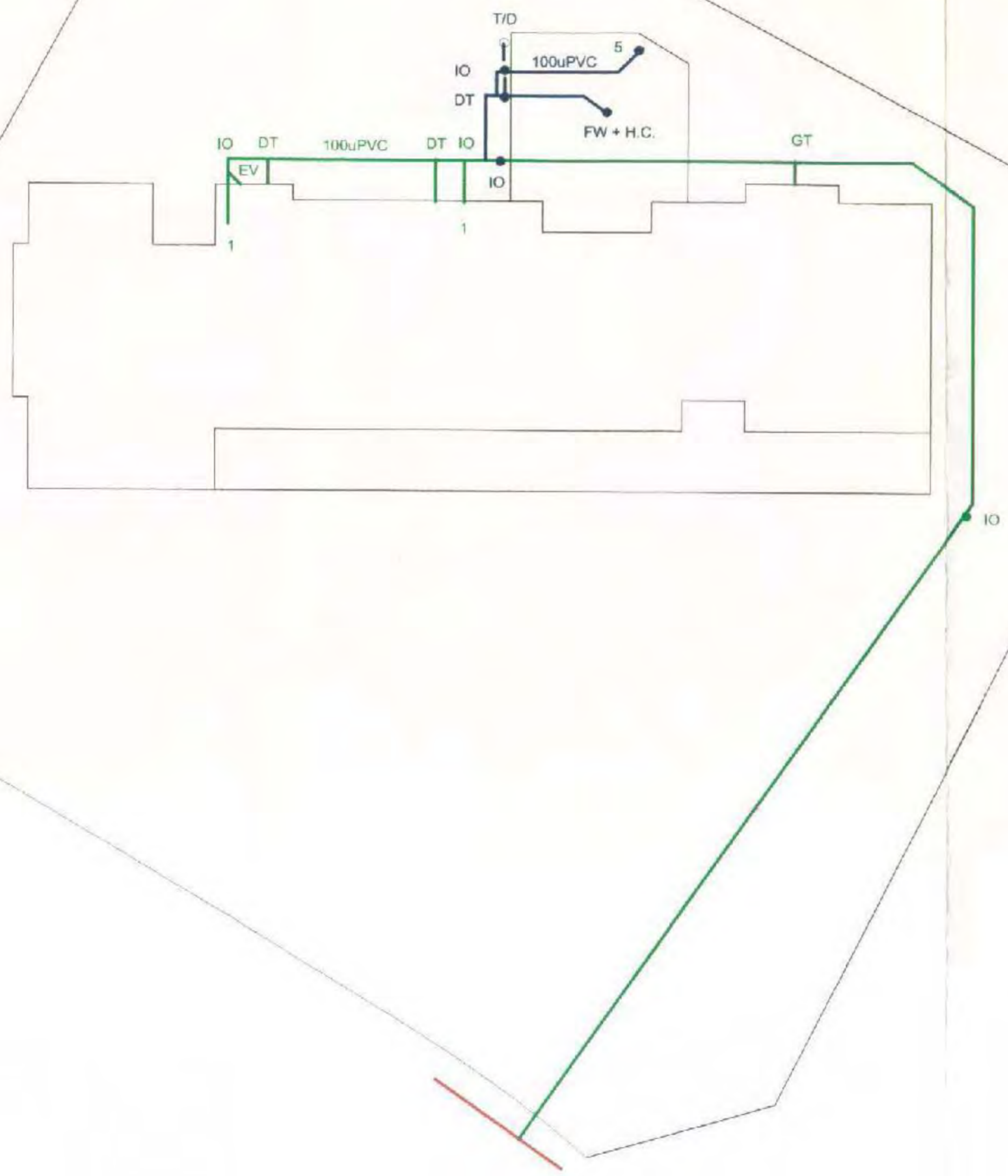
INCHES 1 2 3 4 5 6 7 8 9 10

DRAINAGE PLAN N 35689 "α"



OWNER [REDACTED]  
 BLOCK 7 SECTION 27 SOUTH BRUCE

ALL WORK MUST BE CARRIED OUT IN CONFORMITY WITH THE WATER AND SEWERAGE ACT 2000, WATER AND SEWERAGE REGULATIONS 2001 AND THE SA 3500.



REFERENCE.

- |                                |                               |
|--------------------------------|-------------------------------|
| O.R.G. Over Flow Relief Gully. | F.W. Floor. Waste.            |
| E. V. Educt Vent.              | C. I.P. Cast Iron Pipe.       |
| G. T. Gully Trap.              | V. P. Vent Pipe.              |
| J. U. Jump Up.                 | I. O. Inspection Opening.     |
| M. H. Man Hole.                | V. C. P. Vitrified Clay Pipe. |
|                                | E. J. Expansion Joint.        |
|                                | S.V.P. Soil Vent Pipe.        |
|                                | D. T. Disconnecter Trap.      |
|                                | S.P.D. Stone Pipe Drain.      |

FIXTURES.

- 1. WATER CLOSET. = ( )
- 2. BATH. = ( )
- 3. BASIN. = ( )
- 4. SHOWER. = ( )
- 5. KITCHEN SINK = ( 1 )
- 6. LAUNDRY SINK. = ( )
- 7. URINAL. = ( )
- 8. CLEANERS SINK. = ( )

SEWER TIE.

TIE.  
 DEPTH.  
 CH. 7.0M  
 STORMWATER TIE.

TIE.  
 DEPTH.  
 CH.

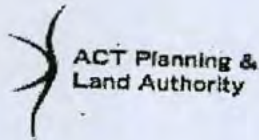
NOTES.

1. DRAINS TO BE LAID SHOWN IN BLUE LINES
2. EXISTING DRAINS SHOWN IN GREEN LINES.
3. EXISTING DRAINS X ED IN RED TO BE ABOLISHED TO APPROVAL.
4. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND.
5. COPPER PIPES TO BE IN ACCORDANCE WITH AS.1432-1973 TABLE 2 TYPE B TUBES.
6. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) INCLUDING STACKS TO BE CONSTRUCTED IN ACCORDANCE WITH AS.2032-1977, AND THE CANBERRA CODES OF PRACTISE
7. DRAINS UNDER BUILDINGS MUST BE RETESTED. IF TEST FAILS THEN OLD DRAINS MUST BE REPLACED USING EITHER RRJVCV OR UPVC PIPE MATERIAL.
8. SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
9. THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
10. ORG. LEVELS TO BE IN ACCORDANCE WITH AS3600.2 CLAUSE 4.6.6.6 AND 4.6.6.7

ELISSA PIROTTA.  
 0402120442.

Tg 22/9/09





Building Act 2004, S151

56161

C3 ✓

Owner Appointment of a Certifier, and Application by Owner for Building Approval and Building Approval Certificate

Once appointed your certifier is responsible to assess your building application and plans for compliance with the Building Act 2004 and Building Code of Australia and issue the building approval. Once your builder is issued with a Commencement Notice from your certifier the building work can commence and your certifier is responsible to inspect and certify that the building work carried out by your builder complies with the Building Act 2004 and Building Code of Australia

Lessee/Owner Details Please Print

Form fields for Lessee/Owner Details including Surname, First Name, Company Name, Position held in company, Australian Company/Business Number (ACN/ABN), Postal Address, Suburb, State, Postcode, Phone Number Business Hours, Mobile, and EMAIL ADDRESS.



Site Details Please Print

Form fields for Site Details including Block, Section, Suburb, Unit If applicable, Street Address.

I hereby advise as required by the Building Act 2004 I have appointed:

Form fields for appointing a certifier and agent, including Name of certifier, Name of Agent, Lessee/s Signature/s, and Date.

PRIVACY NOTE: The personal information on this form is being collected to enable a suitable auditing & compliance role of builders & certifiers by the Government appointed auditor & to provide statistical information to the Australian Bureau of Statistics on Building matters.

Office Use Only - Fees Paid

Form fields for Office Use Only - Fees Paid including Building Levy, Training Levy, and Workcover Fee.

Description of Building Work <i>If more than 6 items please attach further details</i>					
Describe each item of building work in this building approval	BCA Occupancy Class	BCA Construction Type	Area (m <sup>2</sup> )	Number of Storeys	Cost of Works (refer to building cost guide)
1 SWIMMING POOL	10b	N/A	35	N/A	
2 PERGOLA	10ca	N/A	34	1	
3 ALTERATIONS	1a(1)	N/A	3	1	
4					
5					
6					

**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

**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 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.

**Insurance**

For residential building work provide details of insurance where applicable (please attach a copy of the relevant insurance or fidelity certificate).

Insurance Provider

N/A

Policy No.

Date Issued .....

**Entitlement to act as a Certifier**

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

Name:

CBS P/L

COLA Lic No.

200426203

Date Issued

1.9.2009

Signature:

*[Handwritten Signature]*

Date: 7.10.09

# Building Commencement Notice Application Form

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.

### Builder details

License holders name as it appears on the licence card JOSEF STASIK

License number 200426547 class D expiry date 25/09/2010

List any licence conditions or Endorsements on the licence VALID FOR INGROUND FIBREGLASS POOLS & ALL TYPES OF ABOVE GROUND POOLS.

Business address 25 O'CONNOR CCT.  
CALWELL - 2905 ACT

Phone number [REDACTED]

Signature of builder J. Stasik 5/8/09  
(Individual, director for company or partner for partnership)

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

Nominee name \_\_\_\_\_

Nominee licence number \_\_\_\_\_ class \_\_\_\_\_ expiry date   /  /  

Nominee signature \_\_\_\_\_

### Building work- Provide details of the building approval relevant to this application

Building certifier name Certified Building Solutions P/L

Building approval issue date 7/10/09

Site details unit \_\_\_\_\_ block 7 section 27 suburb BRUCE

Description of building work SWIMMING POOL, PERGOLA & ALTERATIONS

This commencement notice is for:  all of the building work  part of the building work (specify which part)  
SWIMMING POOL ONLY.

For residential building work provide details of insurance where applicable: (Attach a copy of the relevant insurance policy or fidelity certificate)  
Insurance provider N/A.  
Policy number \_\_\_\_\_ Issue date   /  /  

### Owner endorsement- Land owner (or authorised agent on behalf of owner) must endorse this application

**Advisory note: Ensure you have a written contract with your builder named above and for residential building work requiring home owner warranty insurance ensure that the same builder name is shown on the policy document.**

Owner name [REDACTED]

Owner signature (or authorised agent) [REDACTED] Date 5/8/09

# Building Commencement Notice

**C2**

This Building Commencement Notice is issued in accordance with the *Building Act 2004* and authorises the licensed builder named in the notice to commence the stated building work.


## Builder

License holders name as it appears on the licence card	<u>Josef Stasik</u>		
License number	<u>20042654</u> <b>7</b> class <u>D</u>	expiry date	<u>25</u> / <u>09</u> / <u>10</u>
Nominee details (if builder is a company or partnership)			
Nominee name	_____		
Nominee licence number	_____ class _____	expiry date	____/____/____

## Building work

Building certifier who issued the building approval	<u>Certified Building Solutions</u>		
Building approval issue date	<u>07</u> / <u>10</u> / <u>09</u>		
Description of building work relative to this notice	<u>Swimming pool</u>		
Site for building work	Unit _____	block <u>07</u>	section <u>27</u> suburb <u>Bruce</u>

## Building certifier

Name of certifier issuing notice	<u>Certified Building Solutions</u>		
Issue date for commencement notice	<u>07</u> / <u>10</u> / <u>09</u>		
<b>Declaration:</b> This commencement notice is issued in accordance with the <i>Building Act 2004</i> , 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.			
Certifier signature			
<b>Note:</b> 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 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			



# Building Commencement Notice

**C2**

This Building Commencement Notice is issued in accordance with the *Building Act 2004* and authorises the licensed builder named in the notice to commence the stated building work.

## Builder

License holders name as it appears on the licence card	<u>Steadfast Structures P/L</u>		
License number	<u>2007516</u>	class <u>B</u>	expiry date <u>01 / 08 / 11</u>
Nominee details (if builder is a company or partnership)			
Nominee name	<u>Darren Bruce Piercy</u>		
Nominee licence number	<u>19968024</u>	class <u>B</u>	expiry date <u>15 / 06 / 10</u>

## Building work

Building certifier who issued the building approval	<u>Certified Building Solutions</u>		
Building approval issue date	<u>07 / 10 / 09</u>		
Description of building work relative to this notice	<u>Pergola &amp; alterations to residence</u>		
Site for building work	Unit _____	block <u>07</u>	section <u>27</u> suburb <u>Bruce</u>

## Building certifier

Name of certifier issuing notice	<u>Certified Building Solutions</u>		
Issue date for commencement notice	<u>07 / 10 / 09</u>		
<b>Declaration:</b> This commencement notice is issued in accordance with the <i>Building Act 2004</i> , 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.			
Certifier signature			
<b>Note:</b> 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 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			

# Important Asbestos Advice for ACT homes built before 1985

Asbestos is hazardous but it can be managed safely.

Follow the three steps for managing materials containing asbestos (MCAs) in your home.

## Step 1. Identify where MCAs may be in your home

When was your house built?

- If your house was built before 1985, the table below gives you an indication of where you are likely to find MCAs in your home. There is also a diagram on the back of this sheet showing where MCAs are commonly found.
- If your house was built after 1985, it is unlikely to contain MCAs.
- If in doubt, assume that materials DO contain asbestos.

### Common locations of MCAs in ACT homes\*

(Percentage (%) of properties sampled where asbestos was detected)

Location	Pre 1965	1965-1979	1980-1984	1985-now*
Eaves	86%	92%	40%	0%
Garage/shed	80%	70%	15%	0%
Bathroom	54%	75%	50%	0%
Laundry	75%	80%	50%	0%
Kitchen	52%	23%	15%	0%

\*Results of 2005 Asbestos Survey of over 600 ACT Homes. \*One MCA was found in a 1985 house supporting roof tiles on a gable end.

## Step 2. Assess the risk

Visually check the condition of the MCA – is it cracked, broken, etc?

- If it's in good condition and left undisturbed, it does not pose a health risk.
- If you suspect it is not in good condition, arrange for appropriate maintenance or removal by a qualified person.

## Step 3. Manage safely

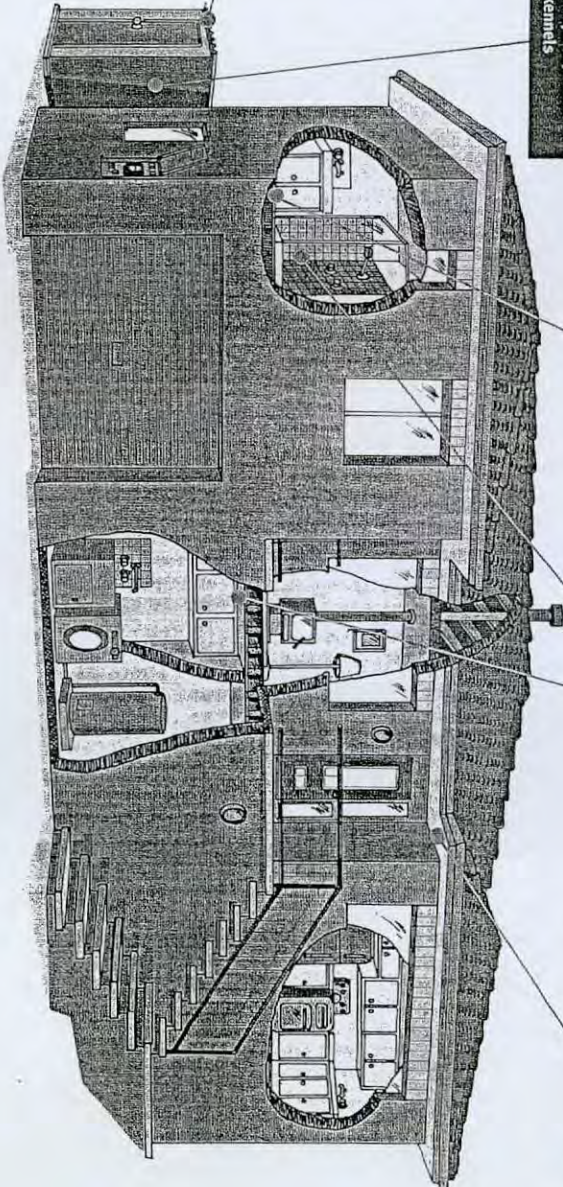
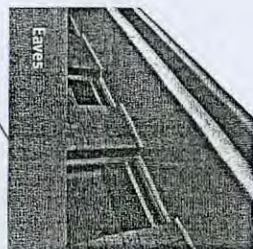
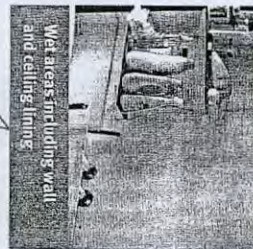
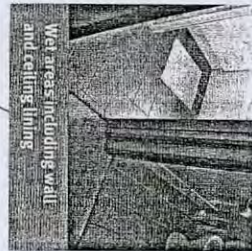
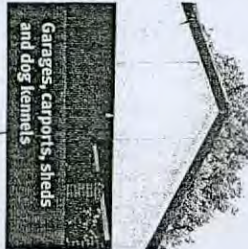
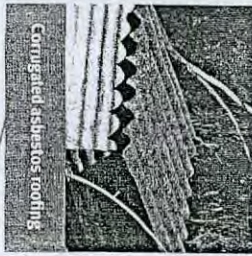
Make sure you remember to:

- Keep an eye on MCAs to make sure they remain in good condition.
- Consider removal of the MCA by a qualified person, when renovating or doing home repairs.
- Inform tradespeople working on your home of the location of any possible MCAs.
- Engage a qualified person if you decide to obtain a professional asbestos report on MCAs in your home.

For further information or advice on managing asbestos or home renovations visit the asbestos website [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au) or call 13 22 81.

Common locations of materials containing asbestos in ACT homes

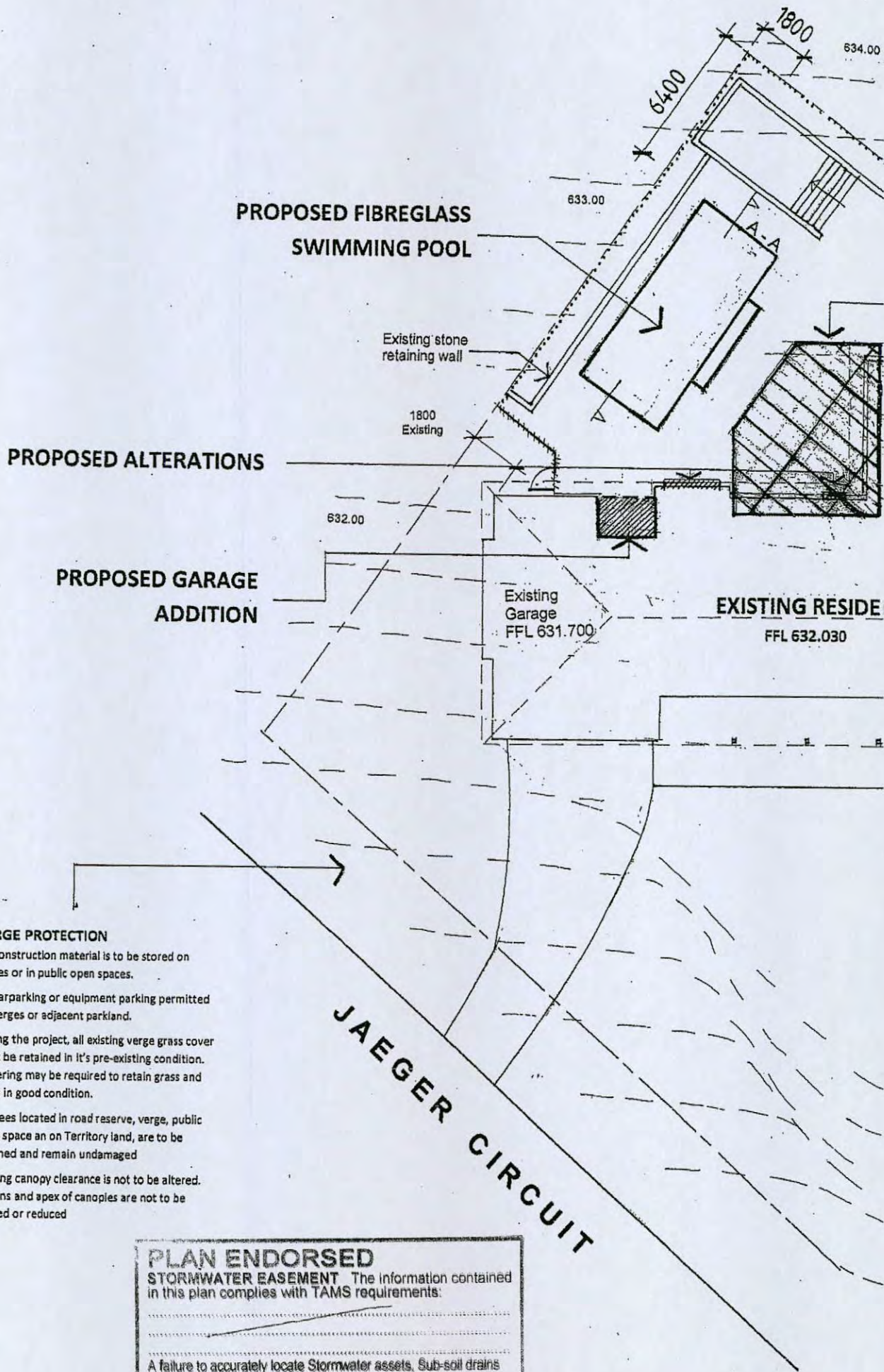
If your house was built before 1985, some of the materials it was built from probably contain asbestos.



Asbestos Awareness.  
Helping everyone breathe easier.



Asbestos Awareness.  
Helping everyone breathe easier.



**VERGE PROTECTION**

No construction material is to be stored on verges or in public open spaces.

No carparking or equipment parking permitted on verges or adjacent parkland.

During the project, all existing verge grass cover must be retained in its pre-existing condition. Watering may be required to retain grass and trees in good condition.

All trees located in road reserve, verge, public open space or on Territory land, are to be retained and remain undamaged.

Existing canopy clearance is not to be altered. Crowns and apex of canopies are not to be altered or reduced.

**PLAN ENDORSED**  
**STORMWATER EASEMENT** The information contained in this plan complies with TAMS requirements:

.....

.....

A failure to accurately locate Stormwater assets, Sub-soil drains or street lighting assets prior to commencement could result in damage and costs which the property owner will be liable.

Date: 15/12/2009

# ActewAGL

Electricity Networks

STATEMENT OF

## CONDITIONAL COMPLIANCE

**Application No:** 101828 **Suburb:** Bruce

**Block/Section** 7 / 27

**Applcn Type:** Single residential/Addition Inclusions : Extension, of Garage, of Pool, with Pergola/Deck or Patio

### Attached Plans

7-27 Bruce Plans.pdf

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

### Conditions

WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice (Dial Before You Dig) may be required.

Please Note

- WARNING: ActewAGL underground cables may be in or adjacent to this block. ActewAGL Asset Location Advice may be required
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.

**Comments:**

**Signed** Garry Wolk

**Date** 28 Aug 2009



**Certified Building Solutions Pty Ltd**

Unit 1, 25 – 35 Buckland St  
 PO Box 76  
 MITCHELL ACT 2911

Tel 6253 9911  
 Fax 6253 9922

**NAME OF AUTHORITY** Water / Sewerage *20/8/09*  
**BLOCK** *7* **SECTION** *27* **UNIT** **SUBURB** *Bruce*

**LIST OF DRAWING NUMBERS**

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

ActewAGL acts as agent for ACTEW Corporation

**ActewAGL**

I have examined the drawing **WATER AND SEWERAGE NETWORK**

(Please tick the appropriate square) **APPROVED**

The work as planned will meet this authority's requirements  
 Or  
 The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements  
 Conditions of approval are as follows refer to ActewAGL's 'statement of compliance' for additional advice

Signed **Edward Milczarek** Date **24 Aug 2009**

Contact phone: 6248 3555 (then select 2)

Further conditions of approval are attached on \_\_\_\_\_ Sheets

Signature:

Officers Name:

Phone No.



## Single Dwelling Assessment for Exempt Development

Block: 7 Section: 27 / Suburb: BRUCE

Date:	<u>7/10/2009</u>
Client/Lessee:	[REDACTED]
Description of works:	<u>NEW POOL, PERGOLA &amp; ALTERATIONS</u>
Certifiers Name:	<u>CBS P/L</u>
License Number:	<u>200426203</u>

### Part A – Zone Specific Controls

Zone	Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
RZ1	R1	N/A	NR	Merit Track Applications Only
RZ1	R2	Height	Y	
RZ1	R3	Envelope	Y	
RZ1	R4	Plot ratio	Y	
RZ2	R5	Height	NR	
RZ2	R6	Envelope		
RZ2	R6A	Plot Ratio		
RZ2	R7	Access		
RZ3	R8	Height		
RZ3	R9	Envelope		
RZ4	R10	Height		
RZ4	R11	Envelope		
RZ5	R12	Height		
RZ5	R13	Envelope		

### Part B – General Development Controls

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R14	N/A	NR	Merit Track Applications Only
C16	N/A	NR	Merit Track Applications Only
R17	Lease and Development conditions	NR	
R18	EDP's subject to a Precinct Code	NR	
C19	N/A	NR	Merit Track Applications Only
C20	N/A	NR	Merit Track Applications Only
R21	Heritage	NR	
R22	Trees	NR	
R23	Erosion & Sediment (site < 0.3ha)	Y	

R24	Erosion & Sediment (site > 0.3ha)	NR	
C25	N/A	NR	Merit Track Applications Only
R26	Waste Management	NR	
C28	Utilities – Utility supplier	Y	
R29	Utilities – Electricity supply	NR	

**Part C – Development Type Controls**

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R30	Front Street Setback	NR	
R31	Side Setback	Y	COMPLIES T/P
R32	Rear Setback	NR	
R32A	Allowed Encroachments	Y	
R33	Metal roof & walls	Y	
R34	Structures & Plant on roof	NR	
R35	Garages/carport		
R36	Walls and Fences		
R37	Courtyard walls		
R38	Fences		
R39	Vehicle Access		
R40	Driveway location & design		
R42	Parking spaces		
R43	Parking location		
R44	Garage width		
R45	Verge Parking	Y	
R46	Solar Access	NR	EXISTING
R47	P.O.S – % of site	Y	973m <sup>2</sup> APPROX. PROVIDED > 694.6m <sup>2</sup> MIN. REQ'D
R48	P.O.S – Min. area	Y	EXISTING
R49	P.O.S – location and screening	Y	
R50	P.O.S – planting		
R51	WSUD – 40% reduction	NR	
R52	WSUD – water tanks	NR	
R53	WSUD – greywater	NR	

**Part C(2) Controls for Deakin and Forrest**

R54	Height	} NR	
R55	Plot Ratio		
R56	Front Setbacks		
C57	Side Rear Setbacks		
R58	Materials		
C59	Landscaping		

40  
228

**Part C(3) Compact Blocks in New Estates**

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R60	Height RZ1 Zone		
R61	Height Other Zones		
R62	Front Street Setback		
R63	Rear Setback		
R64	Side Setback		
R65	Side Setback – corner block		
R66	Metal wall & roof		
R67	Fences & courtyard wall Height		
R68	Side fences on corner blocks		
R69	Driveway		
R70	Parking provision		
R71	Rear loaded blocks – access		
R72	Rear loaded blocks – finished floor levels		
R73	Carport infill panels		
R74	Carport side setback		
R75	Pedestrian Access		
R76	Solar Access		
R77	P.O.S		
R78	WSUD – fixtures		
R79	Garbage bin screening		
R80	Clothes drying		

NR - BLOCK AREA 1241m<sup>2</sup>

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

Signature: [Signature] Licence No.: 200426203

Date: 7/10/09

51/3

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**

for [REDACTED]

**BLOCK 7 SECTION 27 BRUCE ACT**

DRAWING No.	DRAWING TITLE
01 / 03	SITE PLAN
02 / 03	PROPOSED POOL, PERGOLA & ALTERATIONS PLANS
03 / 03	ELEVATIONS

Plan No: 094527-A  
21 OCT 2009  
RECEIVED  
ACT Planning & Land Authority

*class 1a/10a 10b*  
**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
- 7 OCT 2009  
*M. Southwell* Licence No: 200426203

TITLE SHEET - 2009 - NICBRU - 0.1.00 - pdf

**cover sheet**

outer spaces - engaging exterior concepts  
matthew butt

[REDACTED]

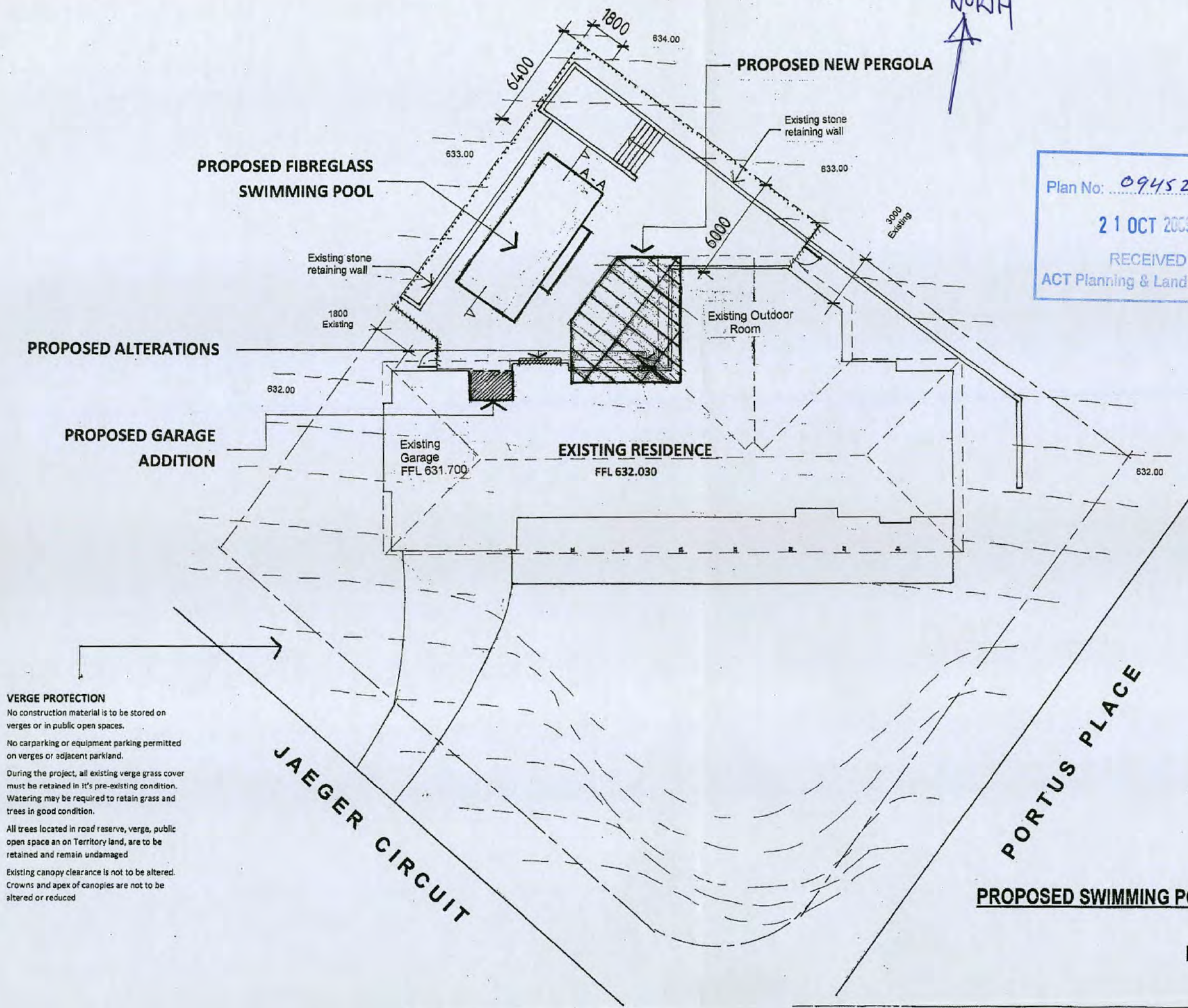
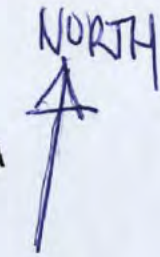
JULY 2009

**BUILDING NOTES**  
 ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS  
 ALL BUILDING WORK TO COMPLY WITH BCA & RELEVANT SUPPLEMENTS  
 ALL TIMBER FRAMING TO COMPLY WITH AS 1684 & RELEVANT SUPPLEMENTS  
 ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK  
 ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER  
 MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQUIRED TO AS1684, BCA AND AUSTRALIAN STANDARDS  
 GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE  
 Erosion to comply with Best Practice Guidelines - Prevent Pollution from Residential Building Sites, March 2006.  
**EROSION AND SEDIMENT CONTROL**  
 Ensure that the development complies with the ACT Environment and Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007

Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority

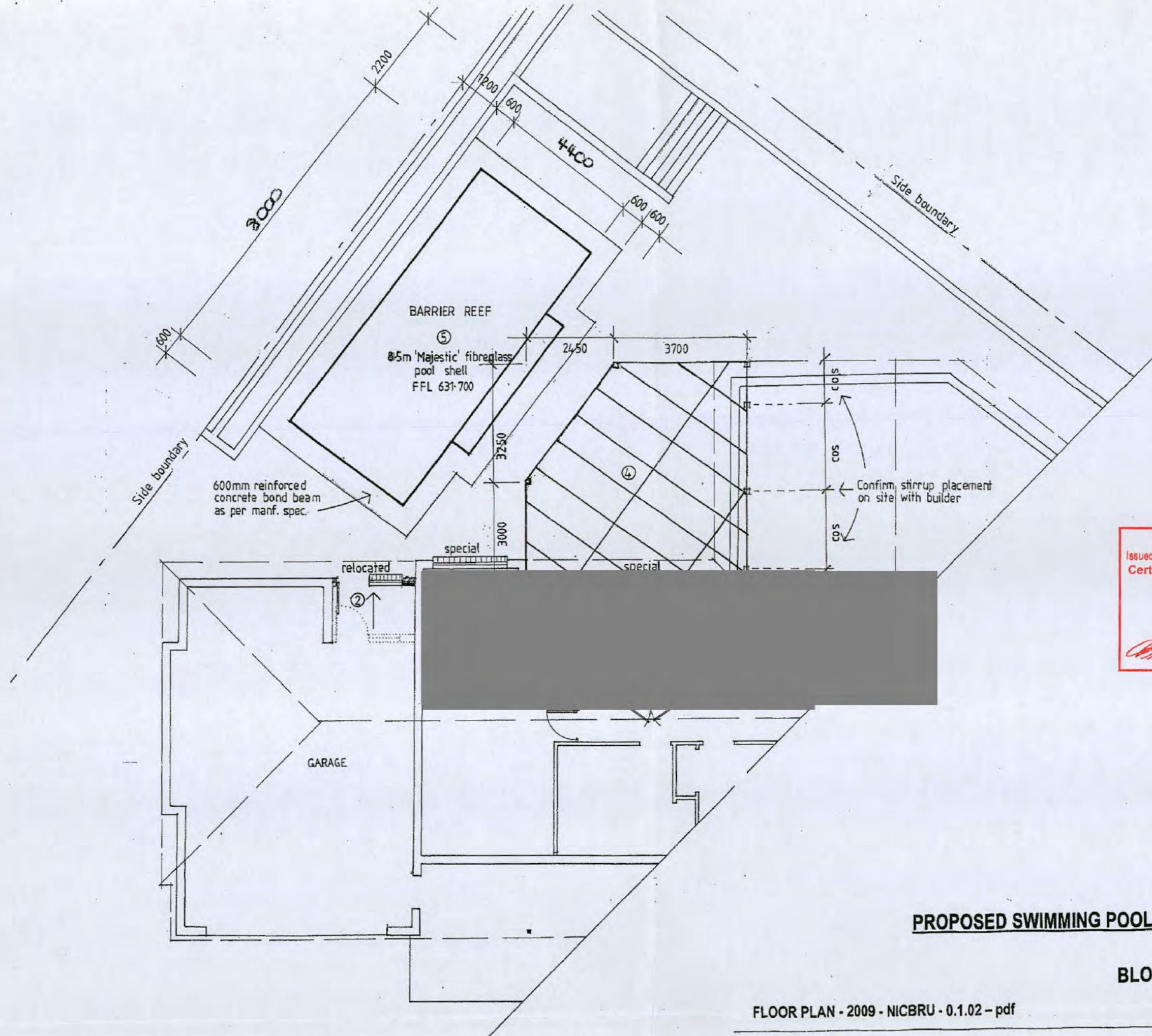
**WASTE MANAGEMENT**  
 Ensure that the development complies with the Territory and Municipal Services stating that waste facilities and management associated with development are in accordance with the Development Control Code for Best Practice Waste Management in the ACT 1999  
 Block Area = 1241m<sup>2</sup>

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
 Licence No: 200426203



**VERGE PROTECTION**  
 No construction material is to be stored on verges or in public open spaces.  
 No carparking or equipment parking permitted on verges or adjacent parkland.  
 During the project, all existing verge grass cover must be retained in it's pre-existing condition. Watering may be required to retain grass and trees in good condition.  
 All trees located in road reserve, verge, public open space an on Territory land, are to be retained and remain undamaged  
 Existing canopy clearance is not to be altered. Crowns and apex of canopies are not to be altered or reduced

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**  
 for [redacted]  
**BLOCK 7 SECTION 27 BRUCE ACT 01. site plan**



**ALTERATIONS**

1. CUT NEW 270H X 2525W WINDOW INTO ENSUITE BATHROOM AND PROVIDE HEAD OVER. MAKE GOOD.
2. REMOVE EX. EXTERIOR DOOR INTO GARAGE AND ADJOINING WINDOW. RELOCATE AS NOTED. BLOCK UP IN B/V CONSTRUCTION AND MAKE GOOD.
3. REMOVE EX. WINDOW TO MAIN BATHROOM. FIT NEW 1200H X 750W WINDOW. BLOCK UP IN B/V CONSTRUCTION AND MAKE GOOD.
4. CONSTRUCT NEW TIMBER PERGOLA TO AS 1684.2. FIX GAL STIRRUPS THROUGH COLOURBOND ROOF ONTO TOP PLATE WHERE PERGOLA FRAME EXTENDS OVER EXISTING ROOFLINE. FLASH PENETRATIONS.
5. INSTALL NEW BARRIER REEF 'MAJESTIC' 8.5M FIBREGLASS POOL (BY OTHERS) TO CLIENTS DIRECTION.

Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
*Matthew Butt* Licence No: 200426203

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**

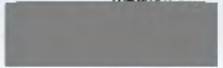
for [redacted]

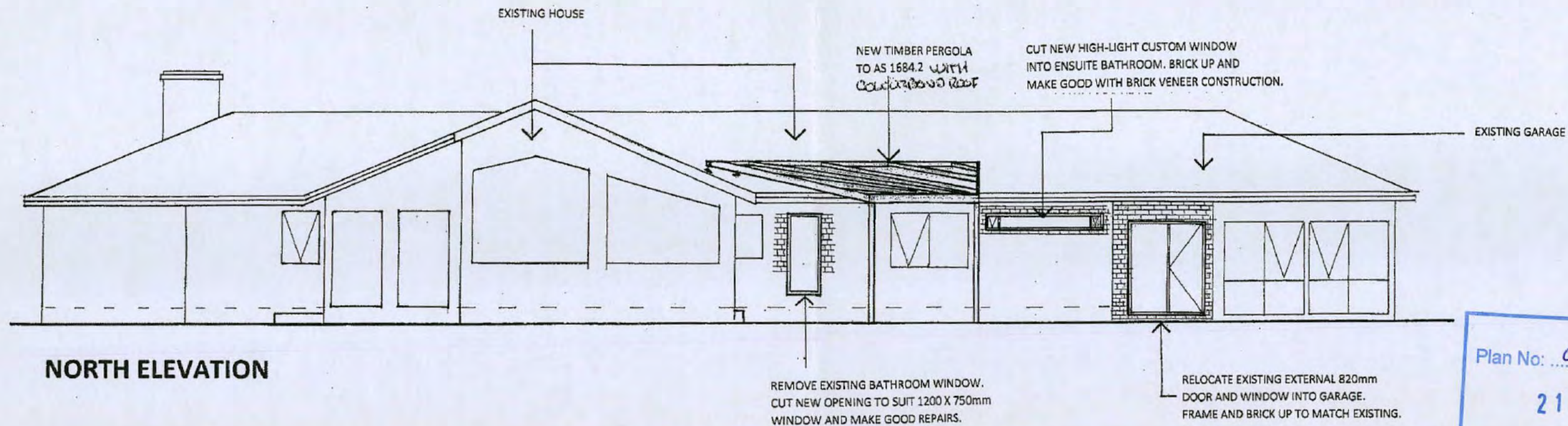
**BLOCK 7 SECTION 27 BRUCE ACT**

**02. floor plan**

FLOOR PLAN - 2009 - NICBRU - 0.1.02 - pdf

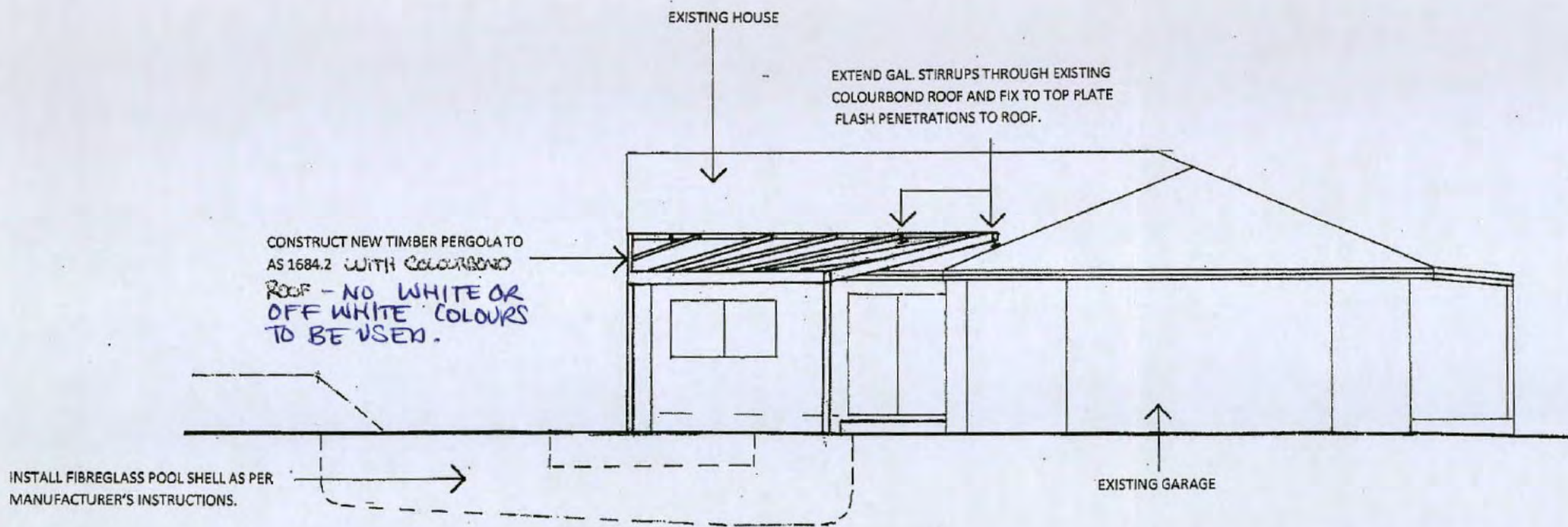
outer spaces - engaging exterior concepts  
 matthew butt





**NORTH ELEVATION**

Plan No: 094527-A  
 21 OCT 2009  
 RECEIVED  
 ACT Planning & Land Authority



**WEST ELEVATION**

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 -7 OCT 2009  
*Matthew Southwell* Licence No: 200426203

**PROPOSED SWIMMING POOL, PERGOLA AND ALTERATIONS**

for [REDACTED]

**BLOCK 7 SECTION 27 BRUCE ACT**

**03. elevations**

ELEVATION - 2009 - NICBRU - 0.1.03 - pdf



# HARVEST POOLS PTY LTD

50 Aruma Place  
 P.O. Box 199  
 Cardiff N.S.W. 2285  
 Email: harvest@idl.com.au

ABN 68 071 340 362  
 Telephone: (02) 49 568 209  
 Facsimile: (02) 49 568 210  
 www.harvestpools.com.au

## LITRE CAPACITY

### HARVEST RANGE

6.4m Harvest	20,000 litres
7.4m Harvest	23,000 litres
8.4m Harvest	36,500 litres
9.4m Harvest	39,800 litres
10.4m Harvest	45,500 litres
11.4m Harvest	51,500 litres

### CAESAR RANGE

7.7m Caesar	26,000 litres
9.7m Caesar	38,000 litres
11.7m Caesar	53,000 litres

### LAP POOL RANGE

12m Lap	36,100 litres
15m Lap	39,000 litres

### MIAMI

4.9m Miami	10,000 litres
------------	---------------

### CONTEMPORARY RANGE

7.0m Contemporary	31,300 litres
8.0m Contemporary	36,000 litres
9.0m Contemporary	38,300 litres
10.0m Contemporary	39,850 litres
11.0m Contemporary	44,850 litres

### CLASSIC RANGE

8.0m Classic	37,000 litres
10.1m Classic	45,000 litres

### OZ RANGE

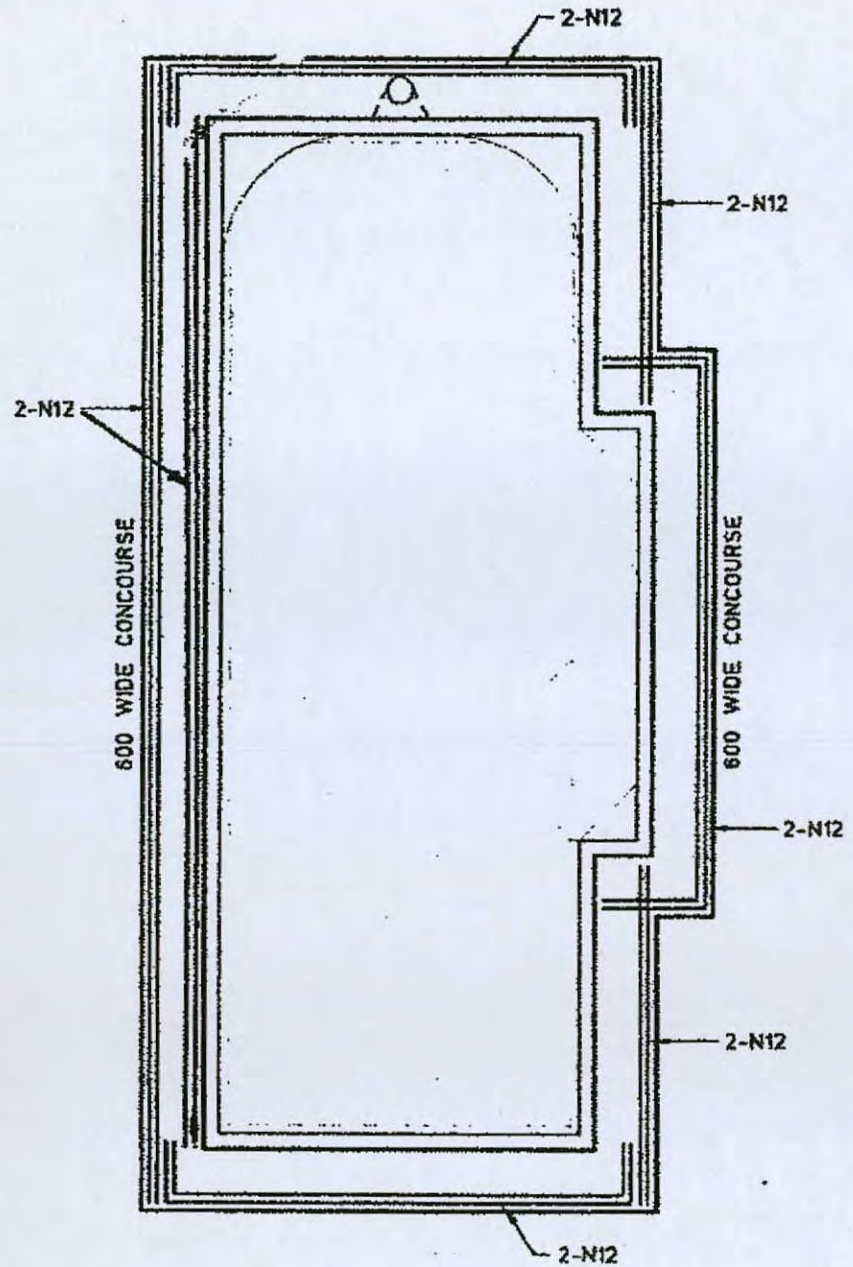
7.2m Oz	33,000 litres
8.2m Oz	37,500 litres
9.2m Oz	39,850 litres

### SWIM SPA

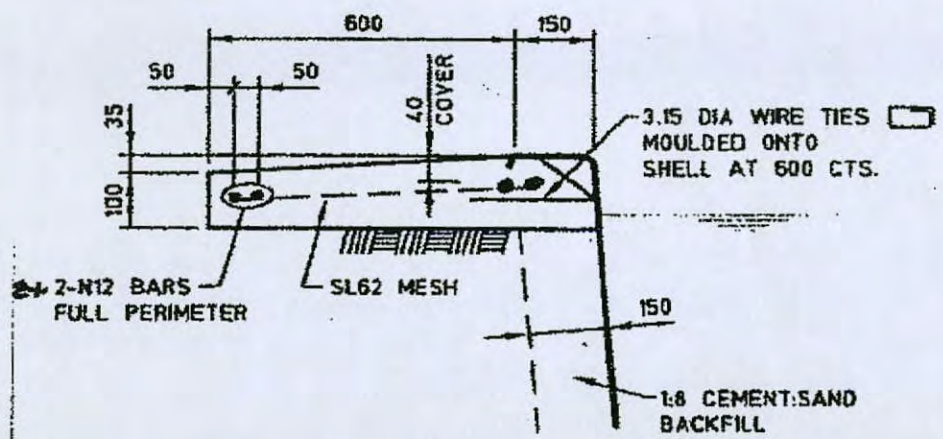
5.5m Swim Spa	10,000 litres
---------------	---------------

*These are approximate figures.*

**Fibreglass Pool Manufacturers**

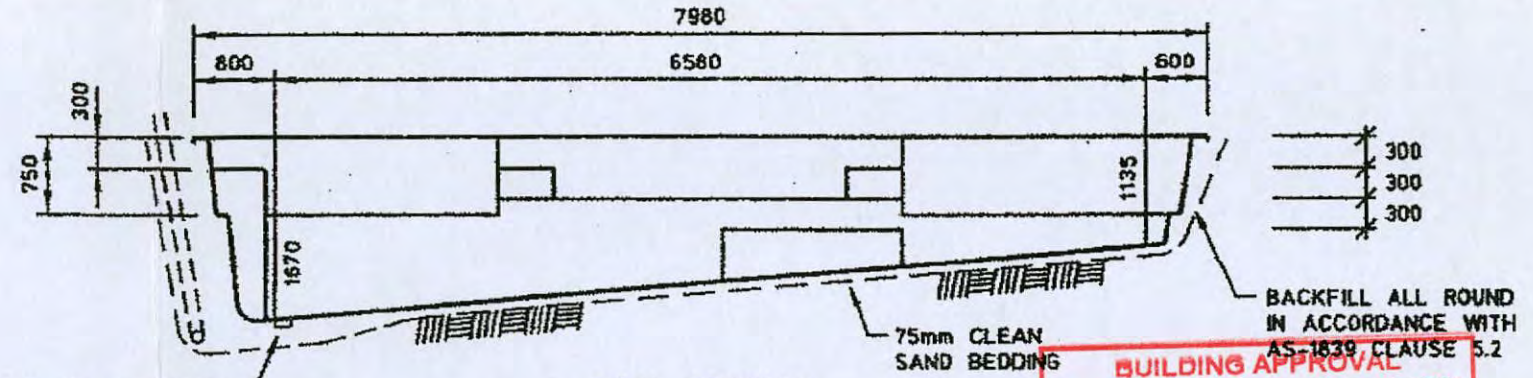


**CONCOURSE PLAN**



**CONCOURSE SECTION**  
SCALE 1:20

HYDROSTATIC RELIEF VALVE  
IN BLUE METAL DRAIN



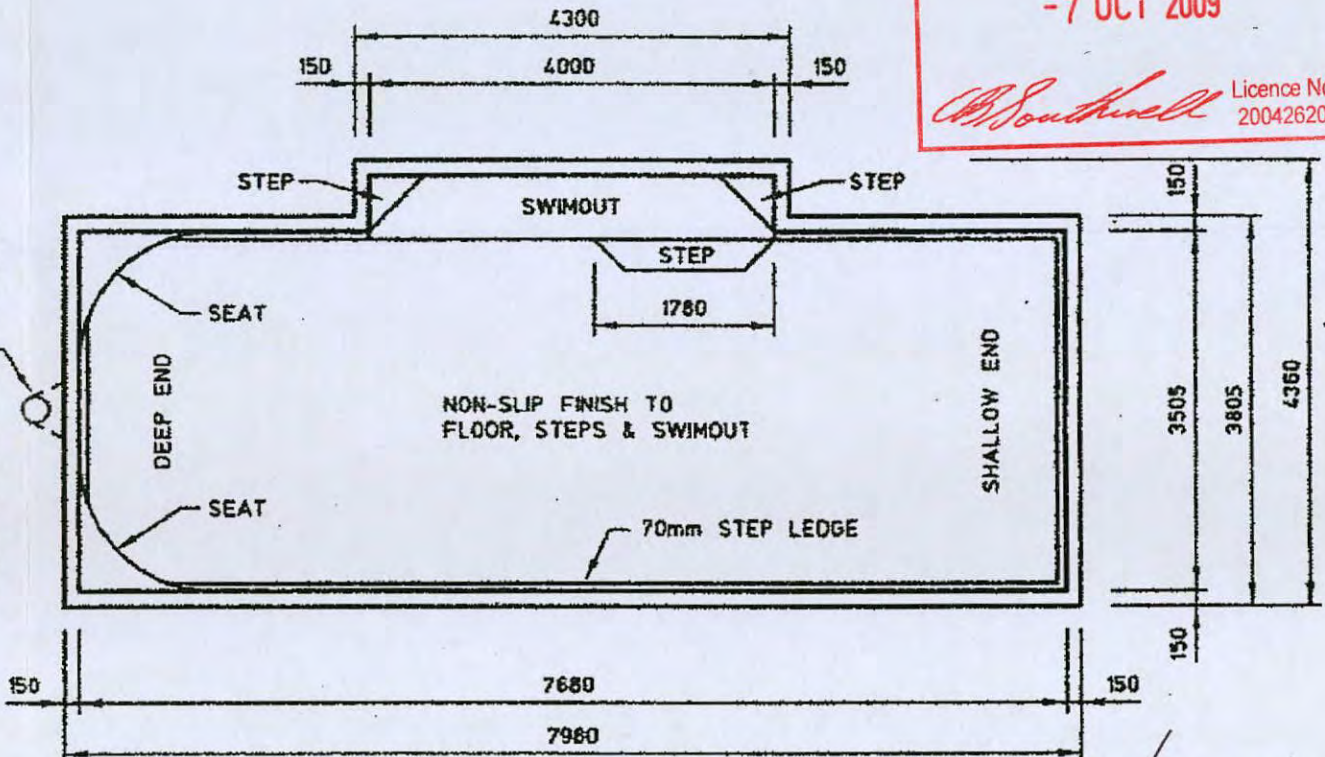
**POOL SECTION**

**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
-7 OCT 2009  
Licence No: 200426203

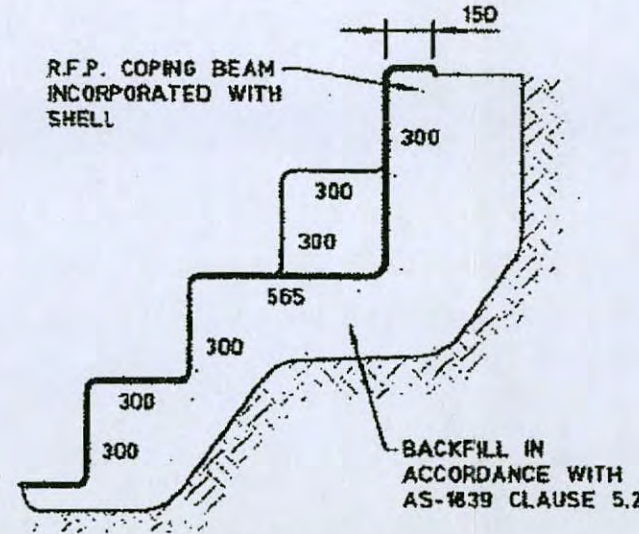
70mm DEEP DRAIN  
ACROSS DEEP END  
OF POOL IN GRAVEL  
FILLED TRENCH

SKIMMER

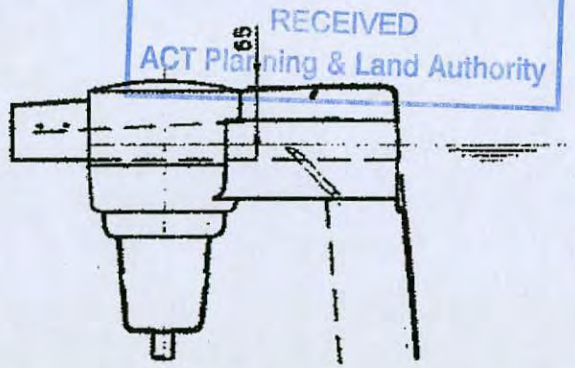
STAND PIPE  
POSITION OPTIONAL



**POOL PLAN**



**SWIMOUT & STEP DETAIL**  
N.T.S.



**SKIMMER**  
SCALE 1:20

Plan No: 094527-A  
21 OCT 2009  
RECEIVED  
ACT Planning & Land Authority

**CONTEMPORARY 8.0m**

**NOTES:**  
General design & installation  
in accordance with AS-1838  
and AS-1839 and all relevant  
by-laws and regulations.

Ralph Ellis Pty Ltd  
*Ralph Ellis*  
Consulting Engineer  
JULY 2006

HARVEST POOLS PTY LTD  
Fibreglass Pool Manufacturers  
50 Aruma Place  
Cardiff NSW 2285

7/27 BRUCE

56161



C5



# Certificate of Completion of Building Work (from certifier) Application for Certificate of Occupancy and Use (COU) (by owner)

- A certifier should use this form to certify completed building work by using Parts A & B and must give this certificate and other relevant documents to the construction occupations registrar within 7 days of being satisfied the building work is complete.
- Owners of land (or their agent) should use this form to apply for a COU by using Parts A & C.
- It is an offence for a person to occupy or use, or to permit another person to occupy or use, a building or part of a building (including a swimming pool) unless a respective COU has been issued (except where it is exempt from requiring a COU).
- Send or lodge this form at: ACT Planning & Land Authority, GPO Box 1908 Canberra ACT 2601 or at the Mitchell Customer Service Centre, Cnr Lysaght & Hoskins Sts Mitchell ACT.
- NOTE: If either Part B or C cannot be completed, the form can be lodged and the missing part lodged later. However, a COU cannot be issued if the certificate (Part B) and an application (Part C) are not lodged.

**WARNING TO OWNERS: DO NOT SIGN THIS FORM UNTIL YOU HAVE READ THIS ADVISORY INFORMATION**  
It is recommended that owners seek appropriate advice to determine whether the building work and other contract requirements have been completed satisfactorily. This form should not be signed before the completion of building work.

### PART A Project - Owner or certifier to complete

Plan registration Number 073530/A & B  
 Block 7 Section 27 Unit       
 Suburb Bruce  
 Description of work Additions to residence

Please indicate if the project involved:

Electrical work  yes  no  
 Plumbing or sanitary drainage work  yes  no

### PART B - Certifier declaration

Name of Certifier CBS P/L Certifier number 2004 26207

The building work referred to herein appears to me to have been completed, and I hereby give to the Registrar advice that:

I am satisfied that:

- the building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans; and
- the building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used.

- The following documents are required under subsection 46 of the Building Act 2004.
- Written evidence of the obtaining of any consents and approvals required to have been obtained under paragraph 27 (1) (b);
  - A copy of the plan referred to in paragraph 43 (2) (a);
  - A copy of all certificates issued under subsection 44 (2) in relation to the building work;
  - Where the regulations require that, upon completion of the building work, the consent or approval of any person, body or authority is to be obtained - written evidence of the obtaining of that consent or approval;
  - Any certificate obtained under section 47, if no certificate under that section has been obtained, a written statement to the effect that - the certifier is satisfied that the building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is to be occupied or used; and no certificate under section 47 is required;
  - All other documents or papers relating to the building work referred to in paragraph 46(2)(f)(i) of the Building Act 2004.

I have provided all the relevant documents required by subsection 46(2) of the Building Act 2004. **Note:** Refer attached checklist on back of this form.

If the owner of the land applies for a certificate the Registrar would be justified in issuing a certificate in respect of the work under the subsection below:

68(1)  69(2)  69(3)  71  72 of the Building Act 2004

This building work is subject to an alternative solution under the BCA  Yes  No

I certify that the building work has been completed in accordance with Building Act 2004 and substantially in accordance with the approved plans.

[Signature] 24/11/09  
Signature of certifier

### PART C - Owner (or agent) to complete

Owner details - (include ALL owners)

Owners Name(s):  
 1 [Redacted]  
 2 [Redacted]  
 3 [Redacted]  
 4 [Redacted]

A contact postal address 16 Saeys rd Bruce  
Only if different to property street address

Contact Phone no. [Redacted]

Agent details - (if applicable)

Agent's name [Redacted]  
 Postal address [Redacted]  
 Contact phone no. [Redacted]

NOTE: You may only make this application on behalf of the owners of the property if you have appropriate written authorization from all of the owners and attached it to this application. This also applies if you are a part owner or joint owner making application on behalf of the owners.

### Declaration - (by owner or agent)

I am (or we are)

Tick one box only  the only owner(s) of the above described land;  
 the agent authorized by the owner(s) to apply for a COU on their behalf, and I have attached that authority.

I (or we) am satisfied that the building work and related requirements have been completed and hereby apply for a COU in respect of the above described work to be issued and sent to:

the owner(s) address  
 the agent's address  
 Mitchell Customer Service Centre for collection

READ THE WARNING ON THIS FORM BEFORE SIGNING

Signatures of ALL owners or agent [Redacted]

Date 15. 10. 9.

electrical  
req.  
OB 26/11/09



**15. 11.2009**

**To: Certified Building Solutions**

**From: Darren Piercy**

**Re: Blk 7 Sec 27 Bruce – Insulation**

**Insulation installed in the roof is Fibreglass batts R4  
& in the walls is Fibreglass batts R2**

**Regards**

**Darren Piercy**

**61 O'Sullivan Street**

**Higgins ACT 2615**

**ACT Builders Licence # 19968024**

**# 2007516**

**NSW Builders Licence # 54064S**

**# 211698C**

**m 0418 488 693 p 6254 5788 f 6278 5788**

**Email: [steadfaststructures@bigpond.net](mailto:steadfaststructures@bigpond.net)**



# Warranty

This warranty is granted by Bayer Environmental Science ("Bayer") (ACN 000 226 022) of 391-393 Tooronga Road, Hawthorn East, Victoria in respect of the installation of Kordon Termite Barrier ("Kordon") in the Building.

Warranty No: 2009-4-1583

This Warranty covers damage by Subterranean Termites ("Termites") only.

Bayer warrants that Kordon shall restrict the entry of Termites into the Building through the Kordon barrier for a period of ten (10) years from the date of installation ("Warranty Period").

This Warranty covers damage by Termites to structural timbers and internal timbers BUT DOES NOT INCLUDE damage by Termites to:

- (a) chattels of any nature whatsoever including (but without limiting the foregoing) antiques, heirlooms, paintings, artwork and paintings; and
- (b) any pergolas, wiring, extensions to the Building and outhouses.

If Termite infestation of the Building occurs as a result of the failure of the Kordon and damage by Termites is caused to structural timbers and/or internal timbers fixtures and fittings during the Warranty Period, Bayer will without charge to the Owner:

- (a) repair the Kordon barrier where practicable; and/or
- (b) cause the repair or replacement of structural timbers and/or internal timbers so damaged.

To the extent permitted by the Law of the State or Territory in which the premises are located:

- (a) the liability of Bayer under this Warranty is limited to a maximum of \$100,000.00 in respect of any one (1) warranty claim.
- (b) All representations and other warranties express or implied and whether arising by virtue of Statute or otherwise are excluded or limited as stated in this Warranty.

This Warranty shall only have effect if the Kordon is installed by an Accredited Bayer Installer.

### OWNERS RESPONSIBILITIES

The Owner of the Building during the Warranty Period ("Owner"), at the Owner's expense, arrange for thorough and regular inspection of the Building for the presence of Termites at intervals not exceeding 12 months by an accredited/licenced Timber Pest Inspector.

Where the Termite risk is high or the Building type is susceptible to Termite attack (e.g. North of the 26th parallel) more frequent inspections (3-6 months) should be undertaken.

These inspection recommendations comply with those outlined in AS 3660 Termite Management Series and AS 4349.1-1995, Inspection of buildings.

If Termites are detected or are found to have breached the Kordon barrier, the Owner must, within 7 days of such detection, notify Bayer

### EXCLUSIONS

This Warranty shall be void and have no effect in any of the following circumstances:

The Kordon barrier is damaged, modified, bridged or otherwise interfered with by any person or any act, fact, matter or thing beyond the reasonable control of Bayer. The Building is structurally modified, altered or otherwise changed in any way which would or may diminish the effectiveness of the Kordon as a Termite barrier. If at any time during the Warranty Period, the Owner

(a) allows or fails to prevent accumulation of:

- (i) wood, rubbish or timber against the Building; AND
- (ii) finished ground level around the Building to a height which does not comply with the terms of the Installation Manual.

(b) allows the barrier dividing the soil surface and the structure of the Building formed by the Kordon to be bridged or broken by any other material or matter through which Termites may by-pass the Kordon and infest the Building.

Termites shall enter the Building through any manner other than by a breach of the Kordon barrier.

If the Kordon is installed other than by an Accredited Bayer Installer.



Date of Installation: 21/05/2008

Installation Address: 16 Jaeger Circ.  
Bruce  
ACT, 2617

Company Contact: Colin Wilkinson  
Company Name: Critter Ridder

Address: PO Box 507  
Erindale Centre  
ACT, 2903

Phone Number: 02 6292 6471

Accreditation Number: A102

THIS WARRANTY SHALL BE VOID UNLESS THE KORDON HAS BEEN INSTALLED BY A BAYER ACCREDITED INSTALLER.

Bayer will grant additional specific warranty conditions where required to accommodate high density, commercial constructions, government buildings, etc on documented request.



**Certificate of Compliance**

This document is to certify that the Kordon TMB/ TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB/ TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard Residential Slabs and Footings Construction AS 2870-1996.

NOTE: This document is to be attached to Warranty Document Number: 2009-4-1583

Date of Installation: 21/05/2008  
 Installation Address: 16 Jaeger Circ.  
Bruce  
ACT, 2617

Job Type: Large Job - Full Perimeter Protection

**Product used:**

Linear Metres (m)	Product Width (mm)	Total SQM
19.3	300	5.79

Builder: Steadfast Structures  
 Phone number: 0418 488693  
 Owner: Unknown  
 Phone number:  
 Local Council: PALM  
 Phone number: 02 62071923  
 Company Contact: Colin Wilkinson  
 Installer's Name: Colin Wilkinson  
 Company Name: Critter Ridder

**Service Penetrations**

Kordon Kollars	0	0.00
Manual Kollars	0	0.00
<b>Total Kordon Installed:</b>		<b>5.79</b>

Address: PO Box 507  
Erindale Centre  
ACT, 2903

Phone Number: 02 6292 6471  
 Fax Number: 02 6292 6469  
 Accreditation Number: a102

Authorised Signature: *Colin Wilkinson* Date: 22/4/2009

Comments: Kordon will only protect areas where the product is installed.  
 Regular termite inspections as per the Australian Standard are recommended.



## Site Installation Report

This document is to certify that the Kordon TMB / TB system was installed by a Bayer Accredited Installer and has been completed in accordance with the Manufacturer's specifications. Kordon TMB / TB complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. Kordon TB is only part of a termite management system for a new property. The slab must be constructed in accordance with the Standard Residential Slabs and Footings Construction AS 2870-1996.

NOTE: This document is to be attached to Warranty Document Number: 2009-4-1583

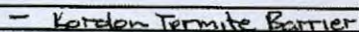
Date of Installation: 21/05/2008 Job Type: Large Job - Full Perimeter Protection

Installation Address: 16 Jaeger Circ.  
Bruce  
ACT, 2617

**Product used:**

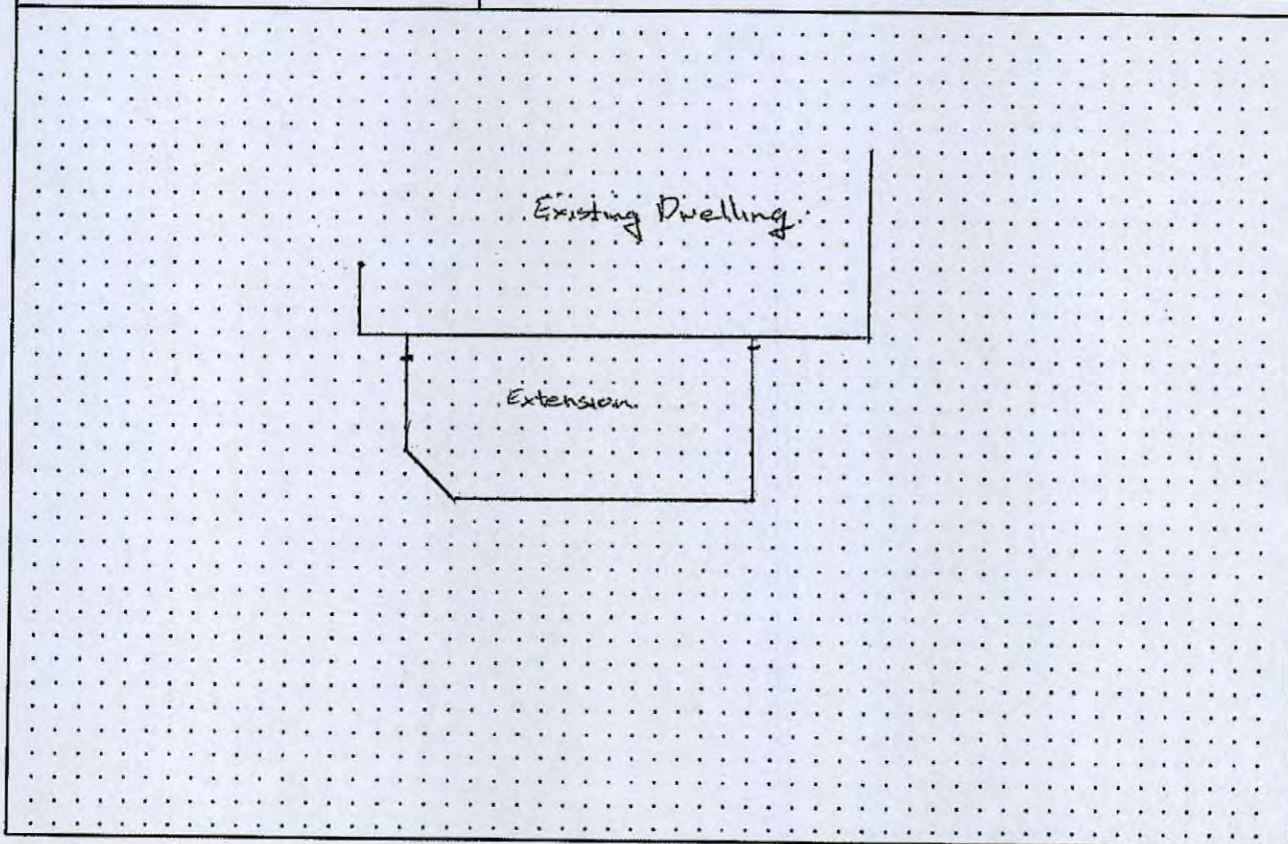
Linear Metres (m)	Product Width (mm)	Total SQM
19.3	300	5.79

Legend:

	Kordon Termite Barrier
--	------------------------

**Service Penetrations**

Kordon Collars	0	0.00
Manual Collars	0	0.00
<b>Total Kordon Installed:</b>		<b>5.79</b>





## Truss Me

ABN: 51 069 890 062

58 Hinksman st  
Queanbeyan  
NSW 2620  
Ph: (02) 62979444  
Fax: (02) 62979888

### \*\*\* CERTIFICATION FOR ROOF TRUSSES \*\*\*

Date - 19 Apr 2008 02:04:02

Client - Steadfast Structures - , ,

Job Reference - 15080-T

Site - - 7 / 27 SouthBruce,

---

#### GENERAL DEFAULTS

Design Wind Speed = 40.0m/s , N2 Wind Classification

Roof Material : Steel Deck (900 crs)

Ceiling Material : 10mm Plaster/battened (600 crs)

Top Chord Restraints : 900 mm

Bottom Chord Restraints : 600 mm

Truss Spacing : 896 mm

External Pressure Coefficient: -0.90

Internal Pressure Coefficient: 0.20

Timber Description : Trusses Standard Pine

Pitch: 22.50 degrees

Overhang: 610 mm

Note: Design data for individual trusses may vary and must be checked individually.

The trusses in this project have been designed using the MiTek 20/20 computer system written by MiTek Australia Ltd. The design procedure is in accordance with Australian Standards AS1170.1, 2 & 3, AS1720.1-1997 & AS1649.

These trusses should be erected, fixed, and braced in accordance with AS4440-2004.

## Truss Me

certifies that these trusses are manufactured under licence to and in accordance with specifications published by MiTek Australia Ltd.

Signed : \_\_\_\_\_

Name :

Position :

# CERTIFIED BUILDING SOLUTIONS

INSPECTION REPORT

PO Box 76  
Mitchell ACT 2911

TELEPHONE (02) 6253 9911  
Fax (02) 6253 9922

Suburb <i>BRUCE</i>	Section <i>27</i>	Block <i>7</i>	Unit
Builder <i>STEADFAST STRUCTURES</i>		Inspection Stage <i>FINAC</i>	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act **2004**.

As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act **2004**. Please re-book this inspection stage when rectified.

The following matters require your attention:

*TRUSS CERT /*

*TERMITE " /*

*CS ✓*

*INSULATION ✓*

- Work may proceed to the next stage.
- Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section *69.2*

*C SOUTHWELL* Certified by *C Southwell* Signature *17/2/09*

# CERTIFIED BUILDING SOLUTIONS

INSPECTION REPORT

PO Box 76  
Mitchell ACT 2911

TELEPHONE (02) 6253 9911  
Fax (02) 6253 9922

Suburb <i>BRUCE</i>	Section <i>27</i>	Block <i>7</i>	Unit
Builder <i>STEAD FAST STRUCTURES</i>		Inspection Stage <i>FLOOR SLAB</i>	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act **2004**.

As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act **2004**. Please re-book this inspection stage when rectified.

The following matters require your attention:

*PREPARATION TO ENG DETAIL  
MIN 100 THICK SL72 BOTTOM SL92 TOP  
6 X Ø300 PIERS MAY 1800 & TO SOLID GROUND  
SLAB THICKENED AROUND INTITU SPA TO  
TOP OF FOOTING Y12 HORIZONTAL BARS TO  
PERIMETER WITH VERTICAL Y12S*

Work may proceed to the next stage.

Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section .....

*C SOUTHWELL*  
Certified by

*C Southwell* 12/12/07  
Signature

# CERTIFIED BUILDING SOLUTIONS

INSPECTION REPORT

PO Box 76  
Mitchell ACT 2911

TELEPHONE (02) 6253 9911  
Fax (02) 6253 9922

Suburb <i>BRUCE</i>	Section <i>27</i>	Block <i>7</i>	Unit
Builder <i>STEADFAST STRUCTURES</i>		Inspection Stage <i>SPA SCAB</i>	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act **2004**.

As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act **2004**. Please re-book this inspection stage when rectified.

The following matters require your attention:

*PREPARATION TO ENG DESIGN*

*✓*  
*✓*

Work may proceed to the next stage.

Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section.....

*C SOUTHWELL*

Certified by

*[Signature]*

Signature

*5/12/07*

# CERTIFIED BUILDING SOLUTIONS

INSPECTION REPORT

PO Box 76  
Mitchell ACT 2911

TELEPHONE (02) 6253 9911  
Fax (02) 6253 9922

Suburb <i>BRUCE</i>	Section <i>27</i>	Block <i>7</i>	Unit
Builder <i>STEADFAST STRUCTURES P/L</i>		Inspection Stage <i>FOOTING</i>	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act **2004**.

As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act **2004**. Please re-book this inspection stage when rectified.

The following matters require your attention:

*MIN 300 W X 500 D 2 X 3 BAR L11 TO  
BUILDER HAS INCORPORATED A PIECE 1200 D FROM  
TOP OF FOOTING*

Work may proceed to the next stage.

Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section.....

*C SOUTHWELL*  
Certified by

*[Signature]*  
Signature

*30/11/07*

# CERTIFIED BUILDING SOLUTIONS

## INSPECTION REPORT

PO Box 76  
Mitchell ACT 2911

TELEPHONE (02) 6253 9911  
Fax (02) 6253 9922

Suburb <i>BRUCE</i>	Section <i>27</i>	Block <i>7</i>	Unit
Builder <i>STEADFAST STRUCTURES</i>		Inspection Stage <i>P/SHEET</i>	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act **2004**.



As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act **2004**. Please re-book this inspection stage when rectified.



**The following matters require your attention:**

*90 X 35 STUDS @ 450 &*

*SARKING TO ROOF & WALLS*

*WALL & ROOF INSULATION IN SITU*

Work may proceed to the next stage.

Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section.....

*C. SOUTHWICK*

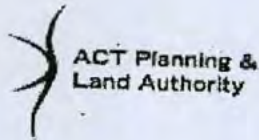
Certified by

*C. Southwick*

Signature

*5/9/08*





Building Act 2004, S151

56161

C3 ✓

Owner Appointment of a Certifier, and Application by Owner for Building Approval and Building Approval Certificate

Once appointed your certifier is responsible to assess your building application and plans for compliance with the Building Act 2004 and Building Code of Australia and issue the building approval. Once your builder is issued with a Commencement Notice from your certifier the building work can commence and your certifier is responsible to inspect and certify that the building work carried out by your builder complies with the Building Act 2004 and Building Code of Australia

Lessee/Owner Details Please Print

Form fields for Lessee/Owner Details: Surname, First Name, Company Name, Position held in company, Australian Company/Business Number (ACN/ABN), Postal Address, Suburb, State, Postcode, Phone Number Business Hours, Mobile, EMAIL ADDRESS.



Site Details Please Print

Form fields for Site Details: Block, Section, Suburb, Unit If applicable, Street Address.

I hereby advise as required by the Building Act 2004 I have appointed:

Form fields for appointments: Name of certifier, Name of Agent, Lessee/s Signature/s, Date.

PRIVACY NOTE: The personal information on this form is being collected to enable a suitable auditing & compliance role of builders & certifiers by the Government appointed auditor & to provide statistical information to the Australian Bureau of Statistics on Building matters.

Office Use Only - Fees Paid

Form fields for fees: Building Levy, Training Levy, Workcover Fee.

Description of Building Work <i>If more than 6 items please attach further details</i>					
Describe each item of building work in this building approval	BCA Occupancy Class	BCA Construction Type	Area (m <sup>2</sup> )	Number of Storeys	Cost of Works (refer to building cost guide)
1 SWIMMING POOL	10b	N/A	35	N/A	
2 PERGOLA	10ca	N/A	34	1	
3 ALTERATIONS	1a(1)	N/A	3	1	
4					
5					
6					

**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

**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 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.

**Insurance**

For residential building work provide details of insurance where applicable (please attach a copy of the relevant insurance or fidelity certificate).

Insurance Provider

N/A

Policy No.

Date Issued .....

**Entitlement to act as a Certifier**

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

Name:

CBS P/L

COLA Lic No.

200426203

Date Issued

1.9.2009

Signature:

*[Handwritten Signature]*

Date: 7.10.09

# Building Commencement Notice Application Form

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.

### Builder details

License holders name as it appears on the licence card JOSEF STASIK

License number 200426547 class D expiry date 25/09/2010

List any licence conditions or Endorsements on the licence VALID FOR INGROUND FIBREGLASS POOLS & ALL TYPES OF ABOVE GROUND POOLS.

Business address 25 O'CONNOR CCT.  
CALWELL - 2905 ACT

Phone number [REDACTED]

Signature of builder J. Stasik 5/8/09  
(Individual, director for company or partner for partnership)

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

Nominee name \_\_\_\_\_

Nominee licence number \_\_\_\_\_ class \_\_\_\_\_ expiry date \_\_\_\_/\_\_\_\_/\_\_\_\_

Nominee signature \_\_\_\_\_

### Building work- Provide details of the building approval relevant to this application

Building certifier name Certified Building Solutions P/L

Building approval issue date 7/10/09

Site details unit \_\_\_\_\_ block 7 section 27 suburb BRUCE

Description of building work SWIMMING POOL, PERGOLA & ALTERATIONS

This commencement notice is for:  all of the building work  part of the building work (specify which part)  
SWIMMING POOL ONLY.

For residential building work provide details of insurance where applicable: (Attach a copy of the relevant insurance policy or fidelity certificate)  
Insurance provider N/A.  
Policy number \_\_\_\_\_ Issue date \_\_\_\_/\_\_\_\_/\_\_\_\_

### Owner endorsement- Land owner (or authorised agent on behalf of owner) must endorse this application

**Advisory note: Ensure you have a written contract with your builder named above and for residential building work requiring home owner warranty insurance ensure that the same builder name is shown on the policy document.**

Owner name [REDACTED]

Owner signature (or authorised agent) [REDACTED] Date 5/8/09

# Building Commencement Notice

**C2**

This Building Commencement Notice is issued in accordance with the *Building Act 2004* and authorises the licensed builder named in the notice to commence the stated building work.


## Builder

License holders name as it appears on the licence card	<u>Josef Stasik</u>		
License number	<u>20042654</u> <b>7</b> class <u>D</u>	expiry date	<u>25 / 09 / 10</u>
Nominee details (if builder is a company or partnership)			
Nominee name	_____		
Nominee licence number	_____ class _____	expiry date	____/____/____

## Building work

Building certifier who issued the building approval	<u>Certified Building Solutions</u>		
Building approval issue date	<u>07 / 10 / 09</u>		
Description of building work relative to this notice	<u>Swimming pool</u>		
Site for building work	Unit _____	block <u>07</u>	section <u>27</u> suburb <u>Bruce</u>

## Building certifier

Name of certifier issuing notice	<u>Certified Building Solutions</u>		
Issue date for commencement notice	<u>07 / 10 / 09</u>		
<b>Declaration:</b> This commencement notice is issued in accordance with the <i>Building Act 2004</i> , 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.			
Certifier signature			
<b>Note:</b> 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 1 week of the issue date.			
<b>This building commencement notice will end if-</b> (a) for residential building work- the work is no longer insured; or (b) the building approval for the work ends			



# Building Commencement Notice

**C2**

This Building Commencement Notice is issued in accordance with the *Building Act 2004* and authorises the licensed builder named in the notice to commence the stated building work.

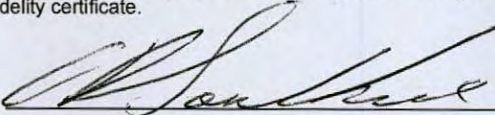
## Builder

License holders name as it appears on the licence card	<u>Steadfast Structures P/L</u>		
License number	<u>2007516</u>	class <u>B</u>	expiry date <u>01 / 08 / 11</u>
Nominee details (if builder is a company or partnership)			
Nominee name	<u>Darren Bruce Piercy</u>		
Nominee licence number	<u>19968024</u>	class <u>B</u>	expiry date <u>15 / 06 / 10</u>

## Building work

Building certifier who issued the building approval	<u>Certified Building Solutions</u>		
Building approval issue date	<u>07 / 10 / 09</u>		
Description of building work relative to this notice	<u>Pergola &amp; alterations to residence</u>		
Site for building work	Unit _____	block <u>07</u>	section <u>27</u> suburb <u>Bruce</u>

## Building certifier

Name of certifier issuing notice	<u>Certified Building Solutions</u>		
Issue date for commencement notice	<u>07 / 10 / 09</u>		
<b>Declaration:</b> This commencement notice is issued in accordance with the <i>Building Act 2004</i> , 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.			
Certifier signature			
<b>Note:</b> 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 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			

# Important Asbestos Advice for ACT homes built before 1985

Asbestos is hazardous but it can be managed safely.

Follow the three steps for managing materials containing asbestos (MCAs) in your home.

## Step 1. Identify where MCAs may be in your home

When was your house built?

- If your house was built before 1985, the table below gives you an indication of where you are likely to find MCAs in your home. There is also a diagram on the back of this sheet showing where MCAs are commonly found.
- If your house was built after 1985, it is unlikely to contain MCAs.
- If in doubt, assume that materials DO contain asbestos.

### Common locations of MCAs in ACT homes\*

(Percentage (%) of properties sampled where asbestos was detected)

Location	Pre 1965	1965-1979	1980-1984	1985-now*
Eaves	86%	92%	40%	0%
Garage/shed	80%	70%	15%	0%
Bathroom	54%	75%	50%	0%
Laundry	75%	80%	50%	0%
Kitchen	52%	23%	15%	0%

\*Results of 2005 Asbestos Survey of over 600 ACT Homes. \*One MCA was found in a 1985 house supporting roof tiles on a gable end.

## Step 2. Assess the risk

Visually check the condition of the MCA – is it cracked, broken, etc?

- If it's in good condition and left undisturbed, it does not pose a health risk.
- If you suspect it is not in good condition, arrange for appropriate maintenance or removal by a qualified person.

## Step 3. Manage safely

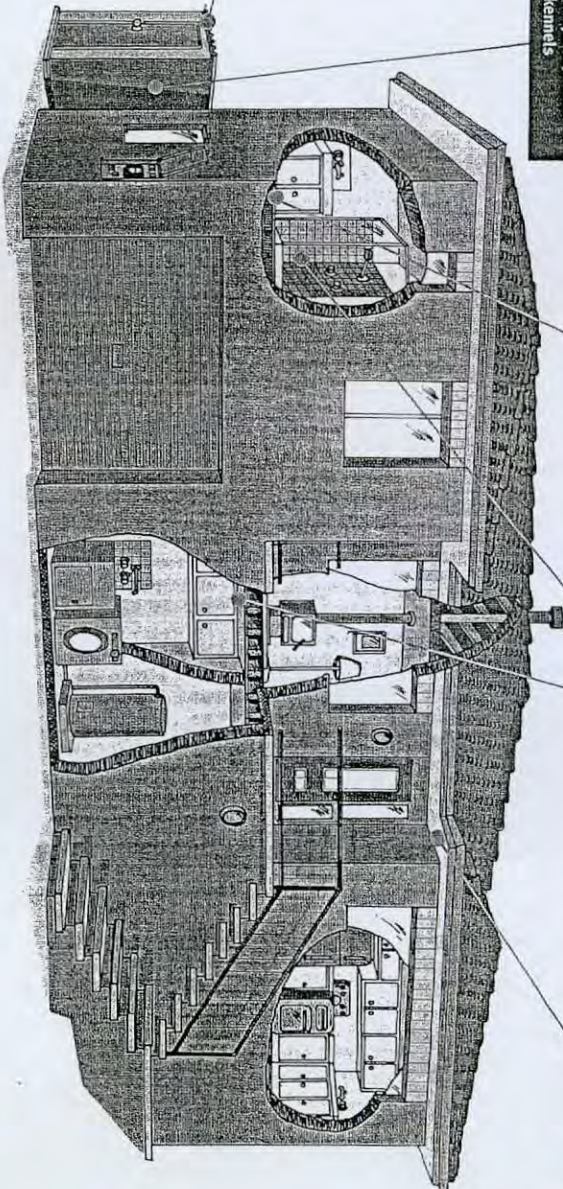
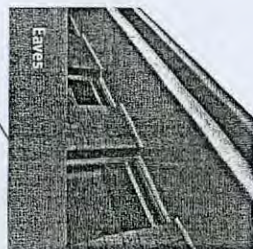
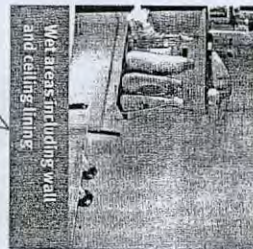
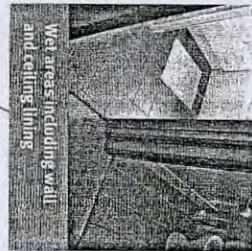
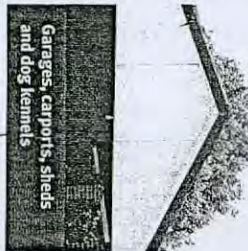
Make sure you remember to:

- Keep an eye on MCAs to make sure they remain in good condition.
- Consider removal of the MCA by a qualified person, when renovating or doing home repairs.
- Inform tradespeople working on your home of the location of any possible MCAs.
- Engage a qualified person if you decide to obtain a professional asbestos report on MCAs in your home.

For further information or advice on managing asbestos or home renovations visit the asbestos website [www.asbestos.act.gov.au](http://www.asbestos.act.gov.au) or call 13 22 81.

Common locations of materials containing asbestos in ACT homes

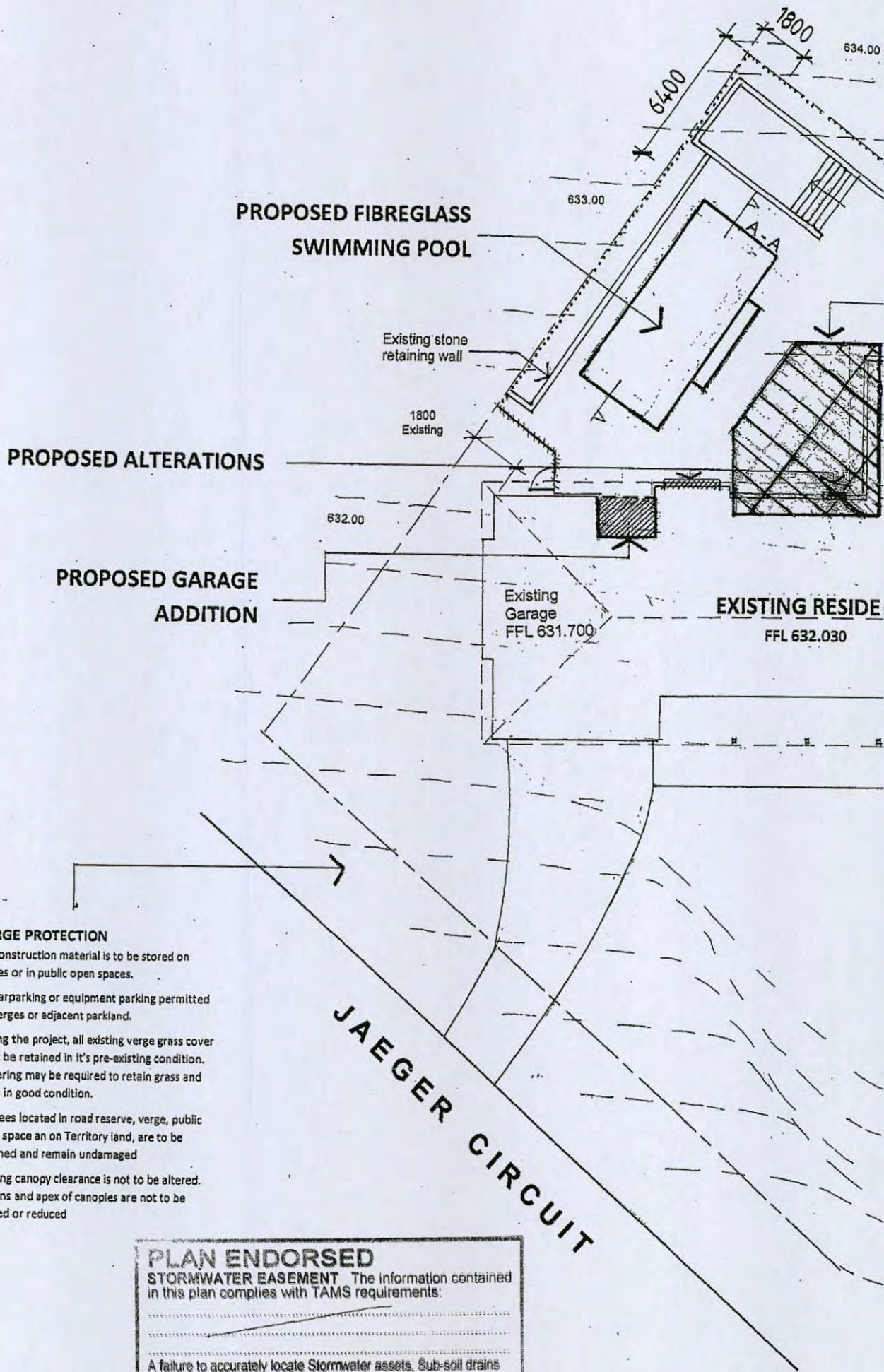
If your house was built before 1985, some of the materials it was built from probably contain asbestos.



Asbestos Awareness.  
Helping everyone breathe easier.



Asbestos Awareness.  
Helping everyone breathe easier.



**VERGE PROTECTION**

- No construction material is to be stored on verges or in public open spaces.
- No carparking or equipment parking permitted on verges or adjacent parkland.
- During the project, all existing verge grass cover must be retained in its pre-existing condition. Watering may be required to retain grass and trees in good condition.
- All trees located in road reserve, verge, public open space or on Territory land, are to be retained and remain undamaged
- Existing canopy clearance is not to be altered. Crowns and apex of canopies are not to be altered or reduced

**PLAN ENDORSED**  
**STORMWATER EASEMENT** The information contained in this plan complies with TAMS requirements:

.....

.....

A failure to accurately locate Stormwater assets, Sub-soil drains or street lighting assets prior to commencement could result in damage and costs which the property owner will be liable.

Date: 15/12/2009

# ActewAGL

Electricity Networks

STATEMENT OF

## CONDITIONAL COMPLIANCE

**Application No:** 101828 **Suburb:** Bruce

**Block/Section** 7 / 27

**Applcn Type:** Single residential/Addition Inclusions : Extension, of Garage, of Pool, with Pergola/Deck or Patio

### Attached Plans

7-27 Bruce Plans.pdf

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

### Conditions

WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice (Dial Before You Dig) may be required.

Please Note

- WARNING: ActewAGL underground cables may be in or adjacent to this block. ActewAGL Asset Location Advice may be required
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.

**Comments:**

**Signed** Garry Wolk

**Date** 28 Aug 2009



**Certified Building Solutions Pty Ltd**

Unit 1, 25 – 35 Buckland St  
 PO Box 76  
 MITCHELL ACT 2911

Tel 6253 9911  
 Fax 6253 9922

**NAME OF AUTHORITY** Water / Sewerage *20/8/09*  
**BLOCK** *7* **SECTION** *27* **UNIT** **SUBURB** *Bruce*

**LIST OF DRAWING NUMBERS**

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

ActewAGL acts as agent for ACTEW Corporation	
<b>ActewAGL</b>	
I have examined the drawing <b>WATER AND SEWERAGE NETWORK</b>	
(Please tick the appropriate square) <b>APPROVED</b>	
<input type="checkbox"/>	The design depicted in this document has been assessed by ActewAGL and meets this authority's requirements
Or	refer to ActewAGL's 'statement of compliance' for additional advice
<input type="checkbox"/>	Conditions of approval are as follows
Signed	<b>Edward Milczarek</b> Date <b>24 Aug 2009</b>
Contact phone: 6248 3555 (then select 2)	

Further conditions of approval are attached on \_\_\_\_\_ Sheets

Signature:

Officers Name:

Phone No.



## Single Dwelling Assessment for Exempt Development

Block: 7 Section: 27 / Suburb: BRUCE

Date:	<u>7/10/2009</u>
Client/Lessee:	[REDACTED]
Description of works:	<u>NEW POOL, PERGOLA &amp; ALTERATIONS</u>
Certifiers Name:	<u>CBS P/L</u>
License Number:	<u>200426203</u>

### Part A – Zone Specific Controls

Zone	Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
RZ1	R1	N/A	NR	Merit Track Applications Only
RZ1	R2	Height	Y	
RZ1	R3	Envelope	Y	
RZ1	R4	Plot ratio	Y	
RZ2	R5	Height	NR	
RZ2	R6	Envelope		
RZ2	R6A	Plot Ratio		
RZ2	R7	Access		
RZ3	R8	Height		
RZ3	R9	Envelope		
RZ4	R10	Height		
RZ4	R11	Envelope		
RZ5	R12	Height		
RZ5	R13	Envelope		

### Part B – General Development Controls

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R14	N/A	NR	Merit Track Applications Only
C16	N/A	NR	Merit Track Applications Only
R17	Lease and Development conditions	NR	
R18	EDP's subject to a Precinct Code	NR	
C19	N/A	NR	Merit Track Applications Only
C20	N/A	NR	Merit Track Applications Only
R21	Heritage	NR	
R22	Trees	NR	
R23	Erosion & Sediment (site < 0.3ha)	Y	

R24	Erosion & Sediment (site > 0.3ha)	NR	
C25	N/A	NR	Merit Track Applications Only
R26	Waste Management	NR	
C28	Utilities - Utility supplier	Y	
R29	Utilities - Electricity supply	NR	

**Part C - Development Type Controls**

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R30	Front Street Setback	NR	
R31	Side Setback	Y	COMPLIES T/P
R32	Rear Setback	NR	
R32A	Allowed Encroachments	Y	
R33	Metal roof & walls	Y	
R34	Structures & Plant on roof	NR	
R35	Garages/carport		
R36	Walls and Fences		
R37	Courtyard walls		
R38	Fences		
R39	Vehicle Access		
R40	Driveway location & design		
R42	Parking spaces		
R43	Parking location		
R44	Garage width		
R45	Verge Parking	Y	
R46	Solar Access	NR	EXISTING
R47	P.O.S - % of site	Y	973m <sup>2</sup> APPROX. PROVIDED > 694.6m <sup>2</sup> MIN. REQ'D
R48	P.O.S - Min. area	Y	EXISTING
R49	P.O.S - location and screening	Y	
R50	P.O.S - planting		
R51	WSUD - 40% reduction	NR	
R52	WSUD - water tanks	NR	
R53	WSUD - greywater	NR	

**Part C(2) Controls for Deakin and Forrest**

R54	Height	} NR	
R55	Plot Ratio		
R56	Front Setbacks		
C57	Side Rear Setbacks		
R58	Materials		
C59	Landscaping		

40  
228

**Part C(3) Compact Blocks in New Estates**

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R60	Height RZ1 Zone		
R61	Height Other Zones		
R62	Front Street Setback		
R63	Rear Setback		
R64	Side Setback		
R65	Side Setback – corner block		
R66	Metal wall & roof		
R67	Fences & courtyard wall Height		
R68	Side fences on corner blocks		
R69	Driveway		
R70	Parking provision		
R71	Rear loaded blocks – access		
R72	Rear loaded blocks – finished floor levels		
R73	Carport infill panels		
R74	Carport side setback		
R75	Pedestrian Access		
R76	Solar Access		
R77	P.O.S		
R78	WSUD – fixtures		
R79	Garbage bin screening		
R80	Clothes drying		

NR - BLOCK AREA 1241m<sup>2</sup>

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

Signature: [Signature] Licence No.: 200426203

Date: 7/10/09

# GLAZING CALCULATOR FOR USE WITH PART 3.12.2, BCA VOLUME TWO (HOUSING)

Climate zone:  Building name/description:

Storey:

Floor type	Type A	Type B
Area of floor	12m <sup>2</sup>	
Air movement	S	
Glazing area	1.6m <sup>2</sup> ..... (14% of area of floor Type A)	

**Note: Air movement level must be separately verified**

<b>CONSTANTS</b>	Type A	Type B
C <sub>U</sub> / C <sub>SHGC</sub>	1.4 / 0.26	

<b>ALLOWANCES</b>	
C <sub>U</sub> x Area	16.8
C <sub>SHGC</sub> x Area	3.1

Number of rows preferred in table below:  (as currently displayed)

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS								SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)					
Glazing element		Sector faced		Size			Performance		P&H or device		Exposure		Size		Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Floor type A	Floor type B	Height (m)	Width (m)	Area (m <sup>2</sup> )	Total U-Value (NFRC)	SHGC (NFRC)	P (m)	H (m)	P/H	E factor	Area used (m <sup>2</sup> )	U x area	Element share of % of allowance used	SHGC x E x area	Element share of % of allowance used	
1	Ensuite	N		1.20	0.75		6.5	0.70				0.96	0.90	5.9	56% of 63%	0.6	56% of 35%	
2	Bath	N		0.30	2.40		6.5	0.70				0.96	0.72	4.7	44% of 63%	0.5	44% of 35%	

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR**

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

**If inputs (including air movement levels) are valid**



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# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Registration Acknowledgement

<p>Certifier  <b>CERTIFIED BUILDING SOLUTIONS F</b>  <b>1/25-35 BUCKLAND STREET</b>  <b>MITCHELL ACT 2911</b></p> <p>Tel: 0262539911      Fax:</p>	<p>Site for Project  <i>Address</i>  <b>16 JAEGER CIRCUIT</b></p> <p><i>Suburb</i>      <i>Section</i>    <i>Block</i>  <b>BRUCE</b>                      <b>27</b>      <b>7</b></p>
<p>Please quote this number for all enquiries  <b>Project Number : 073530</b></p>	<p>Plan  <b>Plan Number                      073530/A</b>  <b>Plan Registered                  13 September 2007</b></p>

This is a registration for a new project consisting of **1** project items

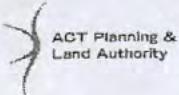
Nature of Work	Project Item Description	Unit	Other Description	Area/LM	Value
ADDITIONS TO	RESIDENCE			47	

**Building Levy**

\$ [REDACTED]



# OWNER APPOINTMENT OF A CERTIFIER, AND APPLICATION BY OWNER FOR BUILDING APPROVAL



Once appointed your certifier is responsible to assess your building application and plans for compliance with the *Building Act 2004* and Building Code of Australia and issue the building approval. Once your builder is issued with a commencement notice from your certifier the building work can commence and your certifier is responsible to inspect and certify that the building work carried out by your builder complies with the *Building Act 2004* and Building Code of Australia.

### Lessee/owner details

Surname or company name

Title/First name/Initials or Australian Company Number (ACN)

If a company, name of contact person

Postal address

Ph

[Redacted]

[Redacted]

[Redacted]

16 JAEGER CIRCUIT  
BRUCE ACT Postcode 2617

[Redacted] (B#)

### Site Details

Block

Suburb

Street address

7 Section 27 Unit

BRUCE

16 JAEGER CIRCUIT  
BRUCE ACT Postcode 2617



I hereby advise as required by the *Building Act 2004*.

I have appointed

CERTIFIED BUILDING SOLUTIONS PT LTD.

as certifier in relation to the building work described below

I have also appointed

as my agent to act on my behalf (if applicable to this application)

Signature of owner/lessee

Date 1/1

[Redacted Signature]

Description of building work in this building approval (If more than 6 items, please attach further details)

Describe each item of building work in this building approval	BCA Occupancy class	BCA Construction type	Area (m <sup>2</sup> )	Number of storeys	Cost of works (Refer building cost guide)
1. ADDITION	1a/11	N/A	46.5	1	[Redacted]
2.					
3.					
4.					
5.					
6.					

Asbestos advice ("AA") attached. (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 as per the Act).

### Fees paid

Building Levy \$ [Redacted] Training Levy \$ [Redacted] Workcover Fee \$ [Redacted]

### Privacy notice

The personal information on this form is being collected to enable a suitable auditing and compliance role of builders and certifiers by the Government appointed Auditor and to provide statistical information to the Australian Bureau of Statistics on building matters.

# Important Asbestos Advice for ACT homes built before 1985

Asbestos is hazardous but it can be managed safely.

Follow the three steps for managing materials containing asbestos (MCAs) in your home.

## Step 1. Identify where MCAs may be in your home

When was your house built?

- If your house was built before 1985, the table below gives you an indication of where you are likely to find MCAs in your home. There is also a diagram on the back of this sheet showing where MCAs are commonly found.
- If your house was built after 1985, it is unlikely to contain MCAs.
- If in doubt, assume that materials DO contain asbestos.

### Common locations of MCAs in ACT homes\*

(Percentage (%) of properties sampled where asbestos was detected)

Location	Pre 1965	1965-1979	1980-1984	1985-now†
Eaves	86%	92%	40%	0%
Garage/shed	80%	70%	15%	0%
Bathroom	54%	75%	50%	0%
Laundry	75%	80%	50%	0%
Kitchen	52%	23%	15%	0%

\*Results of 2005 Asbestos Survey of over 600 ACT Homes. †One MCA was found in a 1985 house supporting roof tiles on a gable end.

## Step 2. Assess the risk

Visually check the condition of the MCA – is it cracked, broken, etc?

- If it's in good condition and left undisturbed, it does not pose a health risk.
- If you suspect it is not in good condition, arrange for appropriate maintenance or removal by a qualified person.

## Step 3. Manage safely

Make sure you remember to:

- Keep an eye on MCAs to make sure they remain in good condition.
- Consider removal of the MCA by a qualified person, when renovating or doing home repairs.
- Inform tradespeople working on your home of the location of any possible MCAs.
- Engage a qualified person if you decide to obtain a professional asbestos report on MCAs in your home.

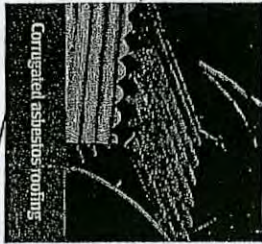
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Asbestos Awareness.  
Helping everyone breathe easier.

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.



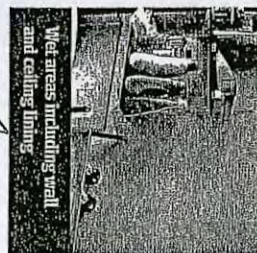
Corrugated asbestos roofing



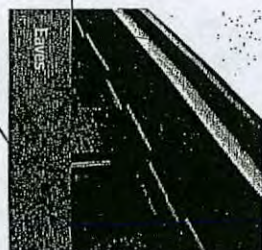
Garages, carports, sheds and dog kennels



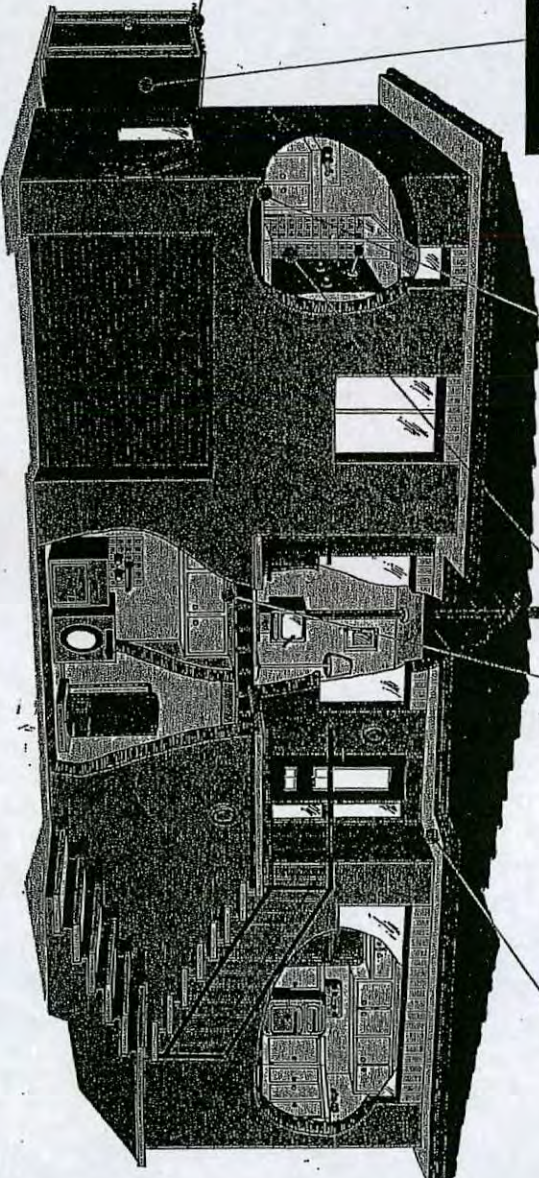
Wet areas including walls and ceiling lining



Wet areas including walls and ceiling lining



EAVES



Asbestos Awareness.  
Helping everyone breathe easier.

# Building Commencement Notice Application Form

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.

### Builder details

License holders name as it appears on the licence card SKYLINE CONSTRUCTIONS

License number 2006253 class C expiry date 13, 4 2010

List any licence conditions or Endorsements on the licence RESTRICTED TO 3 ACTIVE PROJECTS

Business address 16 Saeger cct Bruce

Phone number 62510840

Signature of builder [Signature] 31 / 8 / 2007  
(Individual, director for company or partner for partnership)

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

Nominee name LUDWIG

Nominee licence number 2005476 class C expiry date 04, 07, 10

Nominee signature [Signature] 31 / 8 / 2007

### Building work- Provide details of the building approval relevant to this application

Building certifier name CERTIFIED BUILDING SOLUTIONS PTY LTD

Building approval issue date 10, 9, 2007

Site details unit 7 block 7 section 27 suburb BRUCE

Description of building work Addition to residence

This commencement notice is for:  all of the building work  part of the building work (specify which part)

For residential building work provide details of insurance where applicable: (Attach a copy of the relevant insurance policy or fidelity certificate)

Insurance provider LUMLEY General Insurance Ltd

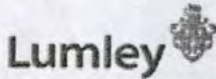
Policy number 125883 Issue date 4 / 9 / 2007

### Owner endorsement- Land owner (or authorised agent on behalf of owner) must endorse this application

Advisory note: Ensure you have a written contract with your builder named above and for residential building work requiring home owner warranty insurance ensure that the same builder name is shown on the policy document.

Owner name [Redacted]

Owner signature (or authorised agent) [Redacted] Date 31 / 8 / 2007



Level 9, 309 Kent Street Sydney, New South Wales  
 Telephone: (02) 9248 1111  
 Facsimile: (02) 9248 1238  
 ABN: 24 000 036 279

builders home warranty

## Policy Schedule / Certificate of Insurance

Underwritten by Lumley General Insurance Limited. (ABN 24 000 036 279) ('Insurer')

**OWNER COPY**

### HOME WARRANTY - JOB SPECIFIC POLICY (ACT) - Owner Copy

This certificate when read in conjunction with the Policy of Insurance is a contract of insurance complying with Section 90 and 91 of the Building Act 2004 ('the Act') and/or the Building Regulations 2004 ('the Regulations') issued by the insurer in respect of Residential Building Work performed by the Builder in line with the Residential Building Work Contract detailed below. Subject to the Act, the Regulations and the conditions of the contract of insurance, cover will be provided to the person named as Owner below and Successors in title to the Owner.

**POLICY No.:** LGI - 001      **CERTIFICATE No.:** 126883      **POLICY ISSUED:** 04/09/2007

#### INSURED

##### Owner

**Postal Address:** 16 Jaeger Circuit, Bruce ACT 2617

#### RESIDENTIAL BUILDING WORK

**Residential Building Work Covered by this Policy:** Single Room Extension to existing dwelling as per application dated 31-08-07  
**At (Building Site):** 16 Jaeger Circuit, Bruce ACT 2617  
**Municipality:**      **Contract Date:**  
**Project Manager:** Hans Peter Ludwig      **Contract Price:**  
**Est. Start Date:**      **Est. Completion Date:** 31/03/2008

#### BUILDER

**Carried out by (Builder):** H P Ludwig & A J Nicholsan trading as Skyline Constructions  
**Business Address:** 2 Carolyn Jackson Dr Jerrabomberra NSW 2619  
**ABN / ACN No.:** 68 543 356 781  
**Phone No.:** -

#### MAXIMUM AMOUNT OF COVER AND CLAIMS

The limit of liability is \$85,000 in aggregate in relation to each Home, or such amount as is defined by the Regulations pursuant to the Act. The period in respect of which Claims may be made commences on the date of the relevant Residential Building Work Contract or date of issue of the Building License for the relevant work (whichever is earlier) and expires on the date defined in Section 4 of the Contract of Insurance.

#### CLAIMS EXCESS

The Insured shall bear at his/her/its own risk five hundred dollars (\$500) in respect of each Claim made under this Policy.

#### PREMIUM

Paid by Builder

Lumley General Insurance Limited, Level 9, 309 Kent Street Sydney, New South Wales (ABN 24 000 036 279)

Signed for and on behalf of Lumley General Insurance Limited

# Building Commencement Notice



This Building Commencement Notice is issued in accordance with the *Building Act 2004* and authorises the licensed builder named in the notice to commence the stated building work.

### Builder

License holders name as it appears on the licence card	<u>Skyline Constructions</u>		
License number	<u>2006253</u>	class <u>C</u>	expiry date <u>13 / 04 / 10</u>
Nominee details (if builder is a company or partnership)			
Nominee name	<u>H P Ludwig</u>		
Nominee licence number	<u>2005476</u>	class <u>C</u>	expiry date <u>4 / 07 / 10</u>

### Building work

Building certifier who issued the building approval	<u>Certified Building Solutions</u>		
Building approval issue date	<u>10 / 09 / 2007</u>		
Description of building work relative to this notice	<u>Addition to residence</u>		
Site for building work	Unit _____	block <u>7</u>	section <u>27</u> suburb <u>Bruce</u>

### Building certifier

Name of certifier issuing notice	<u>Certified Building Solutions</u>		
Issue date for commencement notice	<u>10 / 09 / 2007</u>		
<b>Declaration:</b> This commencement notice is issued in accordance with the <i>Building Act 2004</i> , 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.			
Certifier signature			
<b>Note:</b> 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 1 week of the issue date.			
<b>This building commencement notice will end if-</b>			
(a) for residential building work- the work is no longer insured; or			
(b) the building approval for the work ends			



R. Nastvogel  
& Associates  
Engineering  
Consultants

## Certificate of Site Classification

Name of lessee/owner of the site <div style="background-color: black; width: 100%; height: 20px;"></div>	Address <b>16 JAEGER CT.</b>	
Description of the site where building work is to be carried out		
Division (Suburb) <b>BRUCE</b>	Section <b>27</b>	Block <b>7</b>
<b>Description of Building Work</b>		
New Residence <input type="checkbox"/>	Garage/Carport <input type="checkbox"/>	
Alteration/Additions to Residence <input checked="" type="checkbox"/>	Other (Please describe) .....	<input type="checkbox"/>
In investigation of the site to determine the classification, I used the following procedure:	Classification of foundation material -	
	AS 2870.1 Clause 2.1.1	
One or more bore holes or trench pits and examination of the soil profile; <input checked="" type="checkbox"/>	Foundation	Class (In accordance with AS 2870)
Footing excavation and the examination of the soil profile; <input type="checkbox"/>	Most sand and rock sites Most silt and some clay sites	A <input type="checkbox"/> S <input checked="" type="checkbox"/>
Laboratory testing of soil samples; <input type="checkbox"/>	Moderately reactive clay sites Highly reactive clay sites Extremely reactive clay sites	M <input type="checkbox"/> H <input type="checkbox"/> E <input type="checkbox"/>
Existing building records and local knowledge of soil conditions. <input checked="" type="checkbox"/>	Filled sites      Nominate Class	<input type="checkbox"/>
	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 <input type="checkbox"/>
The recommended footing and slab system in accordance with AS 2870.1 is:		
<b>300x400 STR. FOOTG. TO TM T+B MIN 100 CONC. SL. O.R.G. F72T</b>		
The recommended level of underside of footing below natural ground level (ie: footing/ founding depth) is: <b>0.500</b> metres		

### Declaration

I declare that I am a Practising Professional Engineer: Civil       Structural       Geotechnical

Reiner Nastvogel  
Structural Engineer  
Design • Inspections • Drafting  
Dip Ing. MIE Aust. CP Eng. M No. 119853

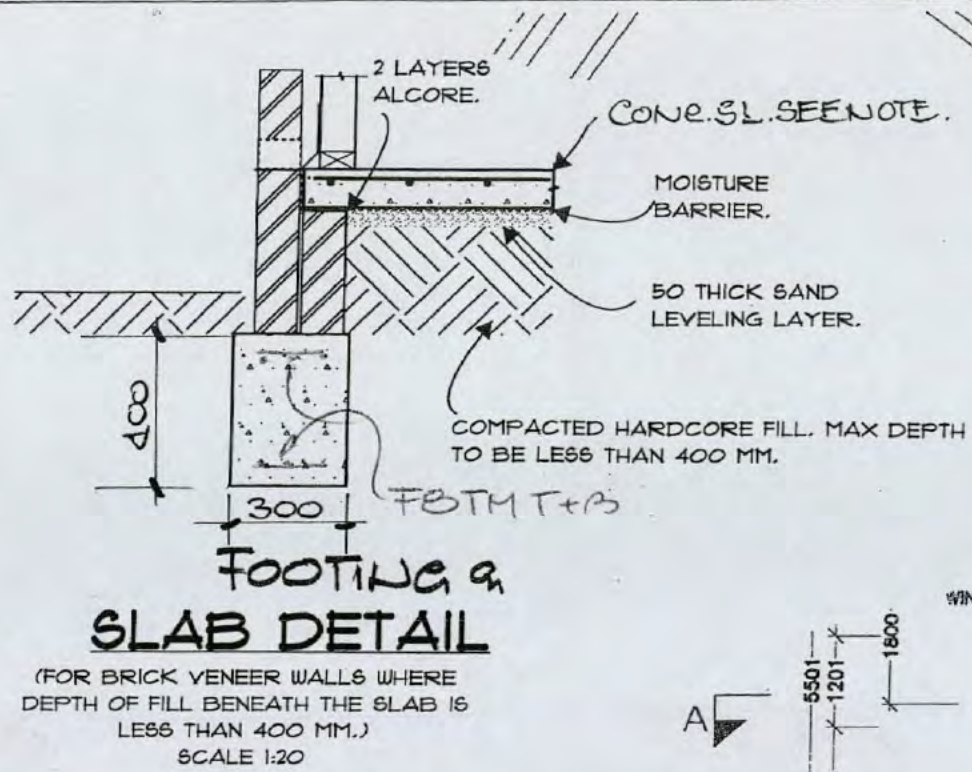
Registered Professional Engineer 119853

**Mr Reiner Nastvogel**  
MIE Aust CP Eng

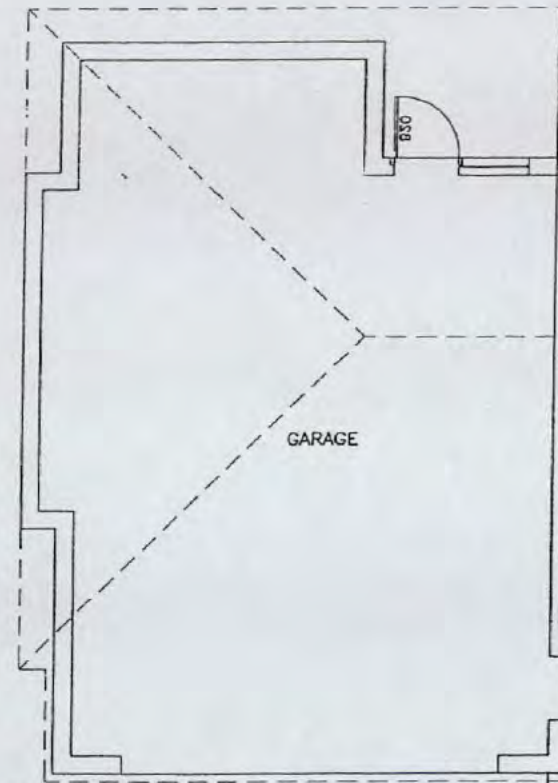
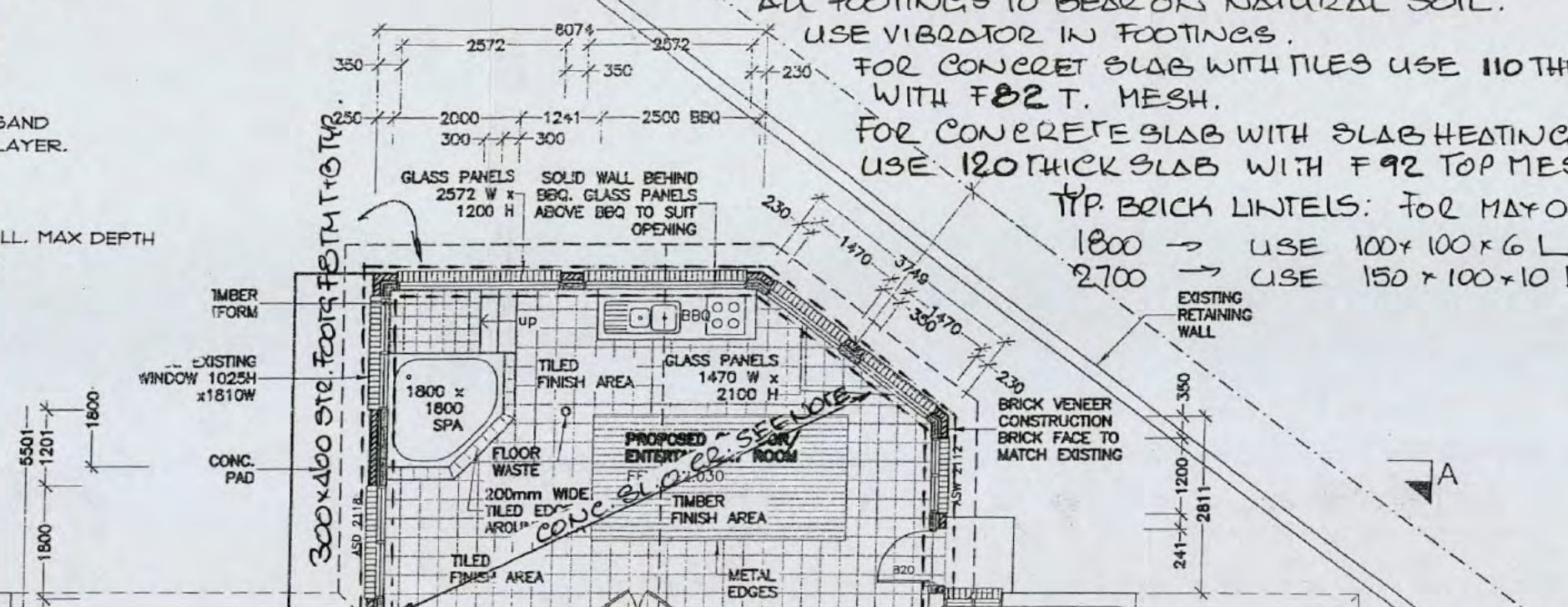
Signature.....

NPER  
Date **7.8.07**

Registered on the NPER in the Category of



**NOTE:**  
 ALL FOOTINGS & SLAB DESIGN FOR 'S' SITE CLASS.  
 ALL FOOTINGS TO BE ON NATURAL SOIL.  
 USE VIBRATOR IN FOOTINGS.  
 FOR CONCRETE SLAB WITH TILES USE 110 THICK SLAB WITH F82 T. MESH.  
 FOR CONCRETE SLAB WITH SLAB HEATING + TILES USE 120 THICK SLAB WITH F92 TOP MESH.  
 TYP. BRICK LINTELS: FOR MAX OPENINGS:  
 1800 → USE 100x100x6 L  
 2700 → USE 150x100x10 L



Registered Professional Engineer 119853  
**Mr Reiner Nastvogel**  
 MIEAust CPEng  
 Signature: *[Signature]* Date: 1/8/07  
 Registered on the NPER in the Category of  
**Civil/Structural**  
 National Professional Engineers Register

The Client accepts that whilst every effort is made to ensure that the information contained within this drawing (dimensioning and specifications) is correct, HN Design and Drafting does not accept responsibility for errors or omissions occurring, where such errors or omissions are caused through negligence or otherwise. And the Client further accepts that no form of compensation is available in a situation where such errors or omissions might occur.

**PROPOSED OUTDOOR/ ENTERTAINMENT ROOM**  
 SCALE: 1/100 @ A3

REV	REVISION	DATE
1	Initial version	22-12-05
2	DA submission	07-03-06
3	Changes as per request	12-08-06

**HN Design & Drafting**  
 91/15 John Cleland Cres.  
 FLOREY ACT 2615  
 Mob: 0413 334 629  
 Ph/Fax: (02) 6258 1430

PROPOSED OUTDOOR/ENTERTAINMENT FOR  
 BLOCK 7 SECTION 27  
 SOUTH BRUCE ACT

DRAWING TITLE:  
**PROPOSED OUTDOOR/ ENTERTAINMENT ROOM**

AREAS (in m<sup>2</sup>)  
 GARAGE:  
 LIVING - LOWER:  
 LIVING - UPPER:  
 TOTAL:

DRAWING No:      DATE:  
 SCALE: AS SHOWN      DRAWN BY: HN  
 DESIGN BY:      SHEET OF

## GLAZING CALCULATOR FOR USE WITH PART 3.12.2, BCA VOLUME TWO (HOUSING)

Climate zone  Building name/description

CONSTANTS	Type A	Type B
$C_U / C_{SHGC}$	1.4 / 0.26	

Storey  Floor type 

Type A	Type B
46.5m <sup>2</sup>	

  
 Area of floor   
 Air movement  *Note: Air movement level must be separately verified*  
 Glazing area  (48% of area of floor Type A)

ALLOWANCES	
$C_U \times \text{Area}$	65.1
$C_{SHGC} \times \text{Area}$	12.1

Number of rows preferred in table below  (as currently displayed)

GLAZING ELEMENTS, ORIENTATION, SIZE and PERFORMANCE CHARACTERISTICS								SHADING		CALCULATION DATA			CALCULATED OUTCOMES - OK (if inputs are valid)				
Glazing element		Sector faced		Size			Performance		P&H or device		Exposure		Size	Conductance - PASSED		Solar heat gain - PASSED	
ID	Description (optional)	Floor type A	Floor type B	Height (m)	Width (m)	Area (m <sup>2</sup> )	Total U-Value (NFRC)	SHGC (NFRC)	P (m)	H (m)	P/H	E factor	Area used (m <sup>2</sup> )	U x area	Element share of % of allowance used	SHGC x E x area	Element share of % of allowance used
# # 1	Alu sliding door	W		2.10	1.80		2.8	0.61	0.45	2.20	0.20	0.91	3.78	10.5	17% of 97%	2.1	18% of 94%
# # 2	Alu sliding window	W		1.00	1.80		2.8	0.61	0.45	1.20	0.38	0.76	1.80	5.0	8% of 97%	0.8	7% of 94%
# # 3	Alu glass panel	N		1.20	2.60		2.8	0.61	0.45	1.00	0.45	0.38	3.12	8.7	14% of 97%	0.7	6% of 94%
# # 4	Alu glass panel	N		2.05	2.50		2.8	0.61	0.45	3.10	0.07	0.80	5.13	14.4	23% of 97%	2.5	22% of 94%
# # 5	Alu glass panel	NE		2.10	1.47		2.8	0.61	0.45	3.40	0.07	1.02	3.09	8.6	14% of 97%	1.9	17% of 94%
# # 6	Alu glass panel	NE		2.10	1.47		2.8	0.61	0.45	2.70	0.08	1.00	3.09	8.6	14% of 97%	1.9	17% of 94%
# # 7	Alu sliding window	E		2.10	1.20		2.8	0.61	0.45	2.20	0.20	0.93	2.52	7.1	11% of 97%	1.4	13% of 94%

**IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR**

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters. While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

*If inputs (including air movement levels) are valid*



UNCLASSIFIED

Hi Bojan,

In the ACT in 2009, new swimming pools associated with single residential buildings were required, under the *Building Act 2004*, to have fencing and barriers complying with the Building Code of Australia (BCA) 2008 Volume 2 prior to 2 May 2009, and after 2 May 2009 compliance with the BCA 2009 Volume 2.

In most circumstances, in relation to swimming pool safety, compliance with the BCA relied on and still relies on Deem-to-Satisfy designs complying with versions of the Australian Standards 1926 series.

The versions of these standards were as follows for both the 2008 and 2009 versions of the BCA:

- AS 1926.1-1993 (Amendment 1) Swimming pool safety - Fencing for swimming pools
- AS 1926.2-1995 Swimming pool safety - Location of fencing for private swimming pools
- AS 1926.3-2003 Swimming pool safety - Water recirculation systems

If you require any further information or clarification regarding these legislative requirements please do not hesitate contacting Ros or myself.

Regards,

Tim Furner | Building Policy Technical Officer

Phone: 02 62071880 | Email: [tim.furner@act.gov.au](mailto:tim.furner@act.gov.au)

**Building Policy** | Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

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

**From:** Banjac, Bojan <[Bojan.Banjac@act.gov.au](mailto:Bojan.Banjac@act.gov.au)> **On Behalf Of** Strategic Compliance and Coordination

**Sent:** Friday, 13 March 2020 1:30 PM

**To:** Furner, Tim <[Tim.Furner@act.gov.au](mailto:Tim.Furner@act.gov.au)>

**Cc:** Pascoe, Ros <[Ros.Pascoe@act.gov.au](mailto:Ros.Pascoe@act.gov.au)>; Strategic Compliance and Coordination <[strategiccompliance@act.gov.au](mailto:strategiccompliance@act.gov.au)>

**Subject:** FW: Freedom of Information request CMTEDDFOI 2020-042 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Tim

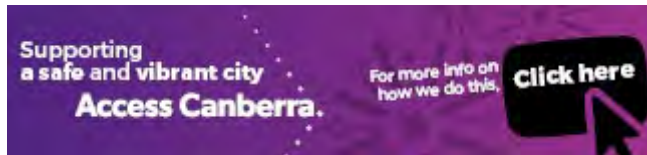
Could you please assist with a particular question SCC received for an FOI? Carl Bunk said you were the right person to talk to. Please see question below.

**(b) any pool or perimeter fencing pertaining to the swimming pool (or any other safety measures required for pool safety in 2009 - e.g. certain types of door safety for rooms opening onto the pool deck area);**

I know this bit of an inconvenience but could you please reply by COB today?

Kind regards,

**Bojan Banjac | Information Co-ordination Officer**  
**Strategic Compliance and Coordination | Construction and Utilities**  
Phone: (02) 6207 5632 | Email: [Bojan.Banjac@act.gov.au](mailto:Bojan.Banjac@act.gov.au)  
Access Canberra | ACT Government  
GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**From:** Bunk, Carl <[Carl.Bunk@act.gov.au](mailto:Carl.Bunk@act.gov.au)>  
**Sent:** Friday, 13 March 2020 1:04 PM  
**To:** Strategic Compliance and Coordination <[strategiccompliance@act.gov.au](mailto:strategiccompliance@act.gov.au)>  
**Subject:** RE: Freedom of Information request CMTEDDFOI 2020-042 [SEC=UNCLASSIFIED]

Tim Furner, Ros Pascoe. Ask Tim Furner as I am busy today and not here next week. I think you need the Australian Standard 1926.1 and 1926.2, 2007 version as they cover the time of the pool approval.  
Carl

Carl Bunk | Customer Services Officer  
Phone 02 6207 6284  
Customer Services | Access Canberra  
Building Services  
8 Darling Street Mitchell ACT | GPO Box 158 Canberra ACT 2601  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr) | [actplaevelopmentba@act.gov.au](mailto:actplaevelopmentba@act.gov.au)

