



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 2018-0290

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)	10
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 - Building Approvals
Date: Tuesday, 16 October 2018 4:58:02 PM

Dear Sir/Madam,

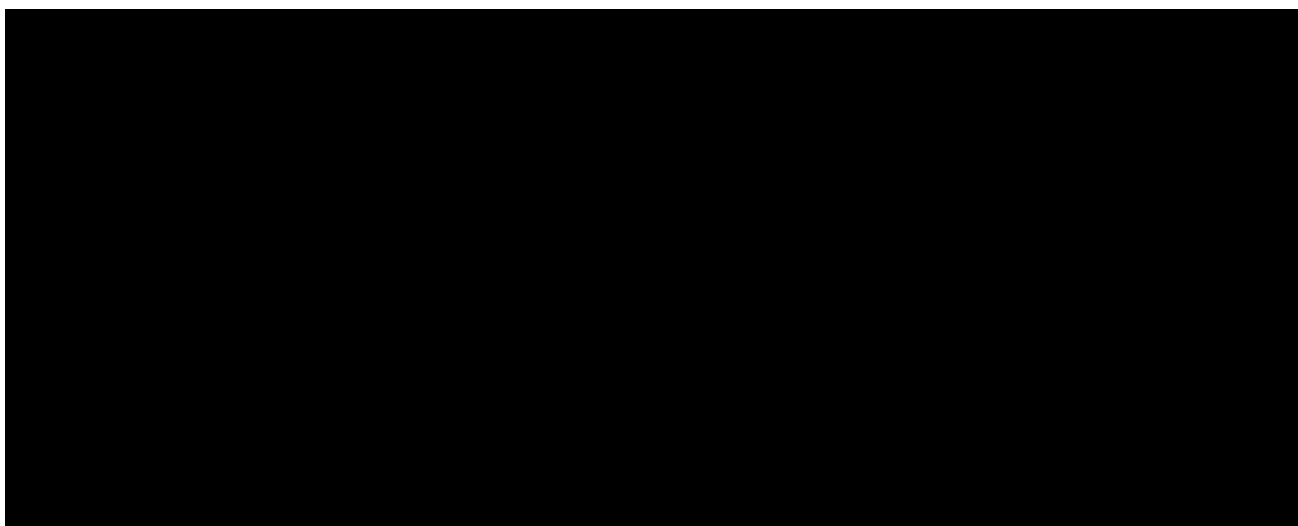
[REDACTED] seeks access to the following information under s7 of the *Freedom of Information Act 2016*:

- 1) Any Building Approval issued under the *Building Act 2004* in relation Block 1, Section 46, Wright, issued on or after 23rd January 2013.
- 2) Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 1, Section 46, Wright, issued on or after 23rd January 2013.
- 3) Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 1, Section 46, Wright, issued on or after 23rd 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 2018-0290



via email: [redacted]

Dear [redacted]

FREEDOM OF INFORMATION REQUEST

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

Specifically, you are seeking:

- “Any Building Approval issued under the *Building Act 2004* in relation Block 1, Section 46, Wright, issued on or after 23 January 2013.
- Any Building Commencement Notice issued under the *Building Act 2004* in relation to Block 1, Section 46, Wright, issued on or after 23 January 2013.
- Any other decisions, approvals or notices issued under the *Building Act 2004* in relation to Block 1, Section 46, Wright, issued on or after 23 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 13 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

ACT Civil and Administrative Tribunal (ACAT) Review

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

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

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

Yours sincerely,



Daniel Riley
Information Officer
Information Access Team
Chief Minister, Treasury and Economic Development Directorate

30 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 Block 1, Section 46, Wright, issued on or after 23 rd January 2013. 2) Any Building Commencement Notice issued under the <i>Building Act 2004</i> in relation to Block 1, Section 46, Wright, issued on or after 23 rd January 2013. 3) Any other decisions, approvals or notices issued under the <i>Building Act 2004</i> in relation to Block 1, Section 46, Wright, issued on or after 23 rd January 2013.	CMTEDDFOI 2018-0290

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-2	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
2	3-4	Building Commencement Notice	18-Feb-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
3	5-6	Building Commencement Notice	7-Sep-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
4	7-9	Certification of Completion of Building Work	8-Sep-15	Full release		Yes
5	10	Certificate of Occupancy and Use	9-Sep-15	Full release		Yes
6	11-12	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
7	13-14	Building Commencement Notice	18-Feb-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
8	15-16	Building Commencement Notice	7-Sep-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
9	17-19	Certification of Completion of Building Work	7-Sep-15	Full release		Yes
10	20	Certificate of Occupancy and Use	8-Sep-15	Full release		Yes
11	21-22	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
12	23-24	Building Commencement Notice	26-Feb-15	Partial release	Schedule 2 2.2(a)(xi)	Yes

13	25-26	Building Commencement Notice	7-Sep-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
14	27-29	Certification of Completion of Building Work	8-Sep-15	Full release		Yes
15	30	Certificate of Occupancy and Use	9-Sep-15	Full release		Yes
16	31-32	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
17	33-34	Building Commencement Notice	26-Feb-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
18	35-36	Building Commencement Notice	7-Sep-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
19	37-39	Certification of Completion of Building Work	8-Sep-15	Full release		Yes
20	40	Certificate of Occupancy and Use	9-Sep-15	Full release		Yes
21	41-42	Building Approval	16-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
22	43-44	Building Commencement Notice	21-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
23	45-46	Building Commencement Notice	10-Apr-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
24	47-49	Certification of Completion of Building Work	9-Apr-15	Full release		Yes
25	50	Certificate of Occupancy and Use	10-Apr-15	Full release		Yes
26	51	Certificate of Occupancy and Use	14-May-15	Full release		Yes
27	52-53	Building Approval	16-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
28	54-55	Building Commencement Notice	21-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
29	56-57	Building Commencement Notice	26-Mar-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
30	58-60	Certification of Completion of Building Work	25-Mar-15	Full release		Yes
31	61	Certificate of Occupancy and Use	26-Mar-15	Full release		Yes
32	62	Certificate of Occupancy and Use	14-May-15	Full release		Yes

33	63-64	Building Approval	16-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
34	65-66	Building Commencement Notice	21-May-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
35	67-68	Building Commencement Notice	23-Mar-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
36	69-71	Certification of Completion of Building Work	20-Mar-15	Full release		Yes
37	72	Certificate of Occupancy and Use	23-Mar-15	Full release		Yes
38	73	Certificate of Occupancy and Use	14-May-15	Full release		Yes
39	74-75	Building Approval	15-Oct-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
40	76-77	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
41	78-79	Building Commencement Notice	15-Oct-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
42	80-82	Certification of Completion of Building Work	7-Sep-15	Full release		Yes
43	83	Certificate of Occupancy and Use	8-Sep-15	Full release		Yes
44	84-85	Building Approval	15-Oct-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
45	86-87	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
46	88-89	Building Commencement Notice	15-Oct-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
47	90-92	Certification of Completion of Building Work	7-Sep-15	Full release		Yes
48	93	Certificate of Occupancy and Use	8-Sep-15	Full release		Yes
49	94-95	Building Approval	4-Nov-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
50	96-97	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
51	98-99	Building Commencement Notice	4-Nov-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
52	100-102	Certification of Completion of Building Work	8-Sep-15	Full release		Yes

53	103	Certificate of Completion of a Structure	9-Sep-15	Full release		Yes
54	104-105	Building Approval	4-Nov-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
55	106-107	Building Approval	14-May-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
56	108-109	Building Commencement Notice	4-Nov-14	Partial release	Schedule 2 2.2(a)(xi)	Yes
57	110-112	Certification of Completion of Building Work	8-Sep-15	Full release		Yes
58	113	Certificate of Occupancy and Use	9-Sep-15	Full release		Yes
59	114-115	Building Approval	24-Apr-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
60	116-117	Building Commencement Notice	24-Apr-15	Partial release	Schedule 2 2.2(a)(xi) Schedule 2 2.2(a)(ii)	Yes
61	118-119	Certification of Completion of Building Work	15-Sep-15	Full release		Yes
62	120	Certificate of Occupancy and Use	18-Sep-15	Full release		Yes
63	121-122	Building Approval	17-Sep-15	Partial release	Schedule 2 2.2(a)(xi)	Yes
64	123-124	Certification of Completion of Building Work	17-Sep-15	Full release		Yes
65	125	Certificate of Occupancy and Use	17-Sep-15	Full release		Yes
Total No of Docs						
65						

Project ID: B2015573

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	residential development (totaling 270 units) building C Stage 2 works up to completion	A	5	4486.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	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

Date Issued : 18/02/2015

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Commencement Notice

Project ID: B2015573

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 18/02/2015

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	residential development (totaling 270 units) building C Stage 2 works up to completion	A	4486.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 18/02/2015

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

Building Commencement Notice

Project ID: B2015573

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 18/02/2015

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	residential development (totaling 270 units) building C Stage 2 works up to completion	A	4486.00	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: 07/09/2015

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: B2015573/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B2015573/A

B2015573/B

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	residential development (totaling 270 units) building C Stage 2 works up to completion	A	131-164	B2015573N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved 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:

- 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	12/01/2016

Date Issued: 8/09/2015 3:06:11 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.: **B2015573C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2015573/A
B2015573/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	residential development (totaling 270 units) building C Stage 2 works up to completion	A	131-164	B2015573N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

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: Tina Gioffre

Issued on: 09/09/2015

Delegate of the ACT Construction
Occupations Registrar.

Project ID: B2015581

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential Development (totaling 270 residential units) Building F Stage 2 works up to completion	A	4	2823.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	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

Date Issued : 18/02/2015

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 18/02/2015

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	Residential Development (totaling 270 residential units) Building F Stage 2 works up to completion	A	2823.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 18/02/2015

**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
Building Commencement Notice

Project ID: B2015581

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 18/02/2015

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	Residential Development (totaling 270 residential units) Building F Stage 2 works up to completion	A	2823.00	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: 07/09/2015

**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: B2015581/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number
B2015581/A
B2015581/B

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	Residential Development (totaling 270 residential units) Building F Stage 2 works up to completion	A	215-239	B2015581N3	GEOCON CONSTRUCTORS (ACT) PTY LTD

- The project involved electrical work
- The project involved plumbing and/or sanitary drainage work
- The project involved 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	12/01/2016

Date Issued: 7/09/2015 11:29:24 AM

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.: **B2015581C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2015581/A
B2015581/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	Residential Development (totaling 270 residential units) Building F Stage 2 works up to completion	A	215-239	B2015581N3	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Tina Gioffre

Issued on: 08/09/2015

Delegate of the ACT Construction
Occupations Registrar.

Project ID: B2015726

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential Development (totalling 270 residential units) - Building D - Stage 2 - works up to completion	A	4	3156.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	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

Date Issued : 25/02/2015

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 25/02/2015

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	Residential Development (totalling 270 residential units) - Building D - Stage 2 - works up to completion	A	3156.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 26/02/2015

**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

Building Commencement Notice

Project ID: B2015726

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 25/02/2015

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	Residential Development (totalling 270 residential units) - Building D - Stage 2 - works up to completion	A	3156.00	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: 07/09/2015

**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: B2015726/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number
B2015726/A
B2015726/B

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	Residential Development (totalling 270 residential units) - Building D - Stage 2 - works up to completion	A	165-189	B2015726N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved 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	12/01/2016

Date Issued: 8/09/2015 3:00:20 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.: **B2015726C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2015726/A
B2015726/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	Residential Development (totalling 270 residential units) - Building D - Stage 2 - works up to completion	A	165-189	B2015726N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Tina Gioffre

Issued on: 09/09/2015

Delegate of the ACT Construction
Occupations Registrar.

Project ID: B2015729

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential development (totalling 270 residential units) - Building E - stage 2- works up to completion	A	4	3156.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	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

Date Issued : 25/02/2015

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Commencement Notice

Project ID: B2015729

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 25/02/2015

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	Residential development (totalling 270 residential units) - Building E - stage 2- works up to completion	A	3156.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 26/02/2015

**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

Building Commencement Notice

Project ID: B2015729

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 25/02/2015

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	Residential development (totalling 270 residential units) - Building E - stage 2- works up to completion	A	3156.00	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: 07/09/2015

**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: B2015729/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number
B2015729/A
B2015729/B

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	Residential development (totalling 270 residential units) - Building E - stage 2- works up to completion	A	190-214	B2015729N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

- The project involved electrical work
- The project involved plumbing and/or sanitary drainage work
- The project involved 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	12/01/2016

Date Issued: 8/09/2015 9:17:18 AM

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.: **B2015729C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2015729/A
B2015729/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	Residential development (totalling 270 residential units) - Building E - stage 2 - works up to completion	A	190-214	B2015729N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.
2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

Issued by: Tina Gioffre

Issued on: 09/09/2015

Delegate of the ACT Construction
Occupations Registrar.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A	7	13157.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Date Issued : 12/05/2014

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Building approval issue date: 12/05/2014

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	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A	13157.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 21/05/2014

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 Commencement Notice

Project ID: B20142287

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 12/05/2014

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	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A	13157.00	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: 10/04/2015

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.

**Certification of
Completion of Building Work**

Project ID: B20142287/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20142287/A

B20142287/B

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	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A		B20142287N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved 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:

- 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	12/01/2016

Date Issued: 9/04/2015 4:20:22 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.



ACT
Government

Environment and Planning

Certificate of Occupancy and Use

Certificate No.: **B20142287C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142287/A

B20142287/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	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A		B20142287N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

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: Tina Gioffre

Issued on: 10/04/2015

Delegate of the ACT Construction
Occupations Registrar.



Certificate of Occupancy and Use

Certificate No.: **B20142287C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142287/A

B20142287/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	Residential Development (totaling 270 residential units) - Building A (also including building occupancy class 7a) and associated site works	A		B20142287N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information. UNITS 1-90

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: Tina Gioffre

Issued on: 10/04/2015

Delegate of the ACT Construction
Occupations Registrar.



PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A	6	5230.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Date Issued : 12/05/2014

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Commencement Notice

Project ID: B20142289

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Building approval issue date: 12/05/2014

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	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A	5230.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 21/05/2014

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 Commencement Notice

Project ID: B20142289

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 12/05/2014

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	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A	5230.00	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: 26/03/2015

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.

**Certification of
Completion of Building Work**

Project ID: B20142289/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20142289/A

B20142289/B

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	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A		B20142289N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved 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	12/01/2016

Date Issued: 25/03/2015 2:49:09 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.



ACT
Government

Environment and Planning

Certificate of Occupancy and Use

Certificate No.: **B20142289C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142289/A

B20142289/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	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A		B20142289N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

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: Tina Gioffre

Issued on: 26/03/2015

Delegate of the ACT Construction
Occupations Registrar.



Certificate of Occupancy and Use

Certificate No.: **B20142289C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142289/A

B20142289/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	Residential Development (Totaling 270 Residential units)- Building B (also including building occupancy class 7a) and associated site works	A		B20142289N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information. UNITS 91-130

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: Tina Gioffre

Issued on: 26/03/2015

Delegate of the ACT Construction
Occupations Registrar.



PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A	5	4154.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Date Issued : 12/05/2014

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Commencement Notice

Project ID: B20142290

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Certifier's Details

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2015

Building approval issue date: 12/05/2014

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	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A	4154.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 21/05/2014

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 12/05/2014

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	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A	4154.00	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: 23/03/2015

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.

**Certification of
Completion of Building Work**

Project ID: B20142290/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20142290/A

B20142290/B

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	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A		B20142290N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

The project involved 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:

- 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	12/01/2016

Date Issued: 20/03/2015 8:51:10 AM

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



ACT
Government

Environment and Planning

Certificate of Occupancy and Use

Certificate No.: **B20142290C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142290/A

B20142290/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	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A		B20142290N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

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: Tina Gioffre

Issued on: 23/03/2015

Delegate of the ACT Construction
Occupations Registrar.



Certificate of Occupancy and Use

Certificate No.: **B20142290C1**

Planning and Land Authority

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.environment.act.gov.au

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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans

B20142290/A

B20142290/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	Residential Development (totaling 270 residential units)- Building G (also including building occupancy class 7a) and associated site works	A		B20142290N2	GEOCON CONSTRUCTORS (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information. UNITS 240-270

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: Tina Gioffre

Issued on: 23/03/2015

Delegate of the ACT Construction
Occupations Registrar.



PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building F Stage 1: Basement Structure	A	1	1160.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	11/01/2015

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.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building F Stage 1: Basement Structure	A	1	1160.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

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



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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	11/01/2015

Building approval issue date: 8/10/2014

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building F Stage 1: Basement Structure	A	1160.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 15/10/2014

**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: B20144581/B

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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20144581/A

B20144581/B

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building F Stage 1: Basement Structure	A	215-239	B20144581N1	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 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	12/01/2016

Date Issued: 7/09/2015 10:46:28 AM

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 Completion of a Structure

Certificate No.: **B20144581C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20144581/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building F Stage 1: Basement Structure	A	215-239	B20144581N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

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: Tina Gioffre

Issued on: 08/09/2015

Delegate of the ACT Construction
Occupations Registrar.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building C Stage 1: Basement Structure	A	1	1446.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	11/01/2015

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.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building C Stage 1: Basement Structure	A	1	1446.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

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

**ACT**

Government

Environment and Sustainable Development

*Building Act 2004, S151***Building Commencement Notice**

Project ID: B20144586

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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	11/01/2015

Building approval issue date: 14/10/2014

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building C Stage 1: Basement Structure	A	1446.00	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: MICHAEL DE SIMONE**License number:** 2010637**License Expiry Date:** 17/08/2016**PART C - CERTIFIER'S DECLARATION****Issue date of commencement notice:** 15/10/2014

**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: B20144586/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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number
B20144586/A

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building C Stage 1: Basement Structure	A	131-164	B20144586N1	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 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:

- (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	12/01/2016

Date Issued: 7/09/2015 4:22:22 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 Completion of a Structure

Certificate No.: **B20144586C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20144586/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building C Stage 1: Basement Structure	A	131-164	B20144586N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

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: Tina Gioffre

Issued on: 08/09/2015

Delegate of the ACT Construction
Occupations Registrar.



PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building D Stage 1: Basement Structure	A	1	930.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	11/01/2015

Date Issued : 3/11/2014

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.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building D Stage 1: Basement Structure	A	1	930.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

Date Issued : 3/11/2014

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Commencement Notice

Project ID: B20144892

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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	11/01/2015

Building approval issue date: 3/11/2014

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building D Stage 1: Basement Structure	A	930.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 04/11/2014

**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: B20144892/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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20144892/A

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building D Stage 1: Basement Structure	A	165-189	B20144892N1	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 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	12/01/2016

Date Issued: 8/09/2015 9:26:33 AM

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 Completion of a Structure

Certificate No.: **B20144892C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20144892/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Development (totalling 270 residential units) - Building D Stage 1: Basement Structure	A	165-189	B20144892N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

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: Tina Gioffre

Issued on: 09/09/2015

Delegate of the ACT Construction
Occupations Registrar.



PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Developemnt (totalling 270 residential units) - Building E Stage 1: Basement Structure	A	1	950.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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	11/01/2015

Date Issued : 3/11/2014

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.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Developemnt (totalling 270 residential units) - Building E Stage 1: Basement Structure	A	1	950.00	Sch 2 a2.2(a)(xi)

Work relates to the following Development Application(s):

Development Application ID	Description
201323332	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

Date Issued : 3/11/2014

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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	11/01/2015

Building approval issue date: 3/11/2014

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Residential Developemnt (totalling 270 residential units) - Building E Stage 1: Basement Structure	A	950.00	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: MICHAEL DE SIMONE

License number: 2010637

License Expiry Date: 17/08/2016

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 04/11/2014

**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: B20144894/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
	1	46	MOLOGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number
B20144894/A

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Developemnt (totalling 270 residential units) - Building E Stage 1: Basement Structure	A	190-214	B20144894N1	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 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:

- (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	12/01/2016

Date Issued: 8/09/2015 9:13:39 AM

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 Completion of a Structure

Certificate No.: **B20144894C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20144894/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
7a	New	CAR PARK	Residential Developemnt (totalling 270 residential units) - Building E Stage 1: Basement Structure	A	190-214	B20144894N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

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: Tina Gioffre

Issued on: 09/09/2015

Delegate of the ACT Construction
Occupations Registrar.

Project ID: B20151647

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL		NA	0	0.00	Sch 2 a2 2(a)(xi)
10a	New	SHED	Pump House	NA	1	25.00	Sch 2 a2 2

Work relates to the following Development Application(s):

Development Application ID	Description
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

Date Issued : 24/04/2015

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.



PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	46	MOLONGLO VALLEY	WRIGHT	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: 24/04/2015

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
10b	New	SWIMMING POOL		NA	0.00	Sch 2 a2.2(a)(xi)
10a	New	SHED	Pump House	NA	25.00	Sch 2 a2.2

PART B - BUILDERS DETAILS

License holder's name: ANTHONY JAMES CAMERON

License number: 2005653

License Expiry Date: 29/08/2017

Business Address: 45 GOOROMON PONDS ROAD VIA HALL ACT 2618

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: ANTHONY JAMES CAMERON

License number: 2005653

License Expiry Date: 29/08/2017

PART C - CERTIFIER'S DECLARATION

Issue date of commencement notice: 24/04/2015

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: B20151647/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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20151647/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		NA		B20151647N1	ANTHONY JAMES CAMERON
10a	New	SHED	Pump House	NA		B20151647N1	ANTHONY JAMES CAMERON

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	12/01/2016

Date Issued: 15/09/2015 6:40:06 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.: **B20151647C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20151647/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		NA		B20151647N1	ANTHONY JAMES CAMERON
10a	New	SHED	Pump House	NA		B20151647N1	ANTHONY JAMES CAMERON

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: Tina Gioffre

Issued on: 18/09/2015

Delegate of the ACT Construction
Occupations Registrar.



Building Act 2004, S151
Building Approval

Project ID: B20154150

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
10b	New	SITE WORKS FOR UNITS	Site works for unit development	NA	0	0.00	<small>Sec 2 a2.2</small>

Work relates to the following Development Application(s):

Development Application ID	Description
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	Merit -
201323248	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

Date Issued : 17/09/2015

NOTES

Utilities

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

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

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

Utilities – Demolition Only

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

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

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

Asbestos Advice

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

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



Building Act 2004, S151

**Certification of
Completion of Building Work**

Project ID: B20154150/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
	1	46	MOLONGLO VALLEY	WRIGHT	Australian Capital Territory

Plan Registration Number

B20154150/A

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
10b	New	SITE WORKS FOR UNITS	Site works for unit development	NA		B20154150N1	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 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:

- (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	12/01/2016

Date Issued: 17/09/2015 2:41:40 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.: **B20154150C1**

Access Canberra Building Services

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
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
	1	46	WRIGHT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20154150/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	SITE WORKS FOR UNITS	Site works for unit development	NA		B20154150N1	GEOCON CONSTRUCTORS (ACT) PTY LTD

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: Carl Bunk

Issued on: 17/09/2015

Delegate of the ACT Construction
Occupations Registrar.