



**APPOINTMENT OF A CERTIFIER
APPLICATION FOR BUILDING
APPROVAL**

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

PART A PROJECT DETAILS

Block Section Suburb Unit No.

Street Address

Description of Building Works relevant to this application-*If more than 4 items please attach further details*

Describe each item of building work in this building approval	BCA Occupancy Class	BCA Construction Type	Area (m ²)	Number of Storeys	Cost of Works (refer to building cost guide)
1 Internal Fit out - Bar and Restaurant	6	NA	68	1	s43(1)(c)(i)
2					
3					
4					

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

Is all work exempt from development approval?

- YES Attach assessment for exempt development checklist (if applicable)
 NO Provide reason/s or description of work: _____

Description of Attachments compliant with Division 3.3 Building Act 2004
Please attach any additional documentation not listed below:

- Building Approval Plans
 Referrals, consultations & consents outcomes
 Asbestos Advice - If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an AA attached as per the Act

PART B OWNERS DETAILS - Please Print

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

Company Details

ACN/ABN Num

Owner 1 Owner 2
 Owner 3 Owner 4

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PART B continued OWNERS DETAILS - Please Print

Postal Address
Suburb State Postcode
Phone Number Business Hours Mobile
EMAIL ADDRESS

PART C APPOINTMENT OF CERTIFIER

As required under the Building ACT 2004 I/we hereby advise that I/we the owner/s have appointed the person whose details appear below as the certifier in relation to the building works described in this form

Company Details
Name of Certifier ABN/ACN
Postal Address
Suburb State Postcode
Phone Number Business Hours Mobile
EMAIL ADDRESS

PART D APPLICATION FOR BUILDING APPROVAL

I/we the owners of the abovementioned property hereby apply under Section 26 of the Building Act 2004 to the certifier named above to issue a building approval for the building work described in this form. I/we have provided the certifier with information and documentation required to issue a building approval as specified in the Building (General) Regulation 2008.

PART E AUTHORITY TO ACCESS BUILDING FILE

I/we hereby authorise the certifier to access the Property Authority's building file for the property which is the subject of this application for the purposes of obtaining information relevant to the building approval and associated processes.

PART F SIGNATURE/S

1 st Owners Signature	<input type="text" value="s41(1)"/>	Date	<input type="text" value="13/08/2014"/>
2 nd Owners Signature	<input type="text"/>	Date	<input type="text"/>
3 rd Owners Signature	<input type="text"/>	Date	<input type="text"/>
4 th Owners Signature	<input type="text"/>	Date	<input type="text"/>

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

Approved form AF2011-125 approved by David Middlemiss Construction Occupations Registrar on 12 August 2011 under section 151 of the Building Act 2004 and revokes AF2011-107 and AF2011-100

APPLICATION FOR BUILDING APPROVAL REQUIREMENTS – Building (General) Regulations 2008

Where relevant the following information **MUST** be included in either the application or the plans accompanying the application for building approval:

General Requirements

- ▶ Estimated Cost of Works -as per *Building (General) (Cost of Building Work) Determination 2011*
- ▶ if the proposed building work to be carried out at or near a street or place that is open to or used by the public the application must contain details of the precautions proposed to be taken to protect the safety of people using the street or place while the building work is carried out
- ▶ the area of the parcel of land to which this application relates
- ▶ the class of the building according to the intended use of the building as proposed to be erected or altered;
- ▶ if applicable what fire-resisting construction type (under the building code) the building as proposed to be erected or altered will be.
Note: Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.
- ▶ for an application relating to the erection of a class 1 building the site classification of the parcel of land
- ▶ for an application relating to the alteration of a class 1 building if the alteration will increase the building load carried by foundation material beyond the building load carried by the foundation before the alteration.
- ▶ the site classification of the parcel of land
- ▶ for an application relating to the alteration of a building the class and type of fire-resisting construction of the existing building classified under the building code and the materials used in the existing building
Note: Fire-resisting construction type may not be applicable if an alternative solution under the building code is used.
- ▶ the number of storeys of the building as proposed to be erected or altered;
- ▶ the number of new dwellings (if any) created by the proposed building work;
- ▶ the floor area of the proposed building or proposed new part of the building;
- ▶ the materials to be used in the frame, floor, walls and roof of the proposed building or proposed new part of the building
- ▶ if a performance requirement of the building code is to be complied with by use of an alternative solution under the code -
 - (i) the performance requirement; and
 - (ii) the alternative solution; and
 - (iii) each assessment method used to show that the alternative solution complies with the performance requirement;
- ▶ if the building code does not state a standard of work in relation to any part of the proposed building work and it is intended to carry out that part of the proposed building work in accordance with a standard of work stated in another document -
 - (i) the nature of the proposed building work; and
 - (ii) the title of the document; and
 - (iii) each assessment method used to show that the proposed building work complies with the standard of work stated in the document.

Removal or demolition of building/s

- ▶ Details of the methods to be used in carrying out the proposed building work, including a work plan stated or set out in AS 2601 (Demolition of structures), as in force from time to time;
- ▶ the number of dwellings (if any) to be demolished.

Asbestos

- ▶ The application must include a description of the method proposed to be used to remove the bonded asbestos sheeting from the building.
- ▶ the application must include the following information:
 - (i) the method proposed to be used to remove the asbestos;
 - (ii) the approximate amount and kind of asbestos to be removed;
 - (iii) the equipment proposed to be used to remove the asbestos, including any personal protective equipment;
 - (iv) details of a program, prepared in accordance with the asbestos removal code, for monitoring airborne asbestos to be followed during the removal.



**APPOINTMENT OF BUILDER &
APPLICATION FOR COMMENCEMENT
NOTICE**

In completing this form the owner is authorising the builder nominated below to apply to the appointed certifier to issue a Commencement Notice for the works detailed in this application form.

PART A PROJECT DETAILS

Block Section Suburb Unit No.

Street Address

Certifiers Name

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

1	Internal Fit out - Bar and Restaurant
2	
3.	
4	
5	
6	

PART B OWNERS DETAILS – Please Print

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

Owner 1 Owner 2

Owner 3 Owner 4

Postal Address

Suburb

State

Postcode

Phone Number Business Hours

Mobile

EMAIL ADDRESS

PART C APPOINTMENT OF BUILDER

I/we the owner/s have appointed the person whose details appear below as the builder in relation to the building works described in this form

Licence Holders Name as it appears on licence card **RB Design projects Pty Ltd**

Licence Number **2009790** Class **B** Expiry Date **24/9/14**

List any conditions or endorsements on licence

PART D NOMINEE'S DETAILS
If the builder is a company or partnership provide details of the Nominee who will supervise the building work

Nominee's Name **Robert Blazeovski**

Licence Number **2006152** Class **B** Expiry Date **5/12/14**

PART E OWNERS SIGNATURE/S

Owner 1 **s41(1)** Date **2,9,14** Owner 2 _____ Date / /
Owner 3 _____ Date / / Owner 4 _____ Date / /

PART F BUILDER APPLICATION TO CERTIFIER FOR COMMENCEMENT NOTICE

I hereby apply to the building certifier listed above for a commencement notice for the works detailed in Part A of this form in accordance with the Building Act 2004.

- A site sign was not required to be displayed prior to making this application.
- A site sign was required to be displayed prior to making this application and I declare that a compliant sign was erected and displayed for the required period.

Signature of Builder/Nominee **s41(1)** Date **6/8/14**

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

PART G INSURANCE OR FIDELITY CERTIFICATE

For residential building work please provide details of insurance where applicable

Insurance Provider _____ Policy No. _____ Date Issued _____

PLEASE NOTE:

- A copy of this notice and where applicable the residential building insurance policy or fidelity certificate must be given to the Construction Occupations Registrar within one (1) week of the issue date.
- A copy of the Commencement Notice must also be provided to the owner/s.

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Approved form AF2012-126 approved by David Middlemiss Construction Occupations Registrar on 28 May 2012 under section 151 of the Building Act 2004. This form repeals AF2011-108

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	63	KINGSTON	CANBERRA CENTRAL	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 (\$)
6	Other	SEE DESCRIPTION	Shop Fitout	NA	1	68.00	s43(1)(c)

The following work is exempt from development approval:

- Commercial fitout - shop

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
CERTIFIED BUILDING SOLUTIONS PTY LTD	PO Box 76 MITCHELL ACT 2911	200426203	2/09/2015

Date Issued : 3/09/2014

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

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Units Plan 3940
25-35 Eastlake Parade
Kingston ACT 2604



Unit 1, 25-35
Buckland Street
MITCHELL ACT 2911

PO Box 76
MITCHELL ACT 2911

Telephone 02 6253 9911
Fax 02 6253 9922

BUILDING APPROVAL CERTIFICATE

Location: Block 1 Section 63 Kingston

Description of Building Work: Shop/restaurant fitout Unit 127 &128

BCA Occupancy Class: 6

BCA Construction Type: N/A

Rise in Storeys: 1

Building Approval.

Your application for building approval satisfies the Building Act 2004. Building approval is issued under s.28 of the Building Act 2004.

All work must comply with the:

1. Building Act 2004; and
2. National Construction Code 2014 Volume 1.

This approval expires three years from the date of this approval or at the expiry of the development approval, whichever occurs first.

Commencement

Building work may begin on the issue of the Building Commencement Notice.

Sincerely,

s41(1)

Petri Laajoki
Principal Building Surveyor
Certified Building Solutions Pty Ltd
COLA Lic No. 200426203

3 109/2014

Reference No. 23890

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.

WARNING TO OWNERS

It is recommended that owners seek appropriate advice to determine whether the building work and other contract requirements have been completed satisfactorily before signing this form. This form should not be signed before the completion of building work.

PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	63	KINGSTON	CANBERRA CENTRAL	Australian Capital Territory

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
6	Other	SEE DESCRIPTION	Shop Fitout	NA	127 and 128	B20144002N1	RB DESIGN PROJECTS PTY LTD

OWNER/LESSEE DETAILS

Name	Address	Email Address
Units Plan 3940	25-25 Eastlake Parade, Kingston ACT 2604, AUSTRALIA	

DECLARATION BY OWNER

I am/we are:

- the owner(s) of the above described land
- the agent authorised by the owner(s) to apply for a Certificate of Occupancy and Use on their behalf, and I have attached a letter of authority

I am/we are satisfied that the building work and related requirements have been completed and hereby apply for a Certificate of Occupancy and Use in respect of the above described work to be issued and (select one option only):

- sent by post to the owner(s) address
- sent by post to the agent's address; or
- held for collection from the Mitchell Customer Service Centre

This form should not be signed before the completion of building work.

Signature/s of Owners – all owners must sign if agent has not been appointed

Name	Signature	Date
Units Plan 3940		

Once complete, you should return this form to your certifier to lodge or return to the Customer Service Centre, 8 Darling Street, Mitchell ACT 2911.

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**APPLICATION FOR
CERTIFICATE OF OCCUPANCY AND
USE**

WARNING TO OWNERS
It is recommended that owners seek appropriate advice to determine whether the building work and other contract requirements have been completed satisfactorily before signing this form. This form should not be signed before the completion of building work.

PART A PROJECT DETAILS

Block/s Section Suburb Unit No.
Street Address

Describe each item of building work to which this application relates: if more than 6 items please attach further details

1. **Restaurant and Bar Fit Out**
- 2.
- 3.
- 4.
- 5.
- 6.

Name of Certifier:

PART B OWNER/LESSEE DETAILS

FULL NAME OF ALL OWNERS – All owners must be listed or application will not be processed
Please Print - Owner 1 will be considered the contact person in relation to this application

Owner 1 Units Plan 3940 Owner 2 _____
Owner 3 DOCKSIDE 127#28 PTY LTD Owner 4 _____

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

PART C

DECLARATION BY OWNER/S

I am/we are: the owner(s) of the above described land

I am/we are satisfied that the building work and related requirements have been completed and hereby apply for a Certificate of Occupancy or Use in respect of the above described work to be issued and (select one option only):

- send certificate by post to the owner(s) address
- held for collection from the Mitchell Customer Service Centre
- Other _____

PART D

SIGNATURE/S OF OWNER/S

s41(1)

This form should not be used before the completion of building work.

1 st Owners Signature	<input type="text"/>	Date	<input type="text" value="28/11/14"/>
2 nd Owners Signature	<input type="text"/>	Date	<input type="text"/>
3 rd Owners Signature	<input type="text"/>	Date	<input type="text"/>
4 th Owners Signature	<input type="text"/>	Date	<input type="text"/>

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Once this form has been completed you should either give it to your certifier to lodge or post/hand deliver to:

**Mitchell Customer Service Centre,
8 Darling Street
Mitchell ACT 2911**

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Contact Details:

Environment and Sustainable Development Directorate
GPO Box 1908, Canberra City 2601
Customer Service Centre
8 Darling Street, Mitchell ACT 2911 and 16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au Website: www.actpla.act.gov.au

Approved form AF2011-106 approved by David Middlemiss Construction Occupations Registrar on 11 July 2011 under section 151 of the *Building Act 2004*