



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## Freedom of Information Publication Coversheet

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

FOI Reference: CMTEDDFOI 2018-0280

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	No
5. Fees	N/A
6. Processing time (in working days)	14
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]

**Sent:** Monday, 8 October 2018 11:39 AM

**To:** EPSDFOI <EPSDFOI@act.gov.au>

**Cc:** [REDACTED]

[REDACTED]

**Subject:** Freedom of Information Request - Building Approvals

Dear Sir/Madam,

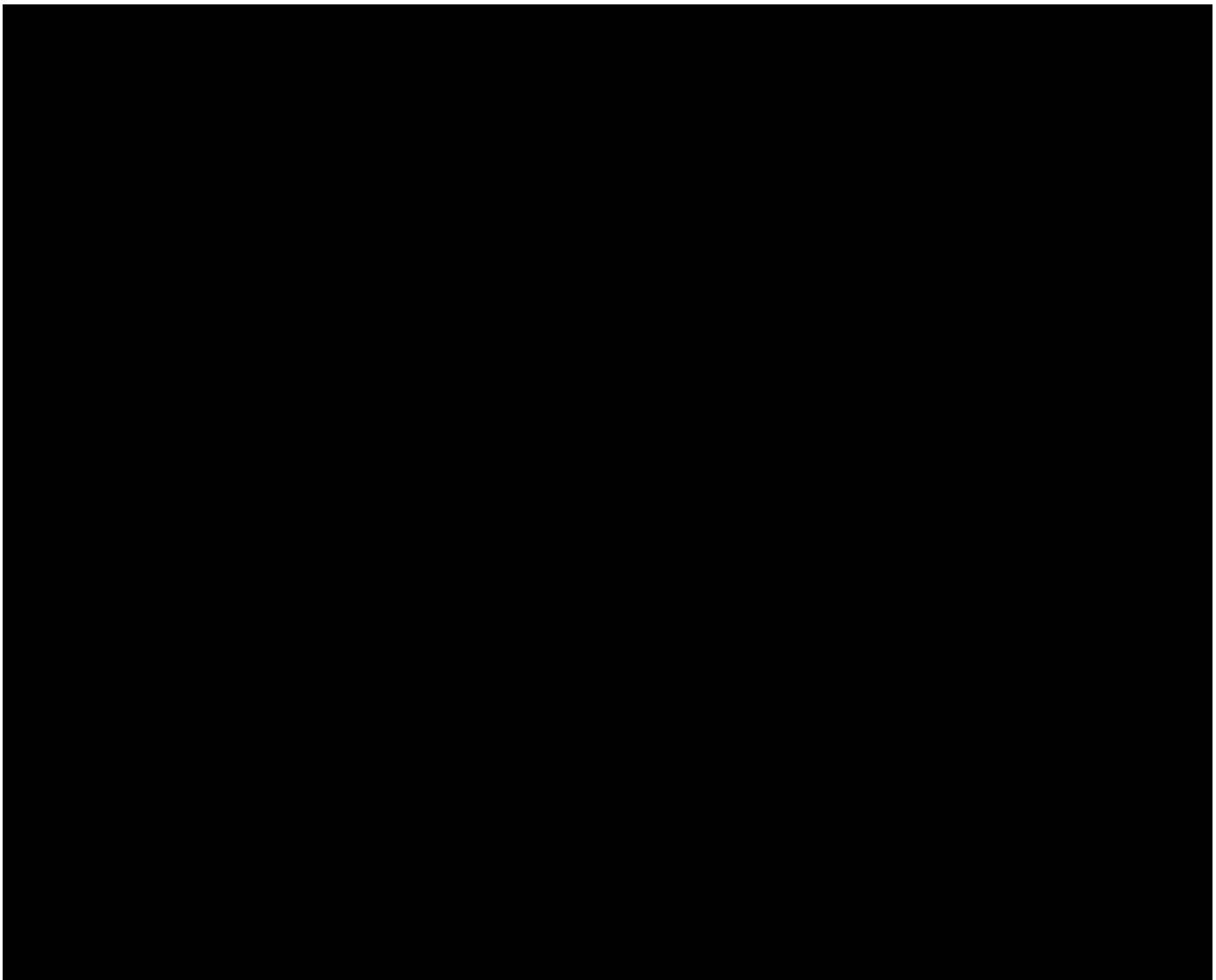
[REDACTED] seeks access to the following information under s7 of the *Freedom of Information Act 2016*:

- 1) Any Building Approval issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013.
- 2) Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013.
- 3) Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013.

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

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

Contact details to respond to this request are:






**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: CMTEDDFOI 2018-0280



via email: 

Dear 

### **FREEDOM OF INFORMATION REQUEST**

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 9 October 2018.

Specifically, you are seeking:

- “Any Building Approval issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013.
- Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013.
- Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 8, Section 47 in Belconnen, issued on or after 2<sup>nd</sup> January 2013”

### **Authority**

I am an Information Officer appointed by the Director-General of CMTEDD under section 18 of the Act to deal with access applications made under Part 5 of the Act.

### **Timeframes**

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application by 6 November 2018.

### **Decision on access**

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

I have decided to grant full access to four document and partial access to five documents. The information redacted in the documents I consider to be information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

I have included as Attachment A to this decision the schedule of relevant documents. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as Attachment B to this letter.

In accordance with section 54(2) of the Act a statement of reasons outlining my decision is below.

### **Statement of Reasons**

In reaching my access decision, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request;
- your views on the public interest in disclosing the government information applied for (as per section 37 of the Act); and
- the *Human Rights Act 2004*.

### **Exemption claimed**

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

#### Public Interest

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

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

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

#### Factors favouring disclosure (Schedule 2.1(a))

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

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

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

Having considered the factors identified as relevant in this matter, I consider that release of information contained in these documents may contribute to informing the community

of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community by allowing you to have a complete record of the decisions, approvals and notices issued found within the scope of your request.

However, when considering this finding against the factor favouring non-disclosure, I am satisfied that the protection of an individual's right to privacy, especially in the course of assisting in a line of enquiry with a government agency, is a significant factor as the parties involved have provided their personal information for the purposes of meeting obligations under relevant legislation which, in my opinion, outweighs the benefit which may be derived from releasing the personal information of the individual's involved in this matter. These individuals are entitled to expect that the personal information they have supplied as part of this process will be dealt with in a manner that protects their privacy. Considering the type of information to be withheld from release, I am satisfied that the factors in favour of release can still be met while protecting the personal information of the individuals involved.

I also considered the business affairs of the builders contained within the documents. I consider it unreasonable to disclose the costs of the building works as this information could be expected to prejudice the business affairs of the builder.

I therefore weight the factor for non-disclosure more highly than the factor in favour of release in this instance. As a result, I have decided that release of this information (contacts names, email addresses and mobile phone numbers) could prejudice their right to privacy under the *Human Rights Act 2004*.

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

### **Charges**

Pursuant to *Freedom of Information (Fees) Determination 2017 (No 2)* processing charges are not applicable for this request because the total number folio's to be released to you is below the charging threshold of 50 pages.

### **Online publishing – Disclosure Log**

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the CMTEDD disclosure log after 1 November 2018. Your personal contact details will not be published.

You may view CMTEDD disclosure log at:

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

### **Ombudsman Review**

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

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

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

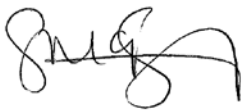
### **ACT Civil and Administrative Tribunal (ACAT) Review**

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,



Sarah McBurney  
Information Officer  
Information Access Team  
Chief Minister, Treasury and Economic Development Directorate

29 October 2018



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

## FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
	1) Any Building Approval issued under the <i>Building Act 2004</i> in relation to Block 8, Section 47 in Belconnen, issued on or after 2 <sup>nd</sup> January 2013. 2) Any Building Commencement Notice issued under the <i>Building Act 2004</i> in relation to Block 8, Section 47 in Belconnen, issued on or after 2 <sup>nd</sup> January 2013. 3) Any other decisions, approvals or notices issued under the <i>Building Act 2004</i> in relation to Block 8, Section 47 in Belconnen, issued on or after 2 <sup>nd</sup> January 2013.	CMTEDDFOI 2018-0280

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-2	Building Approval	8-Sep-16	Partial release	Schedule 2 2.2(a)(xi)	Yes
2	3-4	Building Commencement Notice	8-Sep-16	Partial release	Schedule 2 2.2(a)(xi) Schedule 2 2.2(a)(ii)	Yes
3	5-6	Certificate of Completion	23-Nov-16	Full release		Yes
4	7	Certificate of Occupancy and Use	23-Nov-16	Full release		Yes
5	8-9	Building Approval	31-Mar-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
6	10-11	Building Commencement Notice	4-Jun-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
7	12-14	Certification of Completion of Building Work	22-Nov-16	Full release		Yes
8	15	Certificate of Completion of a Structure	23-Nov-16	Full release		Yes
9	16-17	Building Approval	8-Feb-16	Partial release	Schedule 2 2.2(a)(xi)	Yes
<b>Total No of Docs</b>						
9						



Building Act 2004, S151  
**Building Approval**

Project ID: B20164033

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

**PART B - WORKS REQUIRING BUILDING APPROVAL**

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL	Pool on level 26 of building	NA	0	40.00	Sch 2 a2.2(a)(ii)

Work relates to the following Development Application(s):

Development Application ID	Description
201323477	Merit -
201323477	Merit -
201323477	Merit -
201323477	Merit -
201323477	Merit -

**PART C - CERTIFIERS DECLARATION**

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

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

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

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued : 8/09/2016

**NOTES**

## **Utilities**

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

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

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

## **Utilities – Demolition Only**

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

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

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

## **Asbestos Advice**

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

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

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Building Act 2004, S151

## Building Commencement Notice

Project ID: B20164033

### PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

#### Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Building approval issue date: 8/09/2016

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL	Pool on level 26 of building	NA	40.00	Sch 2 a2 2(a)(xi)

### PART B - BUILDERS DETAILS

License holder's name: LUKE DOUGLAS REAY-YOUNG

License number: 2005538

License Expiry Date: 10/03/2018

Business Address: PO Box 1826 WODEN ACT 2604

Phone Number: Sch 2 s2(a)(ii)

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

Nominee's name: LUKE DOUGLAS REAY-YOUNG

License number: 2005538

License Expiry Date: 10/03/2018

### PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 08/09/2016

Name of Certifier Issuing Notice: BCA CERTIFIERS AUSTRALIA PTY LTD

**Declaration:**

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

**PLEASE NOTE:**

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

This building commencement notice will end if-

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

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



Building Act 2004, S151

## Certification of Completion of Building Work

Project ID: B20164033/A

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

### PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

#### Plan Registration Number

B20164033/A

#### Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool on level 26 of building	NA		B20164033N1	LUKE DOUGLAS REAY-YOUNG

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved gas work

This building work is not subject to an alternative solution under BCA

### PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- 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; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued: 23/11/2016 2:01:16 PM

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





# Certificate of Occupancy and Use

Certificate No.: **B20164033C1**

**Access Canberra Building Services**

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

Plans
B20164033/A

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	SWIMMING POOL	Pool on level 26 of building	NA		B20164033N1	LUKE DOUGLAS REAY-YOUNG

## Comments

## Important Note:

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

**Issued by:** Douglas Farr  
Delegate of the ACT Construction  
Occupations Registrar.

**Issued on:** 23/11/2016

Project ID: B20151320

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

**PART B - WORKS REQUIRING BUILDING APPROVAL**

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Multi-Storey Residential, Serviced Apartment Building (Building Structure Only) including inground services	A	29	51425.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323477	Merit -
201323477	Merit -
201323477	Merit -

**PART C - CERTIFIERS DECLARATION**

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

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

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

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	12/01/2016

## NOTES

### Utilities

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

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

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

### Utilities – Demolition Only

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

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

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

### Asbestos Advice

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

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**Building Commencement Notice**

Project ID: B20151320

**PART A - PROJECT DETAILS**

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

**Certifier's Details**

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	12/01/2016

**Building approval issue date:** 31/03/2015

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Multi-Storey Residential, Serviced Apartment Building (Building Structure Only) including inground services	A	51425.00	Sch 2 a2.2(a)(xi)

**PART B - BUILDERS DETAILS**

**License holder's name:** GEOCON CONSTRUCTORS (ACT) PTY LTD

**License number:** 2013583

**License Expiry Date:** 5/06/2016

**Business Address:** PO Box 5425 KINGSTON ACT 2604

**Phone Number:** 0262550430

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

**Nominee's name:** ANDREW KELTY CLARK

**License number:** 20141254

**License Expiry Date:** 9/02/2018

**PART C - CERTIFIER'S DECLARATION**

**Issue date of commencement notice:** 04/06/2015

**Name of Certifier Issuing Notice:** BCA CERTIFIERS AUSTRALIA PTY LTD

**Declaration:**

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

**PLEASE NOTE:**

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

This building commencement notice will end if-

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

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



Building Act 2004, S151

**Certification of  
Completion of Building Work**

Project ID: B20151320/A

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

**PART A - PROJECT DETAILS**

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

**Plan Registration Number**

B20151320/A

**Description of Works**

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT	Multi-Storey Residential, Serviced Apartment Building (Building Structure Only) including inground services	A		B20151320N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project did not involve electrical work

The project did not involve plumbing or sanitary drainage work

The project did not involve gas work

This building work is subject to an alternative solution under BCA

**PART B - CERTIFIERS DECLARATION**

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- (a) I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- (b) the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- (c) The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- (d) 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; and
- (e) The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2017

Date Issued: 22/11/2016 6:32:29 PM



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# Certificate of Completion of a Structure

Certificate No.: **B20151320C1**

**Access Canberra Building Services**

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

This Certificate is issued in accordance with Section 72 (2) of the Building Act 2004.

The structure listed on this certificate has been erected and completed in accordance with the prescribed requirements.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

Plans
B20151320/A
B20151320/B

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT	Multi-Storey Residential, Serviced Apartment Building (Building Structure Only) including inground services	A		B20151320N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

## Comments

### Important Note:

to be read in conjunction with B2016429 This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

**Issued by:** Douglas Farr

**Issued on:** 23/11/2016

Delegate of the ACT Construction  
Occupations Registrar.



Building Act 2004, S151  
**Building Approval**

Project ID: B2016429

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	8	47	BELCONNEN	BELCONNEN	Australian Capital Territory

**PART B - WORKS REQUIRING BUILDING APPROVAL**

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Mixed use residential building (331 residential units0 with basement carpark, completion of work (also including BCA Class 5, 6, 7a) (Excluding Pool)	A	29	51425.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323477	Merit -

**PART C - CERTIFIERS DECLARATION**

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

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

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

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	3/2-6 SHEA STREET PHILLIP ACT 2606	200714	30/06/2016

## NOTES

### Utilities

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

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

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

### Utilities – Demolition Only

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

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

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

### Asbestos Advice

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

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