

**From:** Exemptdec  
**Sent:** Thursday, 1 May 2025 2:20 PM  
**To:** Exemptdec  
**Subject:** APPROVED-EXEMPTION DECLARATION-31-3-PAGE  
**Attachments:** EXEMPTION DECLARATION.obr  
  
**Categories:** APPROVED

OFFICIAL

APPROVED by the delegate (Matt Davis).

**Exemption Declaration Team**

**Statutory Planning Division** | Environment, Planning and Sustainable Development Directorate | **ACT Government**

480 Northbourne Avenue, Dickson, 2602 | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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Kind regards,

Liam Folkard

DA Lodgement | Access Canberra | ACT Government

Land, Planning and Building Services | Environment, Land and Technical Regulation

8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



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**From:** AC, EPD Customer Services  
**Sent:** Thursday, 1 May 2025 4:27 PM  
**To:** Sch 2.2(a)(ii)  
**Subject:** EXEMPTION DECLARATION AND APPROVED PLANS-31-3-PAGE  
**Attachments:** EXEMPTION-DECLARATION-31-3-PAGE-APPLICATION-01.pdf; EXEMPTION-DECLARATION-31-3-PAGE-ASSESSMENT CHECKLIST-01.pdf; EXEMPTION-DECLARATION-31-3-PAGE-PLANS-01.pdf

Good afternoon,

Please see attached Exemption Declaration Application & Approved Plans for 31-3-PAGE.

For further information please contact the Planning Enquiries Team via email @ [exemptdec@act.gov.au](mailto:exemptdec@act.gov.au)

Kind regards,

Liam Folkard

DA Lodgement | Access Canberra | ACT Government

Land, Planning and Building Services | Environment, Land and Technical Regulation

8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)





# Planning (Exempt Development) Regulation 2023

## Information for adjoining resident about proposed exempt development

To be completed by the proponent and provided to each adjoining resident.

### Why are you receiving this information?

The exemption criteria for demolition and development of single dwellings requires that information about the proposed development is provided to you as an adjoining resident. Development can be exempt from the need for a development application (DA) if it meets specified criteria. This type of development is known as 'DA exempt development'.

If you are a tenant, please consider forwarding a copy of this information and the plans to the lessee or their managing agent.

### What you should receive

1. Completed information sheet (printed legibly and clearly in at least A4) explaining that development is proposed for the site indicated below; and
2. If the proposed development is a single dwelling a copy of each relevant plans, such as site plan, elevation plan and shadow diagrams (clearly printed in at least A4). A copy of the floor plan is **not** required to be provided. If the proposed development is only for the demolition of a single dwelling no plans are required to be provided.

### What this means for you

The information sheet and attached plans (if required) have been provided for your **information** only. Prior to any construction commencing, a private building certifier must confirm the development proposal meets the DA exemption criteria.

If the proposal meets all the DA exemption requirements:

- no DA is required and there is no public notification or right of review; and
- a building approval can be granted, and work can commence without any further notice.

### LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 31  
Section: 3  
Suburb: PAGE

District: BELCONNEN  
Street Address: 67 BURKITT STREET

Please tick:

- Single dwelling  
 Demolition

### NOMINATED PERSON CONTACT DETAILS

If you have any questions about the proposed development, please contact the nominated person which may be the proponent, builder or building certifier. They can discuss the proposal with you.

Contact name: Sch 2.2(a)(ii) Role (ie owner, builder, certifier): OWNER  
Phone number: Sch 2.2(a)(ii) Alternative phone number: \_\_\_\_\_  
Contact email: Sch 2.2(a)(ii)

**NOTE:** If the building certifier determines the proposed development does not meet the DA exemption requirements a DA will have to be lodged by the proponent and you will be notified during the public consultation phase of the DA process.

### More information

For more general information about DA exemptions, please visit the ACT Planning Website at <https://www.planning.act.gov.au/home>.



# Planning (Exempt Development) Regulation 2023

## Information for adjoining resident about proposed exempt development

To be completed by the proponent and provided to each adjoining resident.

### What this form is for

You should complete this form if you are proposing:

- Development mentioned in s1.130 (compliant single dwellings) or s1.131 (single dwellings where declaration authorises minor non-compliance); or
- Development mentioned in s1.132 (single dwellings – demolition)

If you are proposing these types of development you are required under section 1.18, schedule 1, *Planning (Exempt Development) Regulation 2023* to give written information about the proposal to each adjoining resident.

### Process

1. Complete the form “Information for adjoining resident about proposed exempt development” and if required attach a copy of the site plan, elevation plan and shadow diagrams as required. Give a clear and legible copy of the completed form and each plan to each adjoining resident in at least A4 format. You can do this by placing in the letterbox, by-hand, by email etc.
2. Complete the details below. A copy of both the “information for adjoining resident about proposed exempt development” form including any attachments and this form are required to be included in your application for building approval.

### INFORMATION FOR BUILDING CERTIFIER – COMPLIANCE WITH PLANNING (EXEMPT DEVELOPMENT) REGULATION 2023

The information below is provided to demonstrate that s1.18, schedule 1, *Planning (Exempt Development) Regulation 2023* has been complied with.

Proponent Name/s: **Sch 2.2(a)(ii)**

Unit No: \_\_\_\_\_

Block/s: **31** District: **BELCONNEN**

Section: **3** Street Address: **67 BURKITT STREET**

Suburb: **PAGE**

Signature: **Sch 2.2(a)(ii)** Date: **29/4/2025**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The following adjoining residences have been provided with a copy of the information form and all relevant plans, such as site plans, elevation plans and shadow diagrams (clearly printed in at least A4).

Street address of adjoining residences <i>Please print</i>	Delivered to Letterbox	Delivered in person	Delivered by other method <i>Please print</i>	Date
1. 67A BURKITT STREET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29/04/25
2. 22 KNAGGS CRESCENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29/04/25
3. 29 KNAGGS CRESCENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29/04/25
4. 31 KNAGGS CRESCENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29/04/25
5. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29/04/25
6. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If there is insufficient space please attach a separate sheet.

**Privacy Notice**











The personal information on this form is provided to the ACT Government to enable the processing of your application. The collection of personal information is authorised by the Planning Act 2023 and Planning (Exempt Development) Regulation 2023. If all or some of the personal information is not collected EPSDD cannot process your application. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. [EPSDD's Information Privacy Policy](#) contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles.

**Contact Details:**

Environment, Planning and Sustainable Development Directorate  
Customer Service Centres  
GPO Box 158, Canberra City 2601

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923  
Email: [ACEpdcustomerservices@act.gov.au](mailto:ACEpdcustomerservices@act.gov.au)  
Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)

**LEGEND**

-  EXISTING RESIDENCE
-  GROUND FLOOR
-  FIRST FLOOR
-  BALCONY
-  ALFRESCO/DECK
-  CONCRETE
-  ENCROACHMENT @ GROUND
-  ENCROACHMENT @ FIRST FLOOR
-  ENCROACHMENT IN POS
-  ENCROACHMENT IN PPOS



**VERGE PROTECTION**

INSTALL 1.8M HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4 M TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/ MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.

NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES.

SEWER	SW	WATER
CH : ####	CH : ####	T : ####
T : ####	T : ####	
D : ####	D : ####	

**WT** 4000 LITRE RAINWATER TANK TO CLIENTS SELECTION AND SPEC. CONNECT TANK TO MAINS WATER SUPPLY FOR TOPPING UP. ENSURE AT LEAST 1 TOILET AND THE WASHING MACHINE COLD WATER AND ALL EXTERNAL TAPS TO BE CONNECTED TO TANK. 50% OR 100m<sup>2</sup> OF ROOF PLAN AREA, WHICHEVER IS LESSER TO DRAIN TO RAINWATER TANK.

**HWS** HOT WATER SYSTEM **AC** AC - ODU

**NOTES**

THE TANK WILL REQUIRE A PUMP WHERE IT CAN NOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE.

DEVELOPMENT COMPLIES WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

**AREA**

<b>BLOCK SIZE</b>	<b>505.279 m<sup>2</sup></b>
EXISTING GROUND FLOOR	95.02 m <sup>2</sup>
PROPOSED GROUND FLOOR	55.71 m <sup>2</sup>
PROPOSED FIRST FLOOR	47.04 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>197.77 m<sup>2</sup></b>
<b>PLOT RATIO</b>	<b>39.14%</b>
<b>NON GFA AREAS</b>	
PORCH	2.95 m <sup>2</sup>
BALCONY	6.52 m <sup>2</sup>
<b>TOTAL NON GFA AREAS</b>	<b>9.47 m<sup>2</sup></b>
<b>TOTAL AREAS (GFA + NON GFA)</b>	<b>207.24 m<sup>2</sup></b>
<b>SITE COVER</b>	<b>35.52%</b>

Project No: 2511  
Drawing: SITE PLAN  
Sheet: A102 Rev:  
Scale: 1:200 @ A3  
Date: 29/4/2025

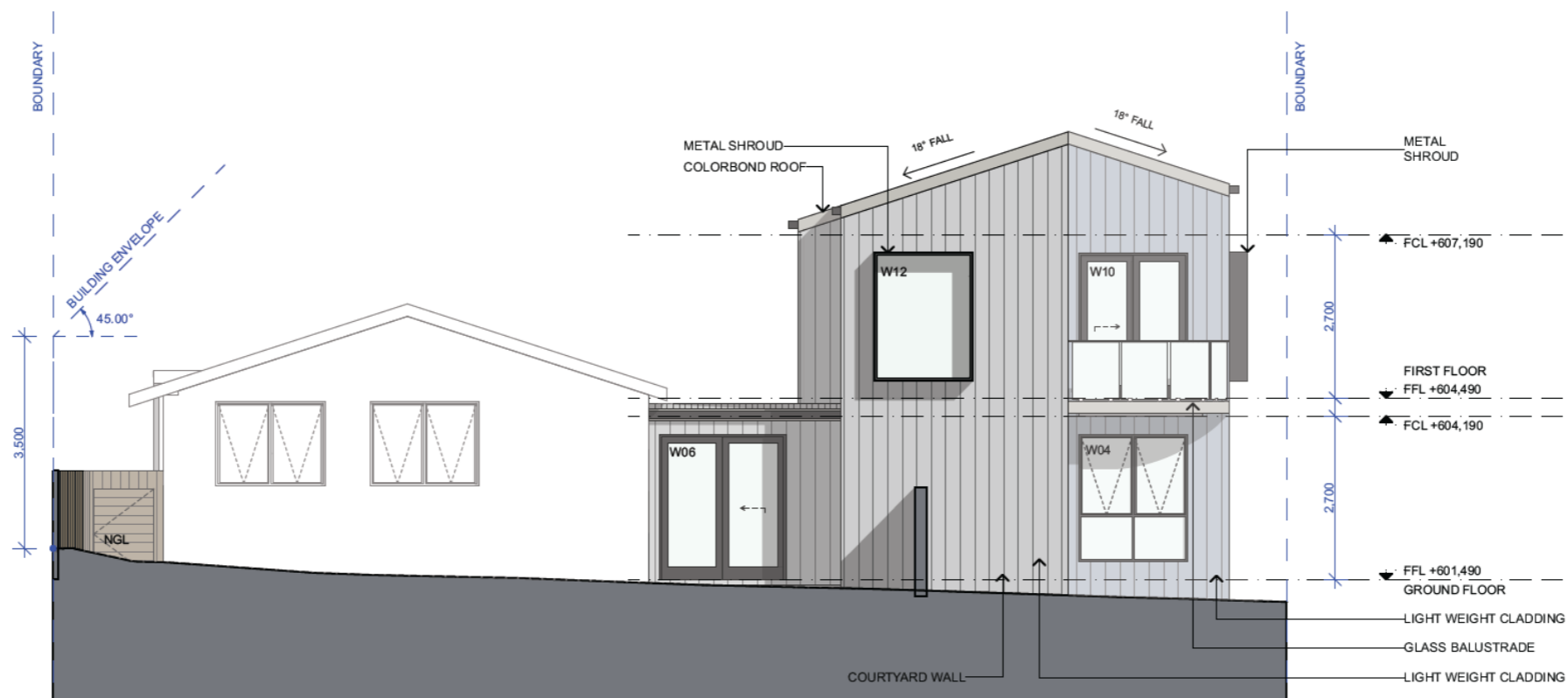


**BLOCK 31 SECTION 3 PAGE**

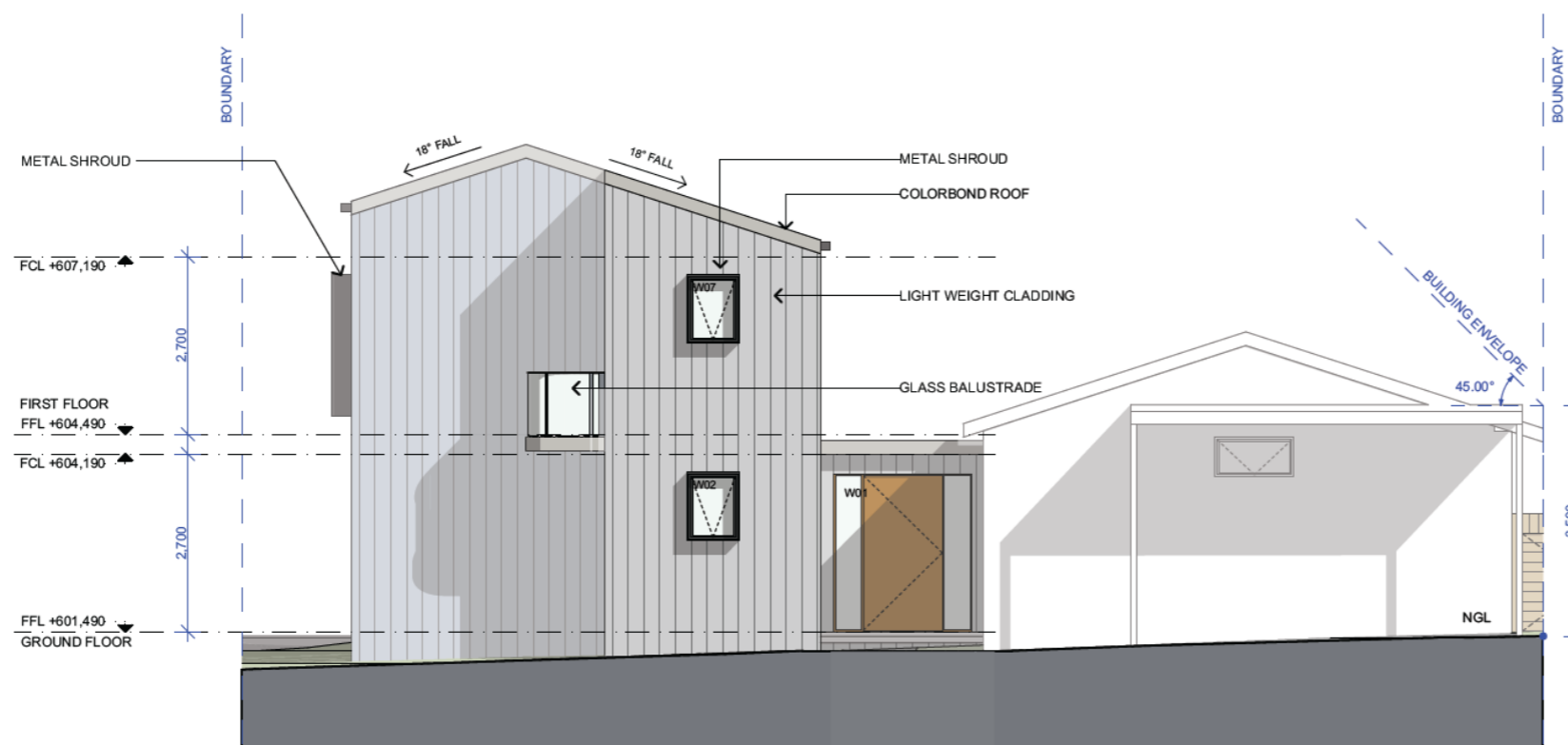


**CHEVLI ARCHITECTS**

49 Baracchi Crescent, Giralang, ACT-2617, Australia  
svchevl@gmail.com  
0430430847 / 0430570847

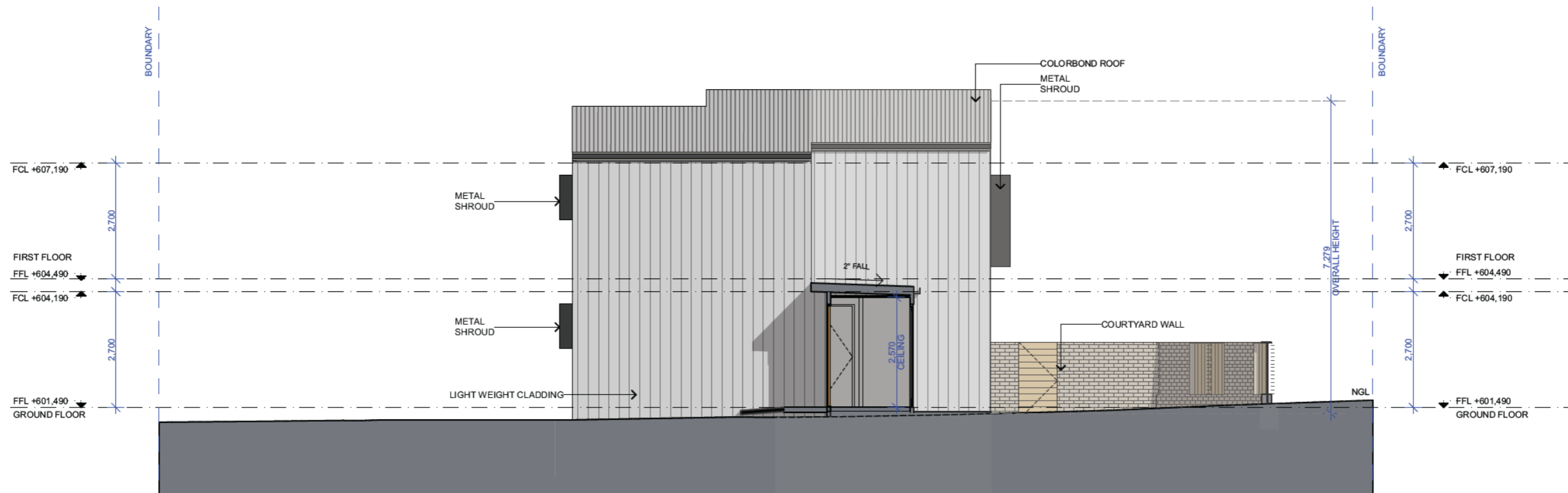


**NORTH EAST ELEVATION**



**SOUTH WEST ELEVATION**





**SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**





## Exemption Declaration Application - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

29 Apr 2025 1:44:22 PM

Reference code

DSB29PRB

Environment, Planning and sustainable  
Development Directorate

GPO Bo 158  
Canberra City ACT 2601

Phone: (02) 6207 192

### Lease/site details

Suburb \*

PAGE

Section \*

3

Block \*

31

Address line 1 \*

67 BURKITT ST

Address line 2

Suburb \*

PAGE

State \*

ACT

Postcode \*

2614

### Applicant/certifier details

Is the applicant a \*

Company

Individual

### Contact details

Title

Given name \*

Family name \*

Enter at least one phone number: \*

Home phone number

Work phone number

Mobile number

Email address \*

### Lessee (Property owners) details

Lessee 1

Same as applicant

Lessee

Is this lessee a \*

Company

Individual

## Contact details

Title

Given name \*

Family name \*

Enter at least one phone number: \*

Home phone number

Work phone number

Mobile number

Email address \*

Please attach a letter of authority signed by all lessees. \*

[letter-of-authorisation.pdf](#)

## Control departure/s

This application seeks approval for the following minor departure/s from the Residential Zones - Single Dwelling Housing Development Control.

Departure 1

Control number \*

Description of departure \*

Departure 2

Control number \*

Description of departure \*

Departure 3

Control number \*

Description of departure \*

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. \*

[B31S3 PAGE -250429.pdf](#)

Details of how immediate neighbours have been provided information of the development proposal must be provided. \*

[summary-of-written-information-to-adjoining-residences-7b.pdf](#)

Is the work detailed in this application currently under construction? \*

Yes  No

Is this application for an existing structure? \*

Yes  No

Is the application being considered subject to a current Building Approval? \*

Yes  No

Is the application subject to a completed Building Approval? \*

Yes  No

Is this application currently subject to compliance action? \*

Yes  No

## Applicant declaration

I, [Sch 2.2\(a\)\(ii\)](#)

- declare that all the information given on this form and its attachments is true and complete. \*
- declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. \*
- I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. \*



**ASSESSMENT OF PROPOSAL  
DETERMINATION UNDER SECTION 1.131 OF THE  
PLANNING (EXEMPT DEVELOPMENT) REGULATION 2023**

**Description of extended distance:**

**Control 4** - POS departure of a maximum 2868mm for a length of 5381mm

**Control 5** - PPOS departure of a maximum 2961mm for a length of 1734mm

**Control 9** - Front boundary setback departure of a maximum 2234mm for a length of 5203mm AND 1908mm for a length of 3890mm AND 1918mm for a length of 5834mm AND 1881mm for a length of 3835mm AND 1068mm for a length of 2293mm AND 1918mm for a length of 4189mm

**Assessment:**

	<u>PASS</u>	<u>FAIL</u>
Is the non-compliance minor?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Plans provided adequately identify departures?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Have adjoining neighbours been notified (s1.18)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**Will building the dwelling other than in accordance with the relevant controls:**

- Adversely affect someone other than the applicant?  No  Yes
- Increase the environmental impact of the dwelling more than minimally?  No  Yes

**Comments:**

**Considered to be minor in context**

**Plans stamped:**

**Approved**  **Refused**

**Delegate of  
Territory Planning Authority: Matt Davis 01/05/2025**



# Planning Act 2023

## LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

### LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 31

District: BELCONNEN

Section: 3

Street Address: 67 BURKITT STREET

Suburb: PAGE

Block/s: \_\_\_\_\_

District: \_\_\_\_\_

Section: \_\_\_\_\_

Street Address: \_\_\_\_\_

Suburb: \_\_\_\_\_

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)

### APPLICANT DETAILS AND DECLARATION

#### Applicant Details (Please Print)

Applicant name: Sch 2.2(a)(ii) Email: Sch 2.2(a)(ii)

OR

Company name: \_\_\_\_\_ Email: \_\_\_\_\_

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1: \_\_\_\_\_ Nominee 2: \_\_\_\_\_ Nominee 3: \_\_\_\_\_

#### Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign, or to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signature: Sch 2.2(a)(ii) Date: 29/04/2025

### LESSEE DETAILS AND DECLARATION

#### Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: Sch 2.2(a)(ii) Second Lessee: \_\_\_\_\_

Additional lessees: \_\_\_\_\_

#### Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and

- I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as the Applicant) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
  - Pre-Application Meeting
  - Development Application, including amendments
  - Exemption Declaration
  - Reconsideration Application
  - Environmental Impact Statement or Environmental Significant Opinions
  - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Lessee Signature: \_\_\_\_\_

Sch 2.2(a)(ii)

Date: \_\_\_\_\_

29/9/2025

Second Lessee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Lessee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**LAND CUSTODIAN DETAILS AND DECLARATION – for works on unleased Territory Land**

**Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'**

First Custodian Name: \_\_\_\_\_

Agency: \_\_\_\_\_

Second Custodian Name: \_\_\_\_\_

Agency: \_\_\_\_\_

Additional Custodians: \_\_\_\_\_

**Land Custodian Declaration - if more than two custodians, please number each additional custodian in 'additional custodians'**

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and
- I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as the Applicant) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
  - Pre-Application Meeting
  - Development Application, including amendments
  - Exemption Declaration
  - Reconsideration Application
  - Environmental Impact Statement or Environmental Significant Opinions
  - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Custodian Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Second Custodian Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Custodian Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN  
IN RELATION TO THE PROPOSED DEVELOPMENT.**

**Privacy Notice**

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at [www.environment.act.gov.au](http://www.environment.act.gov.au)

**Contact Details:**

Environment, Planning and Sustainable Development Directorate  
Customer Service Centres  
GPO Box 158, Canberra City 2601  
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923  
Email: [ACEpdcustomerservices@act.gov.au](mailto:ACEpdcustomerservices@act.gov.au)  
Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# Planning Act 2023

## Checklist for Exemption Declaration

<b>Unit:</b>		<b>Block:</b>	<b>31</b>	<b>Section:</b>	<b>3</b>	<b>Suburb:</b>	<b>PAGE</b>
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Task	Select		
	Yes:	No:	
Are the Lessee/s details correct in ACTLIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If the SLA is the land custodian, an authorisation letter must be provided, made attention to the applicant and give authority to lodge an Exemption Declaration Application	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

### PALM

Does the block and section match the street address?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
Is it Heritage? (If yes, a letter from heritage is required, except Moncrieff/Throsby/Taylor/Lawson)	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Is there Compliance action? (If yes add comment to the 'Ready for Assessment' email)	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>

### General information

Save e-mail/Smartform into objective under Development Application B/S Suburb Exemption Declaration	Yes: <input checked="" type="checkbox"/>
<b>PLEASE ENTER THE DEALING NUMBER:</b>	<b>DATE:</b>

COMMENTS:

Check Completed by:	LF	Date Processed:	01/05/2025
Fee Advice Sent by:	LF	Date Sent:	01/05/2025

### PAYMENT

Receipt Attached:	<input checked="" type="checkbox"/>	Date Sent to Assessing Officer:	01/05/2025
Payment Method:	SmartForm	Date Due (10 working days):	15/05/2025

## DRAWING LIST

**A000 - COVER SHEET**

**A100 - CONSTRUCTION NOTES**

**A101 - SITE PLAN**

**A102 - DEMOLITION PLAN**

**A102 - SEDIMENT CONTROL, VERGE  
MANAGEMENT AND LANDSCAPE PLAN**

**A103 - AREA PLANS**

**A201 - GROUND FLOOR PLAN**

**A202 - FIRST FLOOR PLAN**

**A203 - ROOF PLAN**

**A301 - ELEVATIONS-1**

**A302 - ELEVATIONS-2**

**A401 - SECTIONS**

**A502 - 3D VIEWS**

**A600 - WATERPROOFING DETAILS**

**A700 - WINDOW SCHEDULE**



## GENERAL NOTES

1800 mm HIGH TIMBER PALING FENCE TO REAR AND SIDE BOUNDARIES - TO BUILDING LINE AS PER ANY RELEVANT LEASE AND DEVELOPMENT CONDITIONS

ALL LEVELS, SITE CUTS, GROUND LEVELS, FFLs TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS)

INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN - LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO

- A) ACT GOVERNMENT
- B) BUILDING CODE OF AUSTRALIA AND THE ACT APPENDIX
- C) ACT ELECTRICITY AND WATER
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURE DIMENSIONS ONLY AND DO NOT SCALE OFF THE DRAWING

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS.

SMOKE ALARMS AND EVACUATION LIGHTING TO BE INSTALLED THROUGHOUT THE BUILDING AS PER CLAUSE **H3D6** OF NCC 2022, VOLUME 2. PLEASE NOTE SMOKE ALARMS MUST BE HARDWIRED AND INTERCONNECTED SO EXISTING SMOKE ALARMS MAY NEED TO BE UPGRADED TO MEET COMPLIANCE.

EXISTING GLAZING APPLICABLE TO HUMAN IMPACT SAFETY REQUIREMENTS IS TO COMPLY WITH CLAUSE **H1P1(4)** OF NCC 2022, VOLUME 2 (BCA) OR BE COATED AND PERMANENTLY BONDED ON AT LEAST 1 SIDE WITH A CONTINUOUS POLYMERIC COATING, SHEET OR FILM

ALL WINDOWS / GLAZED DOORS TO BE MINIMUM ALUMINUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE) AS PER ATTACHED EER

LIGHTING TO COMPLY WITH **13.7.6** OF THE BCA

ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND BCA

EXTERNAL WALLS TO BE BRICK VENEER UNLESS STATED ON PLANS, WHEN LIGHTWEIGHT CLADDING IS USED IT IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND SARKED AND INSULATED AS PER THE BCA AND ATTACHED EER. ALL INSULATION R VALUES AND WINDOW SHGC AND U - VALUES AS PER THE ATTACHED EER.

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS TO BE POWDERCOATED ALUMINUM FRAMES TO MATCH WINDOWS. NOTE : METALLIC FLY SCREENS ARE REQUIRED IN BUSHFIRE PRONE AREAS.

REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS.

ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO BCA PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2000 PARTS 1,2 AND 3

EXTERNAL WINDOWS, DOORS AND ROOF LIGHTS ARE TO BE SEALED AS PER PART **13.4.3** & **13.4.4** OF THE NCC 2022, VOLUME 2 (BCA) AIR LEAKAGE FROM ROOFS, WALLS AND FLOORS IS TO COMPLY WITH ART **13.4.6** OF THE BCA

ALL EXHAUST FANS MUST BE SEALED AS PER PART 13.4.5 OF THE BCA

SERVICES MUST BE INSULATED AS PER PART 13.7.2 OF THE BCA, PROVIDED THERE IS SUFFICIENT WORK SPACE FOR A PERSON TO INSTALL THE INSULATION.

CEILING, WALL AND SUB-FLOOR INSULATION IS TO BE PROVIDED IF IT CAN BE INSTALLED WITHOUT THE REMOVAL OF MORE THAN 10% OF THE LINING/COVERING OF THE RELEVANT PART AND PROVIDED THERE IS SUFFICIENT SPACE IN THE RELEVANT SPACE/CAVITY TO INSTALL INSULATION TO ACHIEVE THE MINIMUM R VALUES AS PER PART **3.12** OF THE BCA.

EXISTING BARRIERS AND HANDRAILS ARE TO COMPLY WITH CLAUSE **H5D3** OF NCC2022, VOLUME 2, OR FOR EXISTING BARRIERS, HAVE PREVIOUSLY COMPLIED WITH THE BUILDING CODE OR RELEVANT REQUIREMENTS AND IS INSTALLED SO THAT A PERSON BREACHING THE BARRIER COULD NOT FALL MORE THAN 4M MEASURED FROM THE LOWEST PART OF THE BALUSTRADE TO THE POINT WHERE THE BALUSTRADE IS BREACHED.

IF THE PROPERTY HAS A POOL, THE POOL FENCING AND SAFETY REQUIREMENTS ARE TO COMPLY WITH CLAUSES **H7P1** AND **H7P2** OF NCC 2022, VOLUME 2

BUILDINGS IN BUSH FIRE PRONE AREAS, COMPLY WITH CLAUSE **H7P5** OF NCC 2022, VOLUME 2

CONDENSATION MANAGEMENT TO COMPLY WITH PART **10.8** OF BCA.

## WATER PROOFING

REFER WATERPROOFING DETAILS SHEET

## SERVICES/ELECTRICAL WASTE:

NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO ACTEW GUIDELINES/ADVICE.

ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE, RESIDENTIAL WASTE TO BE COLLECTED BY ROADSIDE PICKUP AND BINS TO BE LOCATED ON SITE.

METER BOX TO BE INSTALLED TO ACTEW AGL SERVICE AND INSTALLATION RULES.

LIGHTING TO COMPLY WITH 13.7.6 OF THE BCA - REFER ELECTRICAL LAYOUT. ARTIFICIAL LIGHTING MUST NOT EXCEED 5W/m<sup>2</sup>.

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH **13.7.7** OF THE BCA

STORMWATER AND SEWER AND WATER TIES TO BE LOCATED ON HYDRAULIC/DRAINAGE PLANS

TELSTRA AND GAS TIES TO BE PROVIDED BY GAS FITTER AND ELECTRICIAN.

DOWNPIPES TO ROOF PLUMBERS SPECIFICATIONS

ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999

## FINSIHES, DOOR & WINDOW, STAIRS

ALL FINISHES ARE INDICATIVE. BUILDER TO CHECK WITH CLIENT

ALL DOOR AND WINDOW SIZES ARE INDICATIVE. BUILDER TO CHECK WITH CLIENT

ENSURE STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION P3- INDOOR, P4- OUTDOORS

STAIRS MUST HAVE SLIP RESISTANCE IN ACCORDANCE WITH CLAUSE H5D2 OF NCC 2022, VOLUME 2

EXISTING STAIRS ARE TO COMPLY WITH CLAUSE **H5D2** OF NCC 2022, VOLUME 2, OR HAVE CONSTANT GOINGS AND RISERS THROUGHOUT EACH STAIR FLIGHT, WINDERS DIMENSIONS CONSTANT THROUGHOUT THE FLIGHT, RISERS NOT TALLER THAN 250MM AND THE OPENING BETWEEN RISERS NOT GREATER THAN 125MM.

SPIRAL STAIRS MUST HAVE CONSTANT TAPERED TREAD DIMENSIONS.

REFER WINDOW SCHEDULE FOR WINDOW SIZES

## DRIVEWAY NOTES:

DRIVEWAY TO ABUT FOOTPATH (IF RELEVANT). FOOTPATH TO TAKE PRECEDENCE OVER DRIVEWAY.

DRIVEWAY REQUIREMENTS:

- A) 1.2m HORIZONTALLY CLEAR OF STORMWATER SUMPS AND SERVICES
- B) 1.5m HORIZONTALLY CLEAR OF TRANSFORMERS, BUS STOPS, LIGHT POLE
- C) UPHILL GRADE OF LESS THAN 17%, DOWNHILL GRADE OF LESS THAN 12%
- D) AT A RIGHT ANGLE TO THE KERB LINE WITH A MAXIMUM 10% DEVIATION
- E) A MAXIMUM OF 5.5M WIDTH, AND MINIMUM OF 5M WIDTH AT THE KERB, A MINIMUM 3M WIDTH AT THE FRONT BOUNDARY, AND A MAXIMUM WIDTH NO GREATER THAN THE WIDTH AT KERB
- F) OUTSIDE OF TE DRIP LINE OF MATURE TREES, AND A MINIMUM OF 3M CLEAR OF SMALL AND NEW STREET TREES
- G) COMPLIANT WITH AS2890.1
- H) COMPLIANT WITH T.A.M.S REQUIREMENTS/ADVICE

## EROSION AND SEDIMENT CONTROL PLAN

MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM, FENCE OFF UNDISTURBED AREAS.

USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50mm AGGREGATE, RECYCLED CONCRETE OR SIMILAR.

ASSIGN A DESIGNATED PARKING AREA LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER

KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM

INSTALL ON-SITE WASTE COLLECTION

REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO YOUR SITE. DO NOT WASH INTO STORMWATER SYSTEM

INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK (AS NOTED ON THE SITE PLAN AND AS PER DETAIL)

DESIGNATE A BRICK CUTTING AND WASHING AREA AWAY FROM STORMWATER DRAINS

ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION

ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2010.

## SECTION NOTES:

ALL STRUCTURAL AND NON STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684

ALL STRUCTURAL STEEL COLUMNS, POST, BEAMS ALL TO BE CERTIFIED AND DESIGNED BY STRUCTURAL ENGINEER

RC SLAB AND FOOTINGS TO COMPLY WITH ENGINEER'S DETAILS AND AS2870.1

PROVIDE CONTINUOUS DAMP-PROOF MEMBRANE UNDER SLAB TO BCA

PROVIDE 90X35 MGP OR 90X45 MGP STUDS AS REQUIRED TO AS1684 AND/OR TO MANUFACTURER'S SPECIFICATIONS.

BRACING AS PER BCA AND ENGINEER'S SPECIFICATIONS PLASTERBOARD AND FC LININGS TO INTERNAL WALLS AND CEILINGS AS REQUIRED

PRE-FABRICATED ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS.

LINTELS AS PER TRUSS MANUFACTURERS CHARTS AND ENGINEERS SPECIFICATIONS

ALL INSULATION AS PER ATTACHED EER

ALL EXTERNAL SWING DOORS AND INTERNAL ACCESS DOORS TO BE FULLY SEALED

WINDOW SPECIFICATIONS AS PER ATTACHED EER STANDARD METRIC BRICK 230X110X76mm WITH FLUSH IRONED JOINTS

BRICK TIES AND ANCHORAGE TO AS4773

ALL LOAD BEARING WALLS AND CONTROL JOINTS SPECIFIED TO ENGINEER'S DETAILS

FLASHING, WEEP HOLES AND DAMP PROOF COURSE TO COMPLY WITH BCA AND AS4773

ROOF AND EXTERNAL WALL MATERIALS AS NOTED ON ELEVATIONS/SECTION

ALL EAVES AND GUTTERS TO BE COLORBOND QUAD GUTTERING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS

ALL ROOFING AND BATTEN SPACINGS TO BE INSTALLED TO MAN SPECIFICATIONS AND BCA

PROVIDE PAINTED FC SHEET LININGS TO ALL EAVES EAVES OVERHANG AS DIMENSIONED ON ELEVATIONS AND SECTION DIAGRAM

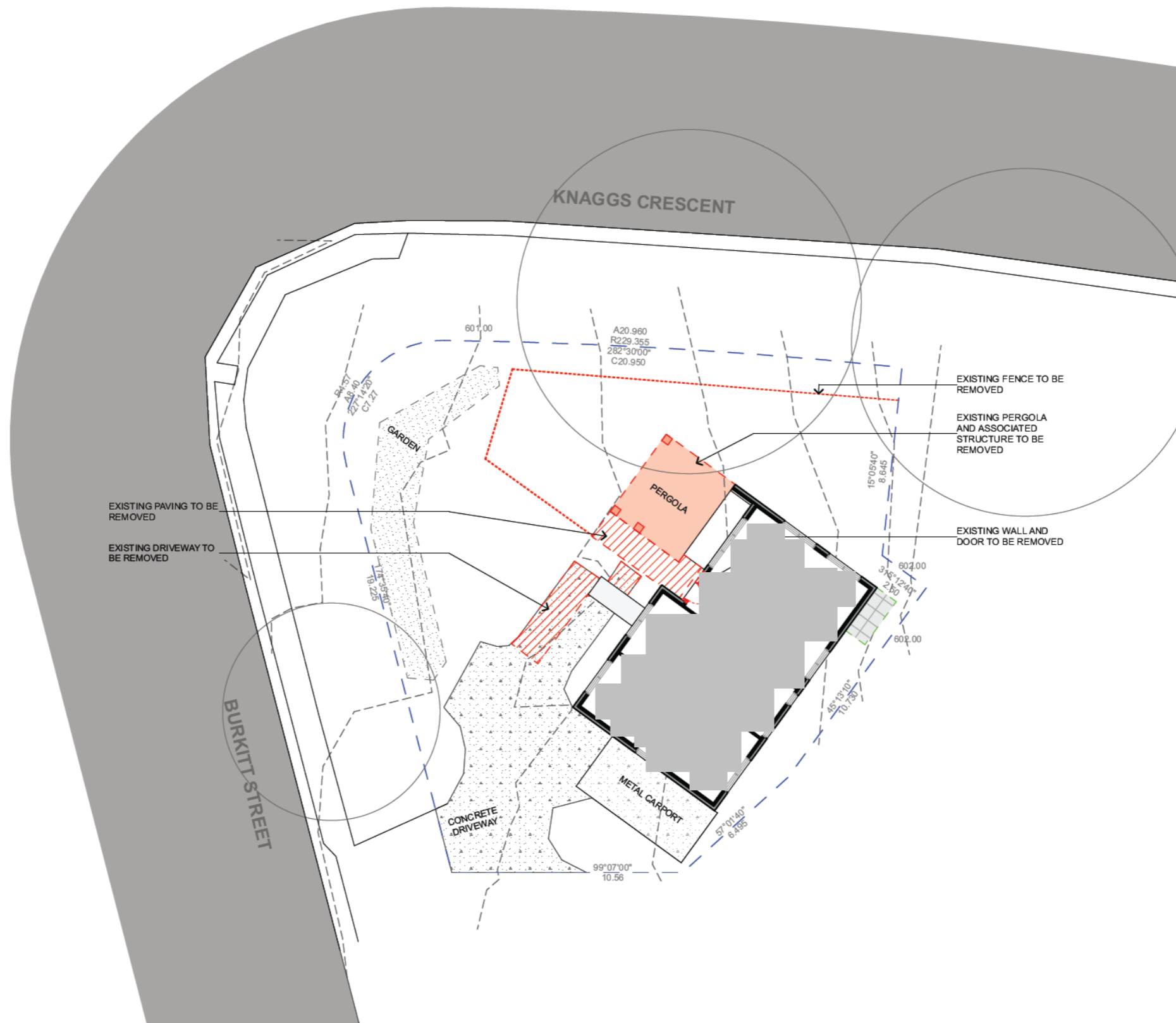
50mm CAVITY DIMENSION TO EXTERNAL B/V WALL

MECHANICAL VENTILATION DUCTED TO EXTERIOR

SHOWER SCREENS AND WET AREA GLAZING TOUGHENED GLASS AS PER BCA **8.3.1**

Project No: **2511**  
Drawing: **CONSTRUCTION NOTES**  
Sheet: **A100** Rev:  
Scale: **NTS**  
Date: **29/4/2025**





Project No: 2511  
Drawing: DEMOLITION PLAN  
Sheet: A101 Rev:  
Scale: 1:200 @ A3  
Date: 29/4/2025



BLOCK 31 SECTION 3 PAGE



CHEVLI ARCHITECTS

49 Baracchi Crescent, Giralang, ACT-2617, Australia  
svchevl@gmail.com  
0430430847 / 0430570847

**LEGEND**

-  EXISTING RESIDENCE
-  GROUND FLOOR
-  FIRST FLOOR
-  BALCONY
-  ALFRESCO/DECK
-  CONCRETE
-  ENCROACHMENT @ GROUND
-  ENCROACHMENT @ FIRST FLOOR
-  ENCROACHMENT IN POS
-  ENCROACHMENT IN PPOS

**APPROVED**

**PURSUANT TO SECTION 1.131 OF THE PLANNING (EXEMPT DEVELOPMENT) REGULATION 2023**

**DECLARATION OF MINOR NON-COMPLIANCE**

**Date: 1/5/2025**

**Delegate: Matt Davis**

The Territory Planning Authority declares that the encroachment/s as identified on this plan set and as described in the application form continues to be exempt development pursuant to section 1.131 of the Planning (Exempt Development) Regulation 2023.

This declaration is valid for 3 years from the date of approval.



**VERGE PROTECTION**

INSTALL 1.8M HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4 M TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/ MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.

NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES.

SEWER	SW	WATER
CH : ####	CH : ####	T : ####
T : ####	T : ####	D : ####
D : ####	D : ####	

**WT** 4000 LITRE RAINWATER TANK TO CLIENTS SELECTION AND SPEC. CONNECT TANK TO MAINS WATER SUPPLY FOR TOPPING UP. ENSURE AT LEAST 1 TOILET AND THE WASHING MACHINE COLD WATER AND ALL EXTERNAL TAPS TO BE CONNECTED TO TANK. 50% OR 100m² OF ROOF PLAN AREA, WHICHEVER IS LESSER TO DRAIN TO RAINWATER TANK.

**HWS** HOT WATER SYSTEM **AC** AC - ODU

**NOTES**

THE TANK WILL REQUIRE A PUMP WHERE IT CAN NOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE.

DEVELOPMENT COMPLIES WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

**AREA**

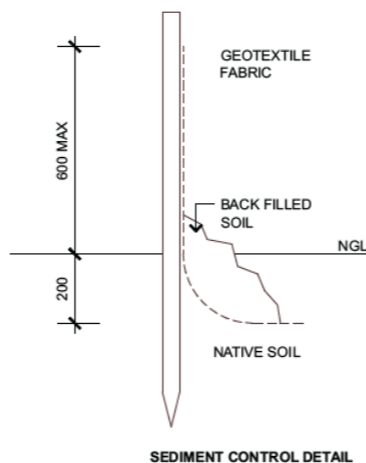
<b>BLOCK SIZE</b>	<b>505.279 m²</b>
EXISTING GROUND FLOOR	95.02 m²
PROPOSED GROUND FLOOR	55.71 m²
PROPOSED FIRST FLOOR	47.04 m²
<b>TOTAL PROPOSED GFA</b>	<b>102.75 m²</b>
<b>TOTAL GFA (EXISTING + PROPOSED)</b>	<b>197.77 m²</b>
<b>PLOT RATIO</b>	<b>39.14%</b>
<b>NON GFA AREAS</b>	
PORCH	2.95 m²
BALCONY	6.52 m²
<b>TOTAL NON GFA AREAS</b>	<b>9.47 m²</b>
<b>TOTAL AREAS (GFA + NON GFA)</b>	<b>207.24 m²</b>
<b>SITE COVER</b>	<b>35.52%</b>

Project No: 2511  
Drawing: SITE PLAN  
Sheet: A102 Rev:  
Scale: 1:200 @ A3  
Date: 29/4/2025



- (A) SEDIMENT CONTROL BARRIER INSTALLED ALONG EAST BOUNDARY AS SHOWN. CONTROLS SHOULD ALSO BE PLACED TO PROTECT ANY STORMWATER DRAINS.**
- (B) DESIGNATED CUTTING AREA/ WASH AREA. ENSURE ALL WASTEWATER FROM BRICK CUTTING, CONCRETE WORKS, PAINTING, WASHING, ETC DOES NOT ENTER THE SW SYSTEM. ON SITE MIXING OR WASHING SHOULD BE CARRIED OUT IN A DESIGNATED CONTAINED AREA.**
- (C) STOCKPILES. ENSURE ALL BUILDING MATERIAL AND WASTE STOCKPILES ARE CONTAINED AND STORED BEHIND THE SEDIMENT FENCE. IF THERE IS INSUFFICIENT STORAGE CAPACITY FOR BUILDING MATERIALS WITHIN THE SITE, YOU MUST OBTAIN APPROVAL PRIOR TO USING THE NATURE STRIP AREA.**

- (D) CATCH DRAINS AND PERIMETER BANKS DIVERT UP-SLOPE WATER WHERE PRACTICAL. UP-SLOPE WATER SHOULD BE DIVERTED AROUND THE WORK SITE. IT WILL HELP KEEP THE SITE DRIER IN WET PERIODS. ENSURE WATER DIVERTED ONTO STABLE AREAS WITH SEDIMENT CONTROLS, WATER TOWARDS EXIT/EXIT POINTS.**
- (E) STABILISED ACCESS POINT/CROSSOVER. ALL ENTRY/EXIT POINTS MUST BE CONSOLIDATED WITH CRUSHED AGGREGATE (OR SIMILAR), EXTENDING FROM THE ROAD KERB TO THE BUILDING LINE. ROADS MUST BE KEPT CLEAN AT ALL TIMES.**



- NO PLAIN CONCRETE PERMITTED FOR DRIVEWAYS, PATHWAYS.
- GREEN HATCHING INDICATES VERGE AND MUST BE RE-TURFED.
- USE OF GRAVEL RESTRICTED TO PATHWAYS WITH A MIX WIDTH.
- NO TREATED PINE PERMITTED FOR RETURN FENCE/SIDE GATE.
- PERMITTED MINIMUM HEIGHT OF TREES AT THE TIME OF PLANTING IS 2.5M

**LEGEND**

- EXISTING RESIDENCE
- PROPOSED RESIDENCE
- PAVED AREA
- GRAVEL
- GRASS
- CONCRETE
- PAVERS
- HEDGE

**PLANTING NOTES:**

- TOTAL PLANTING AREA 153.42m<sup>2</sup>
- 30.36% OF TOTAL SITE AREA

**VERGE PROTECTION**

INSTALL 1.8M HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4 M TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/ MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.

NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES.

**DRIVEWAY NOTES:**

DRIVEWAY TO ABUT FOOTPATH (IF RELEVANT). FOOTPATH TO TAKE PRECEDENCE OVER DRIVEWAY.

**DRIVEWAY REQUIREMENTS:**

- A. 1.2M HORIZONTALLY CLEAR OF STORMWATER SUMPS AND SERVICES.
- B. 1.5M HORIZONTALLY CLEAR OF TRANSFORMERS, BUS STOPS, LIGHTPOLE.
- C. UPHILL GRADE OF LESS THAN 17%, DOWNHILL GRADE OF LESS THAN 12%
- D. AT A RIGHT ANGLE TO THE KERB LINE WITH A MAXIMUM 10% DEVIATION.
- E. A MAXIMUM OF 5.5M WIDTH, AND MINIMUM OF 5M WIDTH AT THE KERB, A MINIMUM 3M WIDTH AT THE FRONT BOUNDARY, AND A MAXIMUM WIDTH NO GREATER THAN THE WIDTH OF THE KERB.
- F. OUTSIDE OF THE DRIP LINE OF MATURE TREES, AND A MINIMUM OF 3M CLEAR OF SMALL AND NEW STREET TREES.
- G. COMPLIANT WITH AS2890.1
- H. COMPLIANT WITH T.C.C.S REQUIREMENTS/ ADVICE.

**EROSION & SEDIMENT CONTROL PLAN:**

MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE, PARTICULARLY ON THE VERGE TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM. FENCE OFF UNDISTURBED AREAS.

USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50MM AGGREGATE, RECYCLED CONCRETE OR SIMILAR.

ASSIGN A DESIGNATED PARKING AREA.

LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER.

KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM.

INSTALL ON-SITE WASTE COLLECTION.

REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO YOUR SITE. DO NOT WASH INTO STORMWATER SYSTEM.

INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDES OF THE BLOCK (AS NOTED ON THE SITE PLAN AND PER DETAIL)

DESIGNATE A BRICK CUTTING AND WASHING AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE.

REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION.

ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2010.

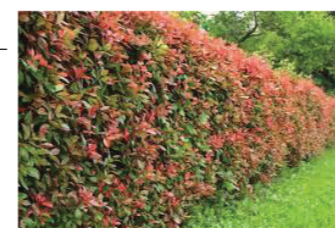
The development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT



CORNUS FLORIDA 'RUBRA' FLOWERING DOGWOOD



ACER PALMATUM JAPANESE MAPLE



PHOTINIA



Project No: 2511  
Drawing: SEDIMENT CONTROL, VERGE MANAGEMENT AND LANDSCAPE PLAN  
Sheet: A103 Rev:  
Scale: 1:200 @ A3  
Date: 29/4/2025

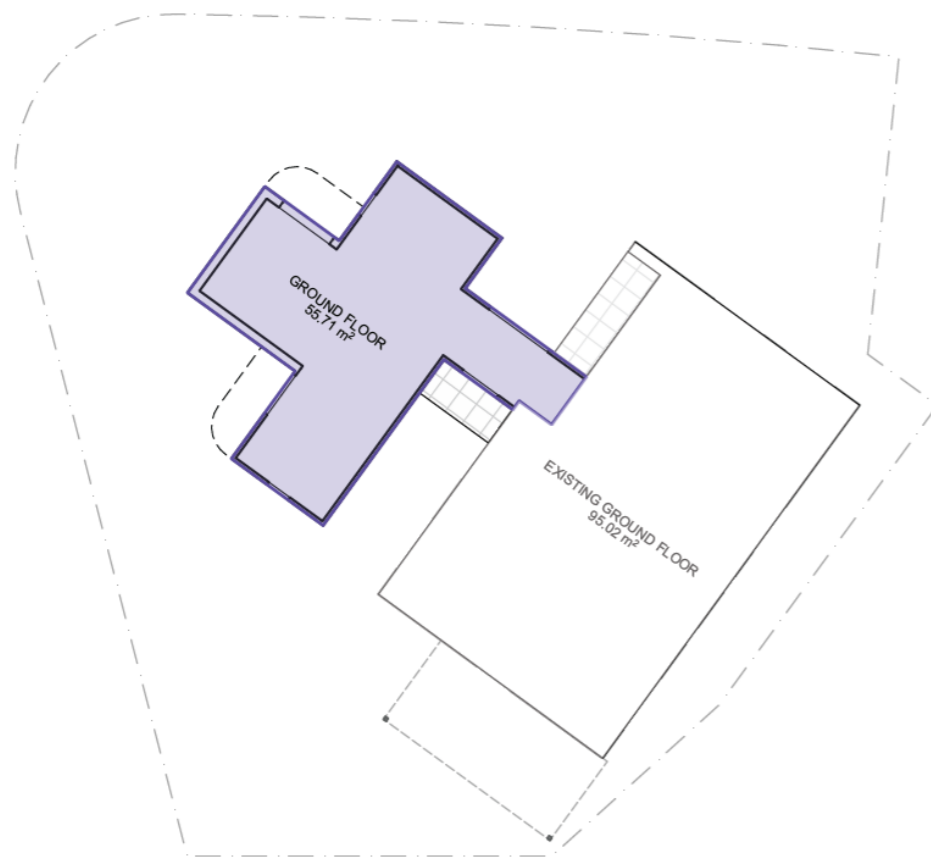


**BLOCK 31 SECTION 3 PAGE**



**CHEVLI ARCHITECTS**

49 Baracchi Crescent, Girrawah, ACT-2617, Australia  
svchevli@gmail.com  
0430430847 / 0430570847



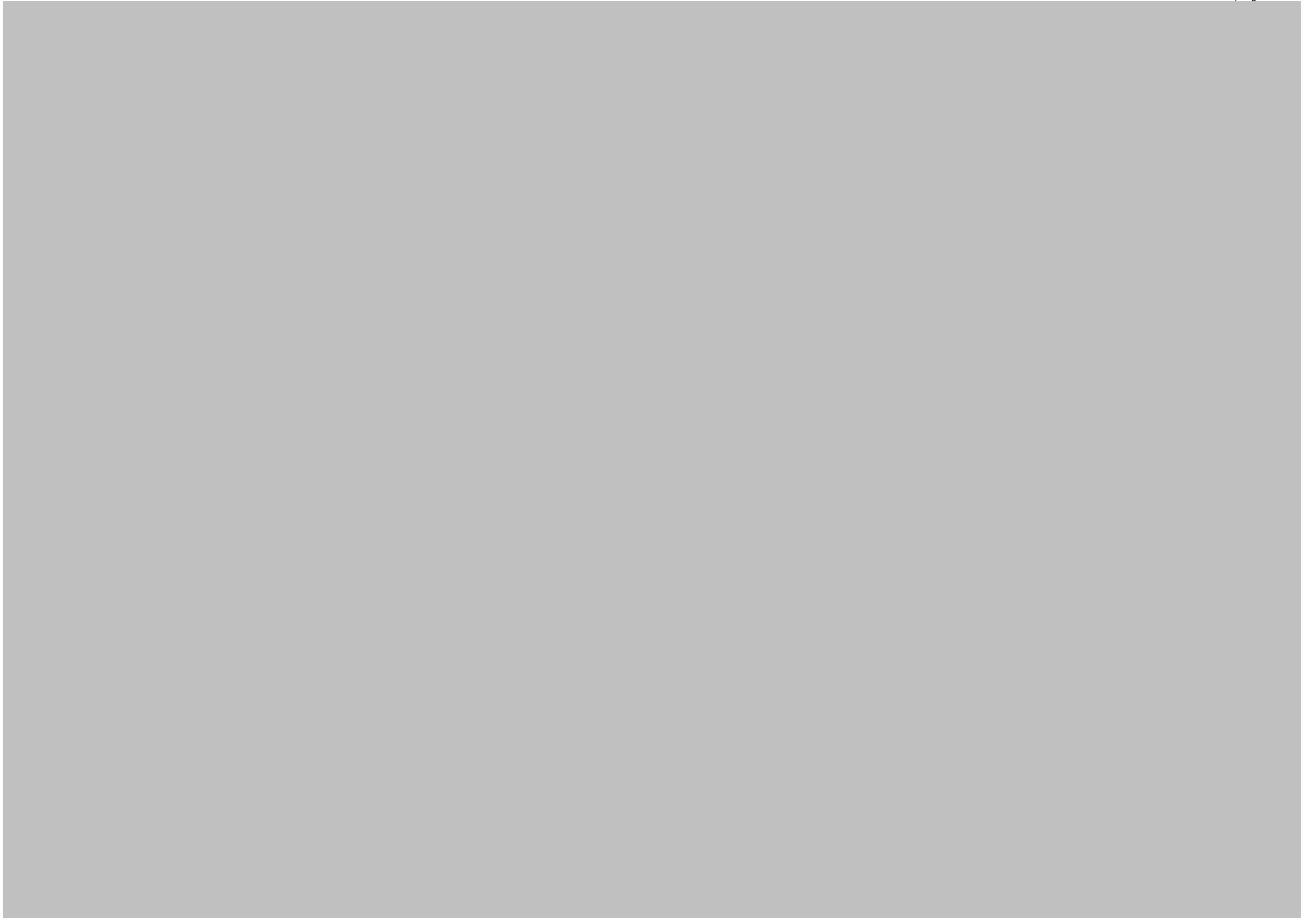
**GROUND FLOOR**



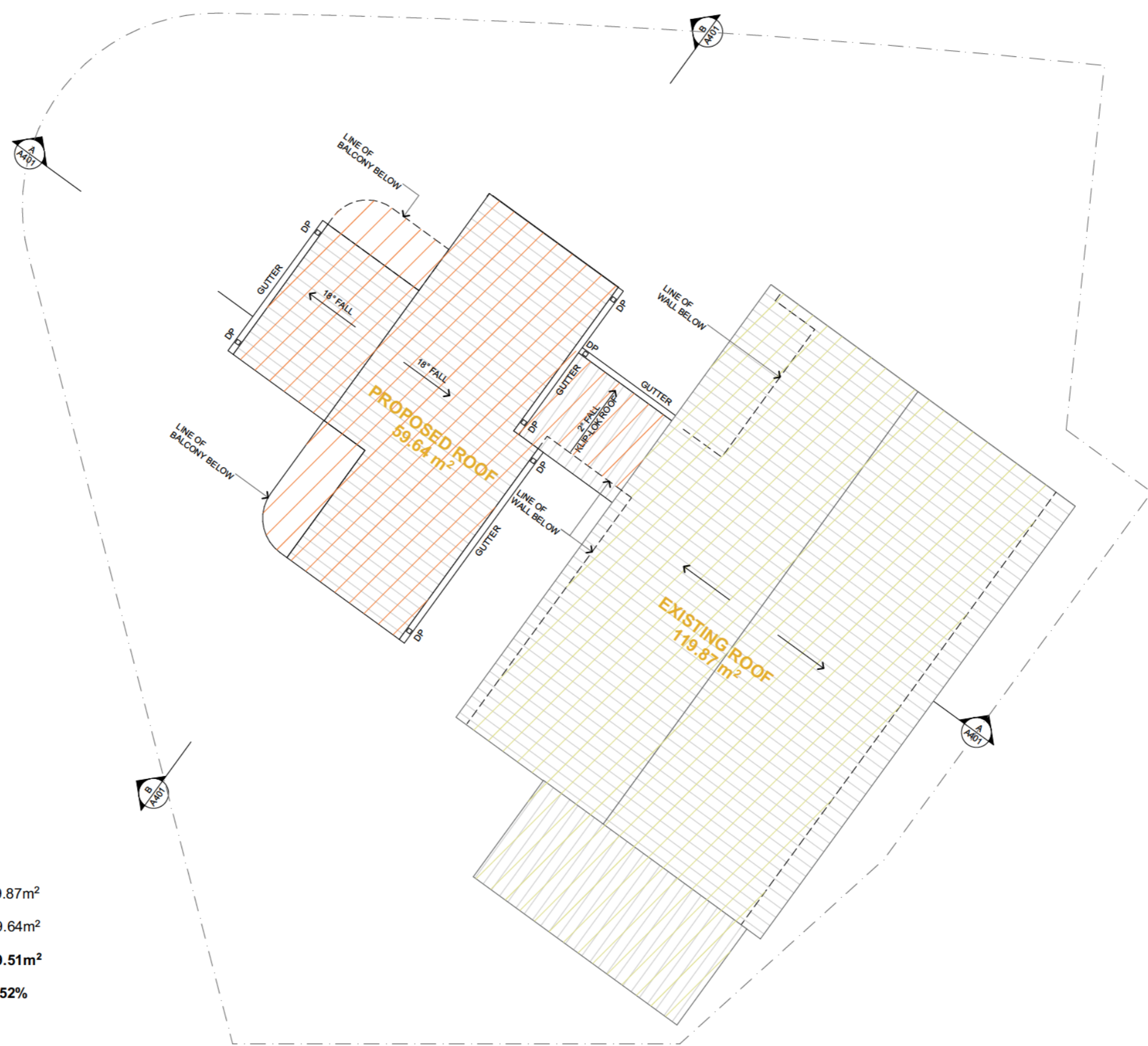
**FIRST FLOOR**



AREA	
<b>BLOCK SIZE</b>	<b>505.279 m<sup>2</sup></b>
EXISTING GROUND FLOOR	95.02 m <sup>2</sup>
PROPOSED GROUND FLOOR	55.71 m <sup>2</sup>
PROPOSED FIRST FLOOR	47.04 m <sup>2</sup>
<b>TOTAL PROPOSED GFA</b>	<b>102.75 m<sup>2</sup></b>
<b>TOTAL GFA (EXISTING + PROPOSED)</b>	<b>197.77 m<sup>2</sup></b>
<b>PLOT RATIO</b>	<b>39.14%</b>









	EXISTING SITE COVERAGE -	119.87m <sup>2</sup>
	PROPOSED SITE COVERAGE-	59.64m <sup>2</sup>
	<b>TOTAL SITE COVERAGE-</b>	<b>179.51m<sup>2</sup></b>
		<b>35.52%</b>

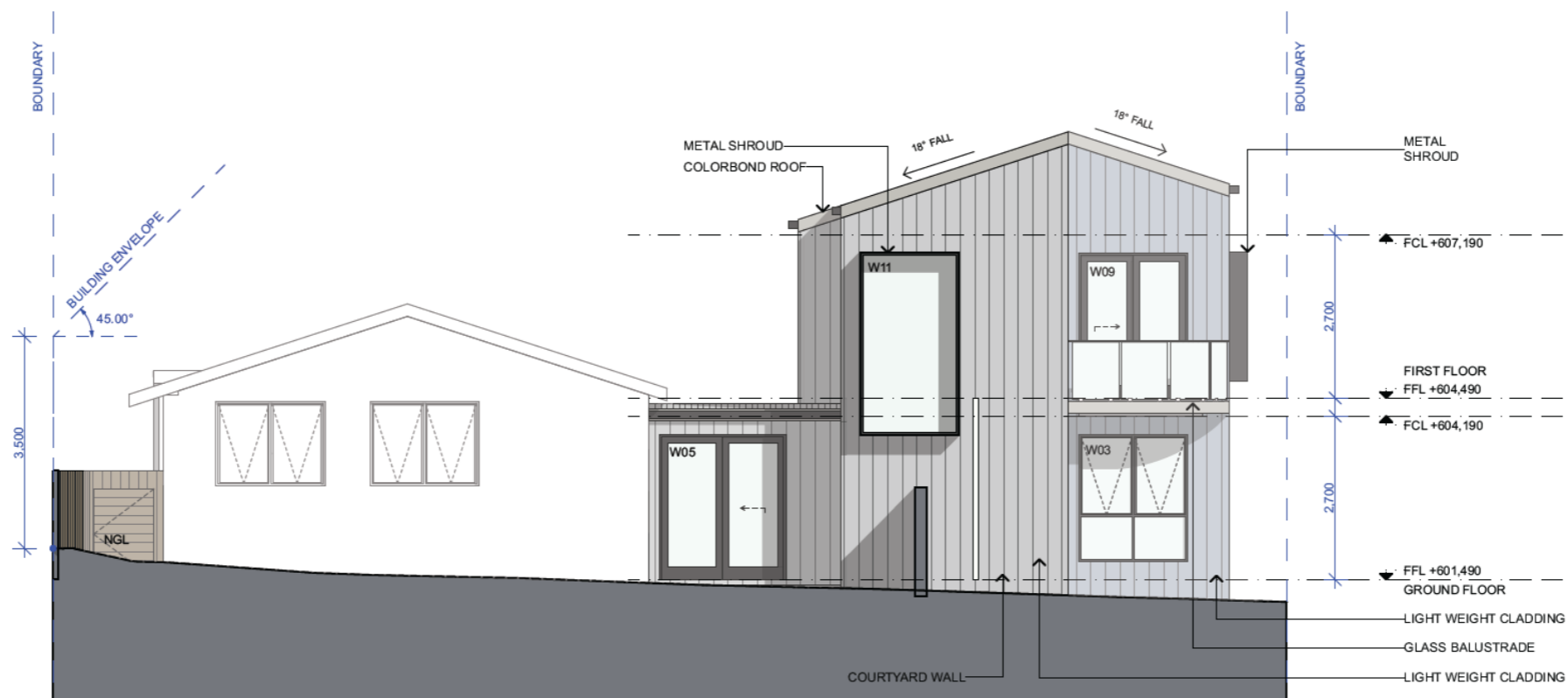
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 Sheet: A203 Rev:  
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 Date: 29/4/2025



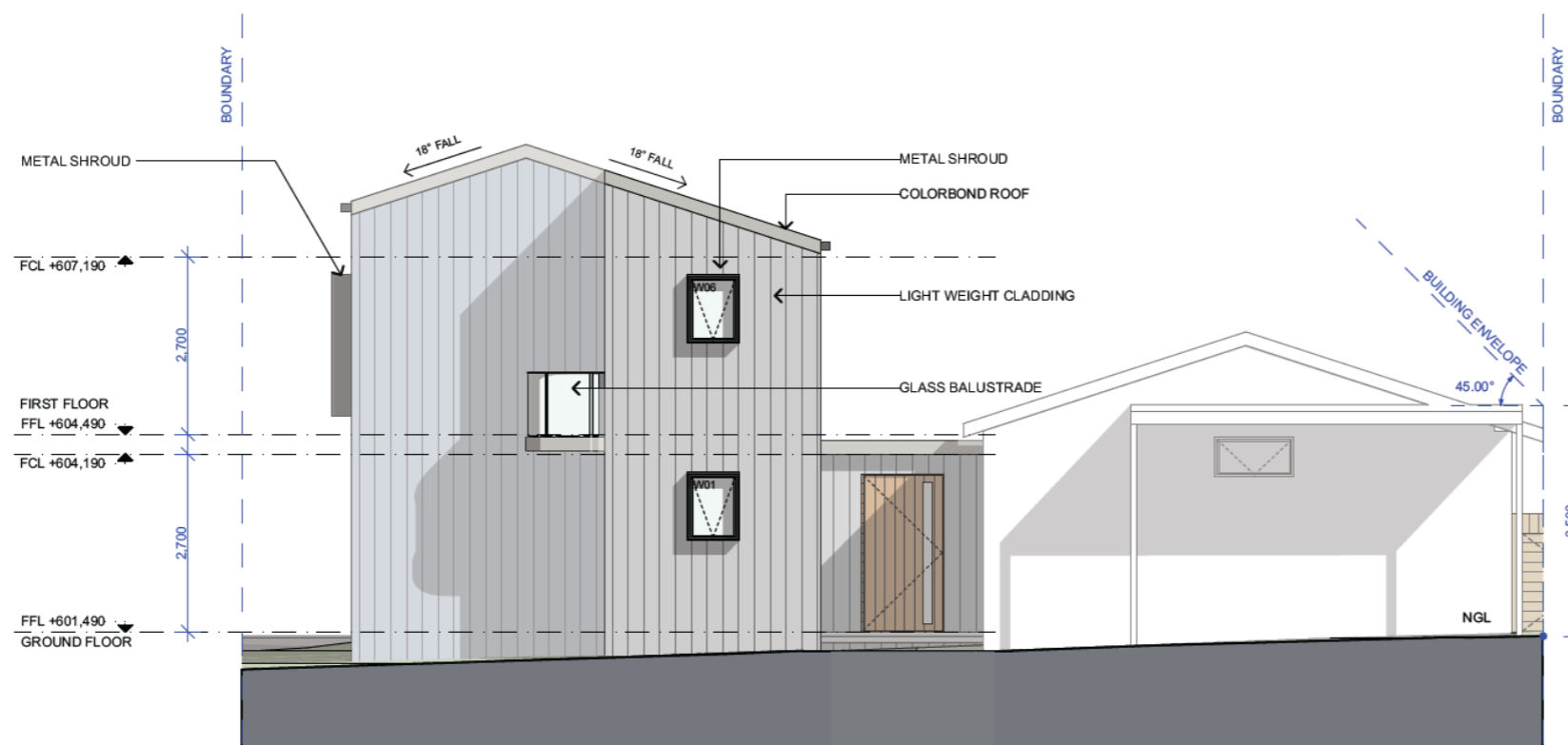
**BLOCK 31 SECTION 3 PAGE**



**CHEVLI ARCHITECTS**  
 49 Baracchi Crescent, Giralang, ACT-2617, Australia  
 svchevl@gmail.com  
 0430430847 / 0430570847

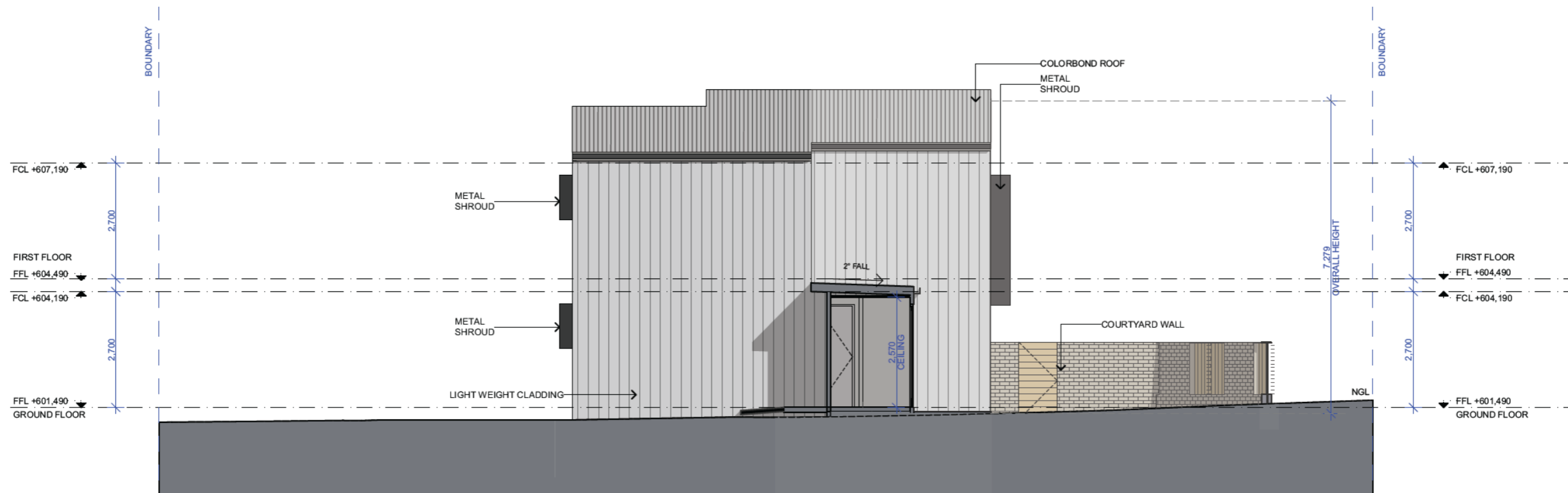


**NORTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



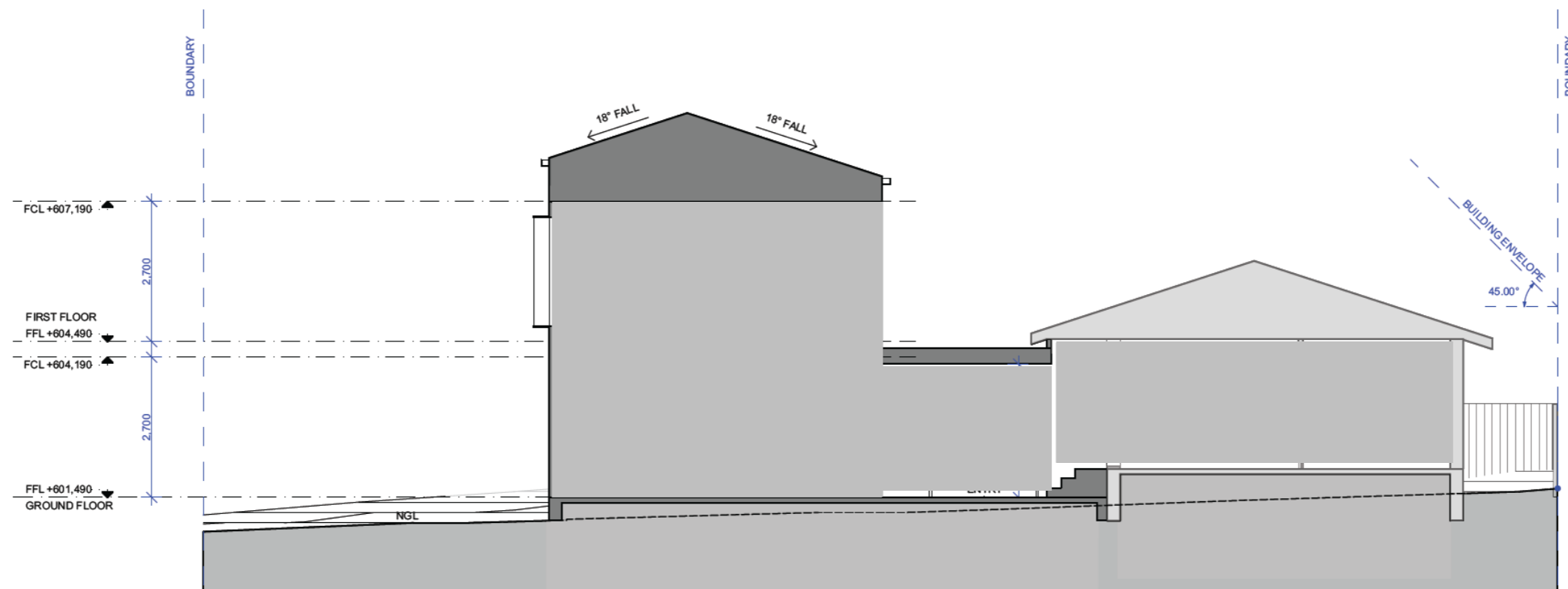


**SOUTH EAST ELEVATION**

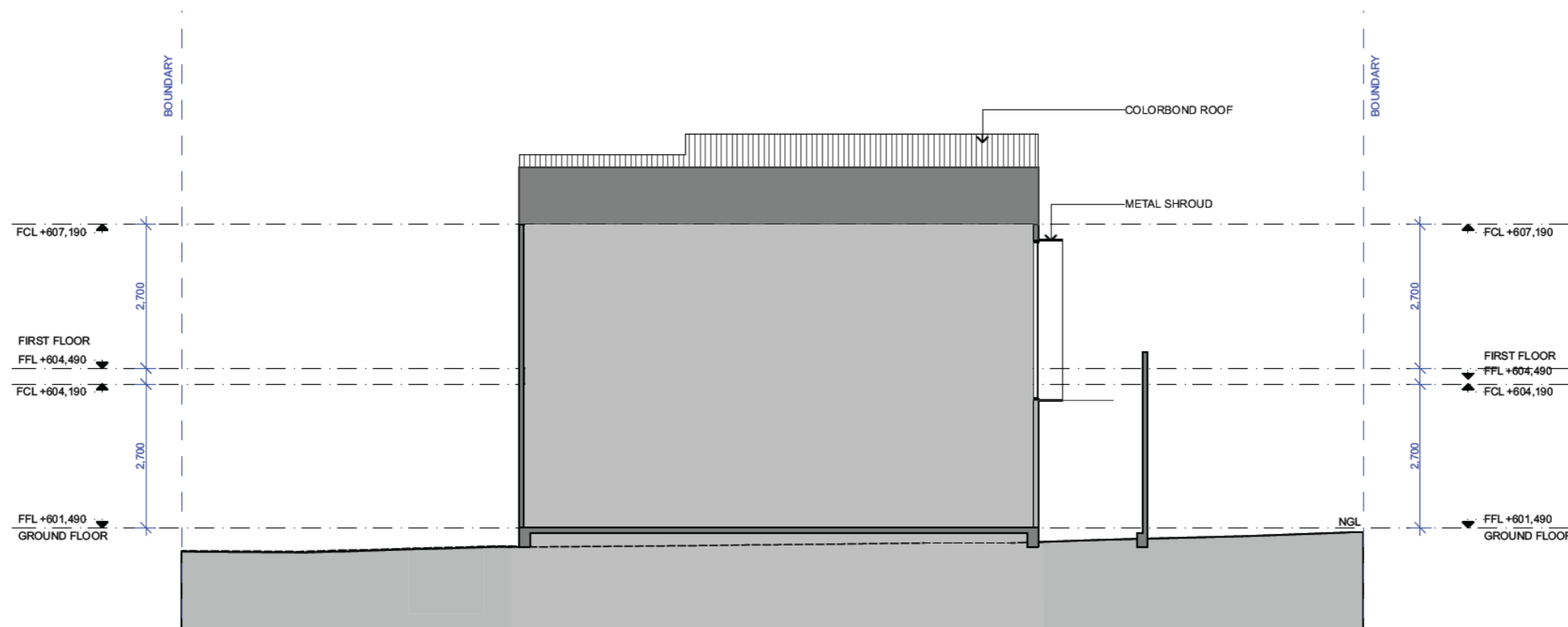


**NORTH WEST ELEVATION**





SECTION A



SECTION B

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Drawing: SECTIONS  
Sheet: A401 Rev:  
Scale: 1:100 @ A3  
Date: 29/4/2025

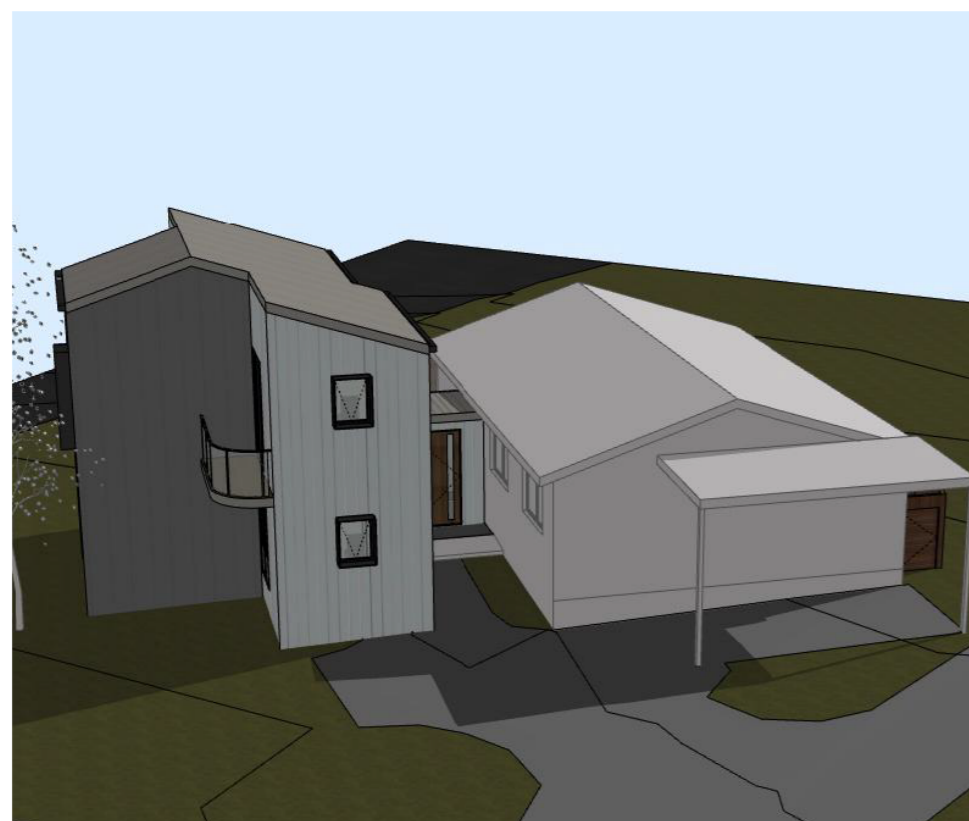




**NORTH WEST VIEW**



**SOUTH EAST VIEW**



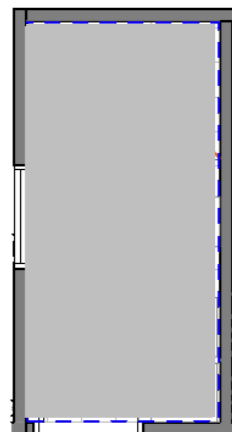
**AERIAL VIEW**



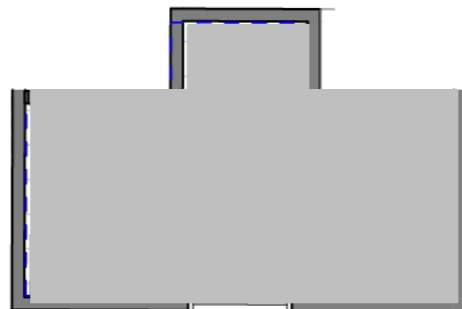
**AERIAL VIEW**

Project No: 2511  
Drawing: 3D VIEWS-1  
Sheet: A501 Rev:  
Scale: NTS  
Date: 29/4/2025

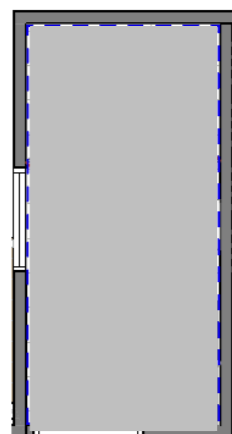




ENSUITE (BED 1)  
GROUND FLOOR



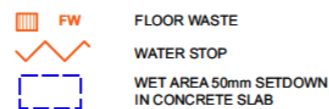
ENSUITE (BED 2)  
GROUND FLOOR



ENSUITE (BED 3)  
FIRST FLOOR



ENSUITE (BED 4)  
FIRST FLOOR



**Shower Areas**

Enclosed and unenclosed (including shower over bath) must consider the following:

- Floor of the shower area must be waterproof - including any hob or stepdown.
- Walls to be water resistant to not less than 1800 mm above finished floor level and waterproof > not less than 150 mm above floor substrate; or > not less than 25 mm above maximum retained water level; and
- Wall junctions and joints to be waterproof not less than 40 mm either side of the junction.
- Wall/floor junctions to be waterproof.
- Penetrations to be waterproof - Protection caps must be removed prior to waterproofing

**Outside shower areas**

- Floor concrete and compressed fibre-cement sheet flooring must be water resistant.
- Timber floors including particleboard, plywood and other timber-based flooring materials must be waterproof.
- Wall/floor junctions must be waterproof.
- Bathroom entry to be waterproof min 25mm above finished floor surface.
- The doorway waterstop requires the base to be sealed to floor and upstand flush with finished floor surface

**Areas adjacent to baths and spas (vessel)**

- Floor concrete, compressed fibre-cement and fibre-cement sheet – must be water resistant.
- Timber floors including particleboard, plywood and other timber-based flooring materials – must be waterproof.
- Walls water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. All exposed surfaces below vessel lip – must be water resistant.
- Wall junctions and joints to be water resistant when located within 150 mm above a vessel for the extent of the vessel.
- Wall/floor junctions to be water resistant for the extent of the vessel.
- Penetrations tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

**Inserted baths and spas**

- Floor Waterproof shelf area, incorporating waterstop under the bath lip.
- Wall to be waterproof to not less than 150 mm above the lip of the bath or spa; and
- no requirement under bath.
- Wall junctions and joints within 150 mm above bath or spa; and no requirement under bath.
- Penetrations tap and spout penetrations to be waterproof where they occur in horizontal surfaces. Protection caps must be removed prior to waterproofing

**Laundries and WCs**

- Floor required to be water resistant.
- Wall/floor junctions required to be water resistant.
- Walls adjoining sink, basin or laundry tub (vessel)
- Walls to be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall.
- Wall junctions waterproof where a vessel is fixed to a wall.
- Penetrations Waterproof where they occur in surfaces required to be waterproof or water resistant.

**Materials — waterproof**

The following materials used in waterproofing systems are deemed to be waterproof:

- Stainless steel.
- Flexible waterproof sheet flooring material with waterproof joints.
- Membranes complying with AS/NZS 4858.
- Waterproof sealant.

**Materials — water resistant substrates**

The following materials are deemed to be water resistant:

For walls:

- Concrete complying with AS 3600, treated to resist moisture movement.
- Cement render, treated to resist moisture movement.
- Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.

- Water resistant plasterboard sheeting.
  - Masonry in accordance with AS 3700, treated to resist moisture movement.
- For floors:
- Concrete complying with AS 3600.
  - Concrete slabs complying with AS 2870.
  - Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.

**Materials — water resistant surface materials**

The following surface materials are deemed to be water resistant:

For walls:

- Thermosetting laminate.
- Pre-decorated compressed fibre-cement sheeting manufactured in accordance with AS 2908.2.
- Tiles when used in conjunction with a compliant substrate systems.
- Water resistant flexible sheet wall material with sealed joints when used in conjunction with a compliant substrate system.
- Sanitary grade acrylic linings.

**Recommendations**

It is recommended building certifiers ensure adequate documentation is submitted with the building approval as required under Building Act 2004 Section 28A & Section 151 - Minimum Documentation requirements for building lodgement Class 1 & 10 – Residential Construction.

Builders should supervise and inspect waterproofing to ensure compliance prior to proceeding to tiling and fitout.

Enforcement Action

Where identified, insufficient or incorrect waterproofing of wet areas and lack of documentation may result in the issuance of a Stop Work Notice in accordance with section 53 of the Building Act 2004, and formal licencing action including issuing of demerit points in accordance with section 55 of the Construction Occupations (Licensing) Act 2004

**Installation:**

Installation of the waterproofing to the internal wet areas and external areas to be carried out in accordance with Australian Standard 3740-2021 and the

Building Code of Australia Volume 2, clause H4D2

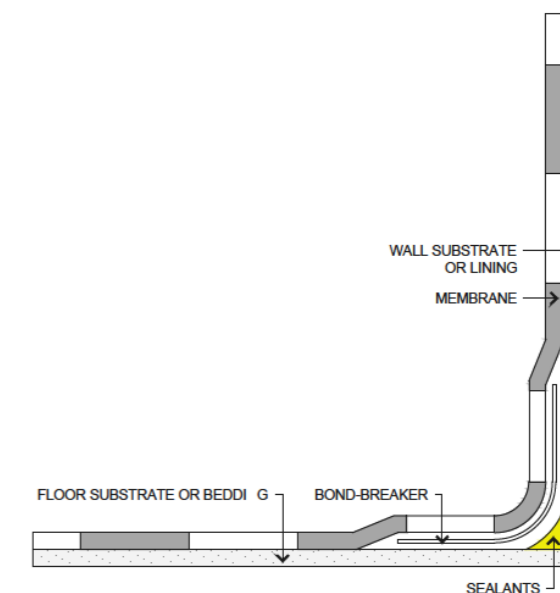
The product used complies with AS/NZS 4654.1:2022;

The installation is in accordance with AS/NZS 4654.2:2022.

Water proof product or compound used :


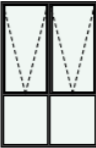
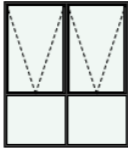

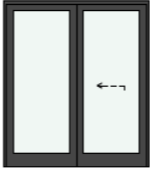

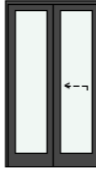
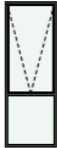
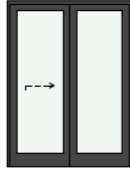

Fillet and bond breaker used :


Number of coats applied :



TYPICAL BOND BREAKER CLASS II



WINDOW SCHEDULE										
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
W x H	750x1,000	1,400x2,100	1,800x2,100	750x1,400	2,100x2,400	750x1,000	1,400x2,400	750x2,100	1,800x2,400	750x1,400
SILL HEIGHT	1,400	300	300	1,000	0	1,400	0	300	0	1,000
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
ELEVATION										
COMMENTS				FROSTED						FROSTED

WINDOW SCHEDULE	
ID	W11
W x H	1,600x3,000
SILL HEIGHT	-600
HEAD HEIGHT	2,400
ELEVATION	
COMMENTS	FIXED





## Fee Advice Payments - EPSDD - receipt

Your submission has been successful. Please keep a copy of this receipt for your records. This transaction will appear on your statement as ACCESS CBR INTERNET CANBERRA

Date and time	Reference code	Payment receipt number	Total amount paid
01 May 2025 9:56: 7 AM	QRWC2142	4058421015	\$ 679.18

Environment, Planning and Sustainable  
Development Directorate  
ABN: 31 432 729 493

GPO Box 158  
Canberra ACT 2605

Phone: (02) 6207 1923  
Email: EPDcustomerservices@act.gov.au

## Fee Advice Payments - EPSDD

This payment is for: \*

Exemption declaration

1	Suburb *	Section *	Block *	Unit	Floor
	PAGE	3	31		

Reference

67 Burkitt Street Page

I declare that the payment is being made in accordance with the fee advice I have received by Environment and Planning Directorate. \*

Payer name \*

Sch 2.2(a)(ii)

Phone number \*

Sch 2.2(a)(ii)

Email \*

Sch 2.2(a)(ii)

Payment amount

\$ 679.18

---

**From:** AC, EPD Customer Services  
**Sent:** Thursday, 1 May 2025 9:21 AM  
**To:** Sch 2.2(a)(ii)  
**Subject:** FEE ADVICE-EXEMPTION DECLARATION-31-3-PAGE

Good morning,

We have received and completed our initial check of the Exemption Declaration Application for Block 31 Section 3 Suburb Page, it is ready to proceed to assessment once payment is received.

Please click the link below and complete the online form for payment of **\$679.18**

<https://forms.act.gov.au/smartforms/landing.htm?formCode=1215>

Kind regards,

Liam Folkard | DA Lodgement | Access Canberra | ACT Government  
Land, Planning and Building Services | Environment, Land and Technical Regulation  
8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



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**From:** AC, EPD Customer Services  
**Sent:** Thursday, 1 May 2025 10:45 AM  
**To:** Exemptdec  
**Subject:** READY FOR ASSESSMENT-EXEMPTION DECLARATION-31-3-PAGE  
**Attachments:** EXEMPTION DECLARATION.obr

Good morning,

The attached 1N is ready for assessment.

Kind regards,

Liam Folkard  
DA Lodgement | Access Canberra | ACT Government  
Land, Planning and Building Services | Environment, Land and Technical Regulation  
8 Darling Street Mitchell | GPO Box 158, Canberra, ACT, 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



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**From:** Exemptdec  
**Sent:** Wednesday, 30 April 2025 2:16 PM  
**To:** AC, EPD Customer Services  
**Subject:** SUFFICIENT-EXEMPTION-DECLARATION-31-3-PAGE-APPLICATION-01 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Attachments:** EXEMPTION-DECLARATION-31-3-PAGE-APPLICATION-01.pdf; letter-of-authorisation.pdf; b31s3 page -250429.pdf; summary-of-written-information-to-adjoining-residences-7b.pdf

OFFICIAL

Hi team

Plans are sufficient.

**Regards,**

**Jason | Exemption Declarations**

**Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government**

480 Northbourne Avenue, Dickson, 2602 | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**Form data summary**

**Submission ID**      DSB29PRB

**Reference code**    DSB29PRB

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on \*5 4607 or email [smartforms.admin@act.gov.au](mailto:smartforms.admin@act.gov.au).

SHC | SMART HOME CREATIONS



***Project Contract Works Pty Ltd***  
***ABN: 13 628 219 278***  
***135 Sculthorpe Ave, Whitlam, ACT 2611***

**To whom it may concern**

I am writing to confirm that the basic concrete removal work to be carried out at 31/3 Page involves no asbestos presence whatsoever. Our team has conducted a thorough assessment of the site and has determined that the materials to be removed do not contain asbestos.

The scope of work includes the removal of concrete path and concrete deck and minor brick columns of a fence. We will ensure that all necessary safety protocols are followed, and the work will be carried out in accordance with all relevant Australian standards and regulations.

We confirm that:

- No asbestos-containing materials (ACMs) have been identified at the site.
- All concrete removal work will be conducted in a manner that minimizes the risk of exposure to potential hazards.
- Our team is trained and equipped to handle demolition work safely and efficiently.

If you have any questions or concerns, please do not hesitate to contact us. We are committed to delivering high-quality services and ensuring the safety of our clients and the environment. Thanks again.

Sincerely,

Sch 2.2(a)(ii)

Prasun Banerjee

Managing Director

Project Contract Works Pty Ltd T/A Smart Home Creations

Email: Sch 2.2(a)(ii)@smarthomecreations.com.au



## SITE WORK NOTICE

Building Act 2004, s151

For section 28 (1A) of the Building Act 2004

To be completed by the appointed Building Certifier and submitted to the Construction Occupations Registrar within 7 days of issue

### Lease/Site Details

Block	<input type="text" value="31"/>	Section	<input type="text" value="3"/>	Suburb	<input type="text" value="Page"/>	Division	<input type="text"/>
Unit No	<input type="text"/>	Street Address	<input type="text" value="67 Burkitt Street, Page ACT 2614"/>				

### Building Approval Application and Site Work Details

This notice is issued in relation to the site work shown in the plans submitted as part of the application for a building approval dated made by the following applicants:

on: date 17/07/2025

This notice applies to all site work in that application for which there is there is no—

- (a) exemption assessment D notice stating that the site work is exempt development issued for the work not more than 3 months before the day the application was made;
- (b) exemption declaration under the *Planning (Exempt Development) Regulation 2023*, schedule 1, section 1.131 made by the Territory Planning Authority; or
- (c) current development approval issued in relation to the site work.

**NOTE:** Site work is development that is—

- (a) building work; and
- (b) work other than building work that—
  - (i) physically affects the place (the building site) where the building work is being carried out; and
  - (ii) if not carried out at the building site, is carried out near, and connected with, the building site.

Examples: putting up temporary fencing, installing measures for erosion control, building a house, damaging or removing a significant tree, laying paving for driveways and parking areas, installing landscaping, site clearing and excavation, erecting site signage, erecting a pergola

### Building Certifier Details *Please Print*

Surname	<input type="text" value="Ian Pomeroy"/>	First Name	<input type="text"/>
Company Name	<input type="text" value="CBS Residential Certifiers Pty Ltd"/>		
Licence Number	<input type="text" value="2019937"/>	Contact Number	<input type="text" value="(02) 62539911"/>
Postal Address	<input type="text" value="Level 1, 53 Bowman Street"/>		
Suburb	<input type="text" value="Macquarie"/>	State	<input type="text" value="ACT"/>
		Postcode	<input type="text" value="2614"/>

Approved form AF2023-6 approved by Nick Lhuede, Construction Occupations Registrar on 27 November 2023 under section 151 the Building Act 2004 and revokes AF2022-11

## Building Certifier Statement

I state that:

- the plans for the building work to which the application for building approval relates show all the information necessary to establish that the site work is exempt development under the *Planning Act 2023*, section 145; and
- the site work is exempt development; and
- I have assessed that the site work is exempt development for the following reasons and in accordance with the following provisions of the *Planning (Exempt Development) Regulation 2023* including any relevant residential zones – single dwelling housing development controls.

Building work(s) are exempt as per the following section of Schedule 1

1.131 Single dwellings where declaration authorises minor non-compliance

Please list any further information that may be relevant in deciding that the works are exempt under Schedule 1

Amended Building work(s) are exempt as per the following section of Schedule 1

*Please attach additional information if required*

Building Certifier Signature  
(or nominee)

Sch 2.2(a)(ii)

Date of  
Issue

29/07/2025

s offence

### Privacy Notice

Access Canberra will collect personal and financial information (e.g. postal address and invoice numbers) where you choose to provide this information. The information requested in each case is required to complete the transaction. The information collected through the online version of the transaction is equivalent to the information collected using the alternate channels such as through an [Access Canberra Service Centre](#). If you choose not to provide personal information when completing one or more of these activities, you may not be able to complete that activity. If you choose not to participate in these activities, your choice will in no way affect your ability to browse these websites and online facilities.

Access Canberra will not share information about you with other government agencies or other organisations without your permission unless:

- it is necessary to provide you with a service that you have requested;
- it is required or authorised by law;
- where permitted general situations exist, such as to lessen or prevent a threat to life, health or safety; to assist with the location of a missing person; or to investigate suspected unlawful activity or serious misconduct relating to our function.

For further information regarding Access Canberra, Chief Minister, Treasury and Economic Development Directorate Privacy policy, please visit:

[https://www.act.gov.au/privacy/full\\_privacy](https://www.act.gov.au/privacy/full_privacy)

### CONTACT INFORMATION

**Email:**  
ACTPLAdevelopmentBA@act.gov.au

**Post:**  
Access Canberra  
Building Services  
Shopfront Mitchell  
GPO Box 158  
Canberra, ACT 2601

**In Person:**  
Please visit  
[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
Or call **132281** to find an  
Access Canberra Service  
Centre.



Level 1, 53 Bowman Street  
Macquarie ACT 2614  
Phone 02 6253 9911  
cbscertifiers.com.au

**PLANNING REVIEW & ASSESSMENT REPORT**  
**ASSESSMENT AGAINST PLANNING (EXEMPT DEVELOPMENT) SINGLE**  
**DWELLING HOUSING DEVELOPMENT CONTROL (No. 3)**  
*Planning Act 2023 & Planning (Exempt Development) Development Regulation 2023*

**PROPOSAL**

<b>Block/Section Suburb:</b>	31/3 Page
<b>Address of Development:</b>	67 Burkitt Street, Page ACT 2614
<b>CBS Project no:</b>	R250314
<b>Scope of Building Works:</b>	Additions and alterations

**APPLICANT/CONTACT DETAILS**

<b>Name of the builder/contact/applicant:</b>	Sch 2.2(a)(ii)
<b>Email:</b>	Sch 2.2(a)(ii)

**ASSESSMENT/SUMMARY**

An assessment of the proposed building works has been undertaken against the relevant planning requirements including the *Planning (Exempt Development) Single Dwelling Housing Development Control* and *District Codes*.

This assessment does not include a review against the *National Construction Code: Building Code of Australia* or Australian Standards. Assessment is on documentation provided and CBS reserves the right to request more information or undertake another review at a future stage.

*Based on the assessment the proposal is consistent with relevant planning requirements under the Single Dwelling Housing Development Control. Refer details table below.*

2 PROJECT INFORMATION			
	ITEM	COMMENTS	STATUS
2.2	<b>Block Specifics</b> The following is relevant to the proposal	Zoning - RZ1 Block Area - 505m <sup>2</sup> Block Size (Large) Date of Block Originally Approved (if applicable) - 1968	Compliant
	ITEM	COMMENTS	STATUS
2.3	<b>Site Specific District Policy Applicable</b> Site specific district policies are provided for - <ul style="list-style-type: none"> <li>• Belconnen</li> <li>• Gungahlin</li> <li>• Inner South, Weston Creek, Tuggeranong, East Canberra</li> <li>• Molonglo Valley.</li> </ul> These provide additional requirements to be reviewed and compliance with these policies are mandatory.	District Policy Applicable - Site Specific requirements (if applicable) -	Not Applicable
3 PLANNING CONTROL			
	ITEM	COMMENTS	STATUS
3.1	<b>1. Site Coverage</b> Maximum permitted site coverage to block is not exceeded	Site Coverage Percentage: 35.5%	Compliant
	ITEM	COMMENTS	STATUS

Project No.: R250314

*Liability limited by a scheme approved under professional standards legislation*

CBS Residential Certifiers Pty Ltd  
ABN 66 635 944 044 ACT Lic No. 2019937  
CBS Commercial Certifiers Pty Ltd  
ABN 85 635 944 124 ACT Lic No. 2019938

3.2	<b>2. Plot Ratio (Large Block)</b> Plot ratio on a large block must not exceed a maximum of 50%	39.2%	Compliant
3.3	<b>3. Pedestrian Access (Rear Lane)</b> Pedestrian access is to be provided for blocks with a rear lane		Not Applicable
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.4	<b>4. Private Open Space</b> Minimum private open space is provided	505x.6=303m <sup>2</sup> POS required, 319m <sup>2</sup> proposed. 10% provided via 1N approval.	Compliant via Exemption Declaration
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.5	<b>5. Principal Private Open Space</b> A principal private open space complies with the minimum requirements	Via 1N approval	Compliant via Exemption Declaration
3.6	<b>6. Height of Building</b> Maximum height of building is not exceeded relative to zone		Compliant
3.7	<b>7. Number of Storeys</b> Permitted number of storeys to block is not exceeded		Compliant
3.8	<b>8. Building Envelope</b> Building is within permitted building envelope		Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.9	<b>9. Front Boundary Setback</b> Front setbacks comply with minimum dimensions as per Schedule 1	Table: 1 -Via 1N approval	Compliant via Exemption Declaration
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.10	<b>10. Side and Rear Setbacks</b> Side and rear setbacks comply with minimum dimensions as per Schedule 2	Table: 4	Compliant
3.11	<b>11. Allowable Setback Encroachments</b> Any encroachments into setbacks are permitted		Not Applicable
3.12	<b>12. Solar Building Envelope</b> Building is within permitted solar building envelope		Compliant
3.13	<b>13. Front Fences and Walls</b> Fences or walls are not proposed forward of the building line unless permitted.		Not Applicable
3.14	<b>14. Courtyard Walls</b> Proposed courtyard walls comply with the requirements		Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.15	<b>15. Planting Area</b> Planting area achieves the minimum area required.	505x.3=151.5m <sup>2</sup> planting area required, 170m <sup>2</sup> proposed.	Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.16	<b>16. Tree Planting</b> Minimum level of tree planting in deep soil zones is provided as per Table A (New trees) or Table B (Existing trees). A list of suitable trees can be located via this <a href="#">link</a>	The required tree locations have been identified and the declaration is attached.	Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.17	<b>17. Water Sensitive Urban Design</b> Proposal meets Option A or B or C for water sensitive urban design	Via option A	Compliant
3.18	<b>18. Minimisation of Cut and Fill (within 1.5m of Site of Rear Boundary)</b> Total change in ground level resulting from a cut or fill does not exceed 1.5m.		Compliant
3.19	<b>19. Noise Management and Acoustic Treatment - Dwellings</b>		Not Applicable

Project No.: R250314

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CBS Residential Certifiers Pty Ltd  
ABN 66 635 944 044 ACT Lic No. 2019937  
CBS Commercial Certifiers Pty Ltd  
ABN 85 635 944 124 ACT Lic No. 2019938



Level 1, 53 Bowman Street  
Macquarie ACT 2614  
Phone 02 6253 9911  
cbscertifiers.com.au

	Where a block is identified as being noise affected any dwelling must be designed and constructed to comply with <i>AS/NZS 2107-2000 Acoustics - Recommended design sound levels and reverberation times of building interiors</i> and have a noise management plan as per <ul style="list-style-type: none"> <li>• A block identified as being noise affected in a district plan - A noise management plan is endorsed by the EPA</li> <li>• A block located adjacent to a road carrying traffic volumes exceeding 12,000 vehicles per day - A noise management plan is endorsed by the the road transport planning section of ACT Government.</li> </ul>		
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.20	<b>20. Number of Carparking Spaces</b> Sufficient carparking spaces are provided	Via existing conditions	Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.21	<b>21. Dimensions of Car Parking Spaces</b> Dimensions of carparking spaces are not less than permitted	Via existing conditions	Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.22	<b>22. Access for Carparking Spaces</b> Access for carparking spaces, driveways and vehicle manoeuvring meets AS2890.1	Via existing conditions	Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.24	<b>23. Location of Car Parking Spaces</b> Car parking spaces comply with these requirements	Via existing conditions	Compliant
3.24	<b>24. Basement Carparking (Blocks less than 30m wide - RZ1 &amp; RZ2)</b> Ramp access into basement car parking is compliant with AS2890.1-2004		Not Applicable
3.26	<b>25. Garage and Carport Openings</b> Maximum width of garage door openings is permitted		Compliant
	<b>ITEM</b>	<b>COMMENTS</b>	<b>STATUS</b>
3.27	<b>26. Verge Crossing</b> Proposed verge crossings are compliant	Via existing conditions	Compliant
3.28	<b>27. Servicing and Infrastructure</b> Proposed development can be sufficiently serviced by electricity, water, gas, sewerage and stormwater.		Compliant

Should you have any queries in relation to the submission of the requested information, please contact on or at (02) 6253 9911.

Yours sincerely,

Dated: 16/07/2025

CBS Residential Certifiers Pty Ltd  
ABN 66 635 944 044  
ACT Licence Number 2019937



*Building Act 2004, S151*  
**Building Approval**

Project ID: B20252217

**PART A - PROJECT DETAILS**

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	31	3	PAGE	BELCONNEN	Australian Capital Territory

**PART B - WORKS REQUIRING BUILDING APPROVAL**

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
1a(l)	Additions	DA EXEMPT-RESIDENCE	Alterations and additions to existing residence	NA	2	102.00	153000.00
10a	Other	DA EXEMPT-SEE DESCRIPTION	Additions porch and balconies	NA	1	10.00	7500.00

**The following work is exempt from development approval:**

- Single residential and extensions in existing areas

**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
CBS RESIDENTIAL CERTIFIERS PTY LTD	PO Box 76 MITCHELL ACT 2911	2019937	9/09/2025

**Date Issued :** 29/07/2025

**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.



# APPOINTMENT OF BUILDER & APPLICATION FOR COMMENCEMENT NOTICE

*Building Act 2004, S151*

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	<input type="text" value="31"/>	Section	<input type="text" value="3"/>	Suburb	<input type="text" value="Page"/>	Unit No.	<input type="text"/>
Street Address	<input type="text" value="67 Burkitt St, Pahge"/>						
Certifier Name	<input type="text" value="CBS Residential Certifier Pty Ltd"/>						

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

1	Additions to residence including porch and balconies
2	
3.	
4	

## PART B OWNER DETAILS – Please Print

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

Company Details

Owner 1	<input type="text" value="Sch 2.2(a)(ii)"/>	Owner 2	<input type="text"/>
Owner 3	<input type="text"/>	Owner 4	<input type="text"/>

Postal Address

Suburb	<input type="text" value="Page"/>	State	<input type="text" value="ACT"/>	Postcode	<input type="text" value="2614"/>
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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

Licence Number  Class  Expiry Date

List any conditions or endorsements on licence

EMAIL ADDRESS

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

Nominee's Name

Licence Number  Class  Expiry Date

Signature of Nominee  Date

**PART E OWNER SIGNATURE/S— all owners must sign this form**

Owner 1  Signature  DATE:   
Owner 2 \_\_\_\_\_ Signature \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner 3 \_\_\_\_\_ Signature \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner 4 \_\_\_\_\_ Signature \_\_\_\_\_ 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  Date

**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

Approved form AF2016-79 approved by David Middlemiss, Construction Occupations Deputy Registrar on 02 August 2016 under section 151 of the Building Act 2004. This form repeals AF2014-72



*Building Act 2004, S151*

**Application for Building Commencement Notice**

**Project ID: B20252217**

Licensed builders must use this form to apply to the building certifier for a commencement notice in accordance with the Building Act 2004. An application can only be made if the building approval has been issued for the building work. A commencement notice must be issued by the building certifier before any building work can commence.

**PART A - PROJECT DETAILS**

**Building approval issue date:** 29/07/2025

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	31	3	BELCONNEN	PAGE	Australian Capital Territory

Full Name	Address	License Number	Expiry Date
CBS RESIDENTIAL CERTIFIERS PTY LTD	PO Box 76 MITCHELL ACT 2911	2019937	9/09/2025

Description of work to which application for Commencement Notice relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
1a(l)	Additions	DA EXEMPT-RESIDENCE	Alterations and additions to existing residence	NA	2	102.00	153000.00
10a	Other	DA EXEMPT-SEE DESCRIPTION	Additions porch and balconies	NA	1	10.00	7500.00

**Insurance provider:** QBE

**Policy number:** 180073635BWI-54

**Issue date:** 29/07/2025

**PART B - BUILDERS DETAILS**

**License holder's name:** PROJECT CONTRACT WORKS PTY LTD

**License number:** 20191039

**License Expiry Date:** 1/11/2025

**Business Address:** unit 24 A CASTLEREAGH CRESCENT MACQUARIE ACT 2614

**Phone Number:** 0468925621

**Signature of builder:**

\_\_\_\_\_ / /

(Individual, director for company or partner for partnership)

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

**Nominee's name:** PRASUN BANERJEE

**License number:** 2024426

**License Expiry Date:** 3/06/2027

**Nominee's signature  
(if different to above):** \_\_\_\_\_ / /

### PART C - OWNER/LESSEE DETAILS

Name	Address
Sch 2.2(a)(ii)	67 Burkitt Street, Page ACT 2614, AUSTRALIA

ADVISORY NOTE: Owners please ensure you have a written contract with the builder named in this application. For residential building work requiring home owner insurance ensure that the same builders name is shown on the insurance policy.

### PART D - OWNER/S OR AGENT SIGNATURE/S

Name	Signature	Date
Sch 2.2(a)(ii)		

NOTE: You may only make this application as an authorised agent on behalf of the owners of the property if you have appropriate written authorisation from ALL the owners and attach it to this application. This also applies if you are a part owner or joint owner making an application on behalf of the owners.

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 E - 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:** \_\_\_\_\_ / /

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



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

Project ID: B20252217

**PART A - PROJECT DETAILS**

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	31	3	BELCONNEN	PAGE	Australian Capital Territory

**Certifier's Details**

Full Name	Address	License Number	Expiry Date
CBS RESIDENTIAL CERTIFIERS PTY LTD	PO Box 76 MITCHELL ACT 2911	2019937	9/09/2025

**Building approval issue date:** 29/07/2025

Building Commencement Notice Required for:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Area (m2)	Cost of Works (\$)
1a(l)	Additions	DA EXEMPT-RESIDENCE	Alterations and additions to existing residence	NA	102.00	153000.00
10a	Other	DA EXEMPT-SEE DESCRIPTION	Additions porch and balconies	NA	10.00	7500.00

**PART B - BUILDERS DETAILS**

**License holder's name:** PROJECT CONTRACT WORKS PTY LTD

**License number:** 20191039

**License Expiry Date:** 1/11/2025

**Business Address:** unit 24 A CASTLEREAGH CRESCENT MACQUARIE ACT 2614

**Phone Number:** 0468925621

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

**Nominee's name:** PRASUN BANERJEE

**License number:** 2024426

**License Expiry Date:** 3/06/2027

**PART C - CERTIFIER'S DECLARATION**

**Issue date of commencement notice:** 29/07/2025

**Name of Certifier Issuing Notice:** CBS RESIDENTIAL CERTIFIERS 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.



## APPOINTMENT OF A CERTIFIER APPLICATION FOR BUILDING APPROVAL

*Building Act 2004, S151*

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 <sup>2</sup> )	Number of Storeys	Cost of Works (refer to building cost)
<sup>1</sup> Additions and alterations to residence	1a(i)	N/A	102	2	\$153,000
<sup>2</sup> Additions - Porch and Balconies	10a	NA	10	1	\$7,500
<sup>3</sup>					
<sup>4</sup>					

**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 OWNER'S 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 Number

Owner 1  Owner 2

Owner 3  Owner 4

Approved form AF2016-85 approved by David Middlemiss, Construction Occupations Deputy Registrar on 10 August 2016 under section 151 of the *Building Act 2004* and revokes AF2016-80.

**PART B continued OWNER/S 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 Owner/s 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 building file for the property which is the subject of this application for the purposes of obtaining information relevant to the issuing of a building approval and associated processes.

**PART F OWNER/S SIGNATURE/S**

1st Owner's Signature	<input type="text" value="Sch 2.2(a)(ii)"/>	Date	<input type="text" value="17/7/2025"/>
2nd Owner's Signature	<input type="text"/>	Date	<input type="text"/>
3rd Owner's Signature	<input type="text"/>	Date	<input type="text"/>
4th Owner's 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 AF2016-85 approved by David Middlemiss, Construction Occupations Deputy Registrar on 10 August 2016 under section 151 of the *Building Act 2004* and revokes AF2016-80.

Authorised by the ACT Parliamentary Counsel—also accessible at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)



Sch 2.2(a)(ii)  
67 Burkitt street  
Page ACT 2614

## BUILDING APPROVAL CERTIFICATE

**Location:** Block 31 Section 3 Page

**Description of Building Work:** Additions and alterations to existing residence

**BCA Occupancy Class:** 1a(i) and 10a

**BCA Construction Type:** NA

**Number of Storeys:** 2

### 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. BCA/ NCC 2022 Volume 2, Amendment 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,

Sch 2.2(a)(ii)

Ian Pomeroy  
General Building Surveyor  
CBS Residential Certifiers Pty Ltd  
29 July 2025

Reference No. R250314

**If a home was built before 1990**  
it may contain dangerous asbestos material



Identify where asbestos materials might be. Five common places are:





**If a home was built before 1990**  
it may contain dangerous asbestos material



**Assess the risk**

A licensed asbestos assessor can help identify asbestos in your home and its condition.

**Asbestos materials become dangerous when:**

 Broken or in poor condition ↓	 Damaged accidentally ↓	 Disturbed during renovation or repairs ↓	 Loose fill asbestos insulation ↓
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**Manage asbestos safely**

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.

For more information, visit [www.worksafe.act.gov.au](http://www.worksafe.act.gov.au) or call Access Canberra contact centre – 13 22 81  
if you need interpreting help, telephone the Translating and Interpreting Service on 131 450

\*Advice based on the Asbestos Safety and Eradication Agency's residential asbestos disclosure research.



*Building Act 2004, S151*

**Appointment of a Certifier and  
Application for Building Approval**

Project ID: B20252217

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

**PART A - PROJECT DETAILS**

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	31	3	BELCONNEN	PAGE	Australian Capital Territory

**PART B - OWNER DETAILS**

Name	Address	Email Address
Sch 2.2(a)(ii)	67 Burkitt Street, Page ACT 2614, AUSTRALIA	

**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

Full Name	Address	License Number	Expiry Date
CBS RESIDENTIAL CERTIFIERS PTY LTD	PO Box 76 MITCHELL ACT 2911	2019937	9/09/2025

**PART D - APPLICATION FOR BUILDING APPROVAL**

I/we the owners of the abovementioned property hereby apply to the certifier named above to issue a building approval under Section 26 of the Building Act 2004 for the building works detailed in the following table

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
1a(l)	Additions	DA EXEMPT-RESIDENCE	Alterations and additions to existing residence	NA	2	102.00	153000.00
10a	Other	DA EXEMPT-SEE DESCRIPTION	Additions porch and balconies	NA	1	10.00	7500.00

I/we have provided the certifier with the 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 building file held by Access Canberra for the property which is the subject of this application for the purposes of obtaining information relevant to the issuing of a building approval and associated processes.

**PART F - OWNER/S SIGNATURE/S**

Name	Signature	Date
Sch 2.2(a)(ii)		

**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.



## Inspection Report - Piers

Block 31, Section 3 Page  
67 Burkitt Street, Page ACT 2614

### PROPOSAL

**Building Approval Number:** B20252217  
**Description of Work(s):** Additions and alterations  
**Builder:** PROJECT CONTRACT WORKS PTY LTD  
**CBS Reference:** R250314

### INSPECTION DETAILS

**Inspection Stage:** Piers  
**Inspection date and time:** 27/08/2025 04:00 PM  
**Appointed Certifier:** CBS Residential Certifiers Pty Ltd  
**ACT Licence No:** 2019937

### INSPECTION SUMMARY

An Inspection of the building work has been carried out:

*As a result of that inspection, I hereby certify that the building work complies with section 42 of the Building Act 2004 and may proceed to the next stage.*

### INSPECTION RESULTS

The areas inspected and the overall outcome of the inspection are listed below, together with any specific defects noted or documents required.

Inspection Area	Inspection Outcome	Reinspections
1. Piers	Satisfactory (no issues)	No re-inspections required for this inspection.

### SIGNED BY:

Sch 2.2(a)(ii)

Chris Campbell  
CBS Residential Certifiers Pty Ltd  
27/08/2025

(02) 6253 9911  
 [thai@cbscertifiers.com.au](mailto:thai@cbscertifiers.com.au)  
 [www.cbscertifiers.com.au](http://www.cbscertifiers.com.au)  
 [Level 1, 53 Bowman Street](#)  
[Macquarie ACT 2614](#)

CBS Building Surveyors consists of  
CBS Management Pty Ltd ABN: 14 637 114 697  
CBS Residential Certifiers Pty Ltd ABN: 66 635 944 044  
CBS Commercial Certifiers Pty Ltd ABN: 85 635 944 124

Project No.: R250314  
Version 1.4

**Minimum Documentation Requirements Definitions and Checklist**

The preferred format of documents and plans is in portable document format (.pdf).

The preferred electronic size of plans is A3 and other documents A4.

Required 'plans' are to be fully dimensioned and to the scales as identified below and must contain a drawing title block which includes the site details, revision number, designers name and correct plan name in accordance with AS1100.

Required 'details' can be included in plans and/or specifications.

Submission Requirement	Required Information	Checklist
<u>Form – Minimum Documentation Requirements for Building Approval Lodgement Checklist</u>	Fully completed form: Minimum Documentation Requirements Definitions and Checklist. (This form)	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Form – Appointment of Certifier</u>	Fully completed form: Appointment of a certifier application for building approval.	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Asbestos Removal Control Plan</u>	Prepared in accordance with Code of practice for the safe removal of Asbestos National Occupational Health and Safety Commission 2 <sup>nd</sup> Edition (NOHSC: 2002(2005))	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Development Approval</u>	Each Plan, Drawing and document, including the notice of decision, which formed part of the development approval.	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Estimate of the Cost of the Building Work</u>	As calculated in accordance with Building (General) (Cost of Building Work) Determination.	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Alternative Solutions</u>	All calculations, reports, certificates and manufacturer's information together with a written proposition to support a building solution which is not in accordance with the Deemed-to-Satisfy provisions of the National Construction Code.	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<u>Site Plan</u>	<ul style="list-style-type: none"> <li>• Scale not less than 1:200</li> <li>• the title boundaries, dimensions and directions</li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/>

Approved form AF2013-38 approved by David Middlemiss, Construction Occupations Registrar on 18 June 2013 under section 151 and section 28A of the Building Act 2004.

	<ul style="list-style-type: none"> <li>including the north point, of the land</li> <li>• the position and dimensions of any easement or services on the land</li> <li>• the position and dimensions of the proposed building or structure (retaining walls, swimming pools, garages, etc.) or building work on the land</li> <li>• Driveways and parking areas and crossovers</li> <li>• Finished floor levels relative to site datum</li> <li>• Finished site levels relative to the Australian height datum</li> <li>• The relationship of the proposed building or building work to the boundaries of the land</li> <li>• The position of any buildings on adjoining properties within 3m of the boundary of the land</li> <li>• Detailed contours of the land at 0.25m intervals over the building site referenced to a project site datum</li> <li>• Earthworks (excavations or fill levels relative to the Australian Height datum, and compaction details) and associated soil and water management strategies</li> <li>• The position of any existing building, structure or trees on the land and the purpose for which the building or structure is used</li> <li>• All utility connection points including electrical, stormwater, sewerage, water and telecommunication/data</li> </ul>	<input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<p><b>Floor Plan</b></p>	<ul style="list-style-type: none"> <li>• Scale not less than 1:100</li> <li>• A plan for each floor including any trafficable subfloor areas</li> <li>• Dimensions</li> <li>• Key to sections cross referenced to relevant drawing and sheet number</li> <li>• Finished floor levels related to Australian Height Datum</li> <li>• Identification of the existing building</li> <li>• Identification of all rooms (existing and proposed)</li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<p><b>Elevation Plan</b></p>	<ul style="list-style-type: none"> <li>• Scale of not less than 1:100</li> <li>• Dimensioned heights including overall heights</li> <li>• Proposed external materials referenced to a materials schedule</li> <li>• Finished floor levels and ceiling levels</li> <li>• Natural and finished ground levels related to Australian Height Datum</li> <li>• Floor to ceiling heights</li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>

<p><b>Section Details</b> <b>– Wall, Floor</b> <b>Ceiling &amp; Roof</b></p>	<ul style="list-style-type: none"> <li>• Scale of not less than 1:100</li> <li>• Finished floor levels and ceiling levels</li> <li>• Natural and finished ground levels related to <del>Australian Height Datum</del></li> <li>• Floor to ceiling heights</li> <li>• <del>Long section of any proposed basement ramp showing gradients</del></li> <li>• <del>Section of any sub floor areas</del></li> </ul>	<p><input checked="" type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> <b>Office Use</b></p>
<p><b>Demolition Plan</b></p>	<ul style="list-style-type: none"> <li>• Scale not less than 1:200</li> <li>• the title boundaries, dimensions and directions including the north point, of the land</li> <li>• the position and dimensions of any easement or utility tie or service points on the land</li> <li>• the position and dimensions of the proposed buildings or structures to be demolished</li> <li>• The relationship of the proposed demolition to the boundaries of the land</li> <li>• The position of any buildings on adjoining properties within 3m of the boundary of the land</li> <li>• The position of any existing building, structure or trees and the purpose for which the building or structure is used</li> <li>• Identification of erosion and sediment control measures</li> </ul>	<p><input checked="" type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> <b>Office Use</b></p>
<p><b>Footings and Concrete Slab Details</b></p>	<ul style="list-style-type: none"> <li>• <del>Section of any sub floor areas</del></li> <li>• Dimensioned plan and construction details of footings including penetrations, step down details and placement of reinforcement including cover</li> <li>• Nominated founding depth and description of founding material</li> <li>• <del>Dimensioned plan and construction details of slabs including levels, falls or gradients</del></li> <li>• Construction details of penetrations, step downs in beams, set downs in slabs and placement details of reinforcement including cover</li> <li>• Slab preparation including materials, thicknesses, compaction requirements, vapour barrier specifications and installation details</li> <li>• Concrete strength, slump, finishing and curing requirements</li> <li>• <del>Specifications and installation details of proprietary and other systems</del></li> </ul>	<p><input checked="" type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> <b>Office Use</b></p>
<p><b>Retaining Wall Details</b></p>	<ul style="list-style-type: none"> <li>• Dimensioned plan showing position of retaining wall, drainage, founding levels and heights</li> <li>• Dimensioned construction details</li> <li>• Drainage, tanking and protection details</li> <li>• Backfill specifications</li> <li>• Concrete mix, slump, reinforcement placement Washout requirements</li> </ul>	<p><input type="checkbox"/> Supplied as stand alone or in document</p> <hr/> <p><input checked="" type="checkbox"/> Not required</p> <p><input type="checkbox"/> <b>Office Use</b></p>

	<ul style="list-style-type: none"> <li>• Specifications and installation details of proprietary and other systems</li> </ul>	
<b><u>Masonry Construction Details</u></b>	<ul style="list-style-type: none"> <li>• Show unreinforced, reinforced or earthwall construction</li> <li>• Identify structural and non-structural walls</li> <li>• Specify dimensions of engaged and isolated piers</li> <li>• Reinforcing specified for reinforced walls</li> <li>• Identify fire rating requirement</li> <li>• Masonry unit sizes and bond patterns and tooling of joints</li> <li>• Specification of brick ties and anchorages</li> <li>• Mortar specification</li> <li>• Cavity dimension and clean out specification</li> <li>• Knockout blocks for washout</li> <li>• Control joint location and detail</li> <li>• Sub floor vents. Location and Size per metre</li> <li>• Specify lintels and bond beams</li> <li>• Sub floor bracing (masonry shear walls)</li> <li>• Weatherproofing and waterproofing details</li> <li>• Flashings, damp proof course and weep holes</li> <li>• Weephole guards (insects, bushfire prone areas)</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Framing (including trusses) and Construction Details</u></b>	<ul style="list-style-type: none"> <li>• Framing drawings or schedules to indicate each structural member, dimensions, orientation, material, grade and size, spacing and span</li> <li>• Joint, support and bearing details</li> <li>• Show minimum clearances to ground level of flooring system members</li> <li>• Fire rating construction details</li> <li>• Bracing, tie downs and fixings</li> <li>• Roof pitch, eave / overhang details</li> <li>• Show location of roof mounted solar panels, hot water service or air conditioners</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Roof Cladding Details</u></b>	<ul style="list-style-type: none"> <li>• Sheeting or tile specification including: <ul style="list-style-type: none"> <li>○ <del>Roof pitch</del></li> <li>○ <del>Batten spacing</del></li> <li>○ <del>Fixing requirements</del></li> <li>○ <del>Flashing details</del></li> <li>○ <del>Roof drainage</del></li> <li>○ <del>Bushfire sealing requirements</del></li> </ul> </li> <li>• <del>Roof lights</del></li> <li>• <del>Roof ventilators</del></li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Exterior Cladding and Material Details</u></b>	<ul style="list-style-type: none"> <li>• Cladding system description, manufacturer, material, pattern and colour, cavity detailing</li> <li>• Fixings, flashings and other details</li> <li>• Sub floor ventilation</li> <li>• Bushfire protection requirements</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Wet area details</u></b>	<ul style="list-style-type: none"> <li>• <del>Specify material and system</del></li> <li>• <del>Wet areas specification (extent and system</del></li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/>

	<p>e.g. membrane, manufacturer and type)</p> <ul style="list-style-type: none"> <li>• Location and design of wet areas</li> </ul>	<input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Windows and Glazing Details</u></b>	<ul style="list-style-type: none"> <li>• Window system description, manufacturer, frame material and energy rating</li> <li>• <del>Glazing specification</del></li> <li>• <del>Bushfire prone areas requirements</del></li> <li>• Opening size for ventilation calculation</li> <li>• <del>Other glazing</del> <ul style="list-style-type: none"> <li>○ <del>Internal glazing specifications including wet area glazing, shower screens, doors</del></li> <li>○ <del>Balustrade system specification (glass and fixings)</del></li> <li>○ <del>Overhead glazing, roof lights</del></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Fire Safety Details</u></b>	<ul style="list-style-type: none"> <li>• Smoke alarms location and type</li> <li>• <del>Bushfire prone areas specifications</del></li> <li>• <del>Fire separation details</del></li> <li>• <del>Penetration sealing specifications (building perimeter)</del></li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Safe Movement and access (including stairs and ramps) Details</u></b>	<ul style="list-style-type: none"> <li>• Construction – type, material and proprietary system</li> <li>• Balustrade construction, spacing and handrails</li> <li>• Clearance height above stair nosings</li> <li>• Winders detail</li> <li>• Dimensions of landings, risers and goings</li> <li>• Section through the stairs</li> <li>• Method of construction, including aperture size, non-slip requirements</li> <li>• Ramp slope and surface finish</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Swimming Pools and Spas Details (including fencing/barriers)</u></b>	<ul style="list-style-type: none"> <li>• Construction details, waterproofing, drainage, pool water recirculation and filtration systems</li> <li>• Pool safety barrier details and height</li> <li>• Openings, gates and latches</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Energy Efficiency Details</u></b>	<ul style="list-style-type: none"> <li>• Building fabric thermal efficiency specification <ul style="list-style-type: none"> <li>○ walls, ceiling, floors and roof</li> <li>○ Insulation location and R value</li> <li>○ Sarking vapour permeability</li> </ul> </li> <li>• Window energy specification</li> <li>• Energy rating documentation</li> <li>• <del>Building sealing</del></li> <li>• <del>Air movement control strategies</del></li> <li>• <del>Pipe and services insulation</del></li> <li>• <del>Glazing calculator to be supplied if a Deemed To Satisfy solution</del></li> <li>• <del>Under slab or slab edge insulation</del></li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/> <input type="checkbox"/> Not required <input type="checkbox"/> <b>Office Use</b>
<b><u>Water Supply and Drainage</u></b>	<ul style="list-style-type: none"> <li>• An interim sanitary drainage plan</li> <li>• A plan that identifies the location of all</li> </ul>	<input checked="" type="checkbox"/> Supplied as stand alone or in document <hr/>

<b>Plan</b>	<p>relevant water supply and drainage points to the building</p> <ul style="list-style-type: none"> <li>• Surface and sub-surface site drainage including location of on-site waste water management systems including land application area</li> <li>• Levels of overflow relief gully (ORG) rim relative to the lowest sanitary plumbing fixture outlet and the surrounding finished surface level</li> <li>• Levels of inverts to existing and proposed drainage services at point of connection to approved disposal system</li> </ul>	<input type="checkbox"/> Not required  <input type="checkbox"/> <b>Office Use</b>
<b>Services Plan</b>	<ul style="list-style-type: none"> <li>• A plan that identifies the location of all relevant internal and external electrical points in or on the building, lighting, plant and mechanical, for example air-conditioning, evaporative cooling, exhaust fans, water heaters, fixed appliances and water tanks (including connection)</li> </ul>	<input type="checkbox"/> Supplied as stand alone or in document <hr/> <input checked="" type="checkbox"/> Not required  <input type="checkbox"/> <b>Office Use</b>
Building Certifier: CBS Residential Certifiers Pty Ltd  Date: 29/07/2025		ESDD Customer Service Officer: _____  Date: _____



**D&N Geotechnical Pty Ltd**

ABN 56 621 319 864

[www.dngeotechnical.com](http://www.dngeotechnical.com)

**P:** Sch 2.2(a)(ii)

**E:** Sch 2.2(a)(ii)@dngeotechnical.com

16 June 2025

Prasun Banerjee  
TPJ Homes Pty Ltd  
135 Sculthorpe Avenue,  
Whitlam ACT 2611

**Canberra Office**  
Unit 11, Trevor Pearcey House  
Block C Traeger Court  
28-34 Thynne Street Bruce ACT 2617

Our Reference: C-2730.00 R1

## **67 Burkitt Street (Block 31, Section 3), Page ACT 2614**

### **Geotechnical Site Classification Summary Report**

## **Introduction**

This report presents the results of a geotechnical site classification carried out by D&N Geotechnical Pty Ltd (D&N) at 67 Burkitt Street, Page ACT 2614.

The assessment was commissioned by TPG Homes Pty Ltd and carried out in general accordance with our fee proposal (D&N Document Reference: C-2730.00 P1, dated 23 May 2025).

Based on the provided drawings, the project will comprise an extension to the northwest of the existing residential dwelling at the aforementioned address.

## **Investigation Methodology**

The following office and site activities were carried out to assist classification of the site in accordance with AS2870 – 2011:

- Desktop review of existing geotechnical information for the site.
- Site walkover to observe existing surface conditions and layout(s).
- 2 no. hand auger boreholes to 0.7 m and 1.1 m below the existing ground level, positioned within the proposed extension footprint(s).
- 2 no. Dynamic Cone Penetrometer (DCP) tests to 0.8 m and 1.0 m below the existing ground level, located immediately adjacent to each hand auger borehole.
- Submission of one soil sample to a NATA registered laboratory for Atterberg Limits and Linear Shrinkage testing.

Fieldwork for the geotechnical investigation was carried out on 5 May 2025 by a geotechnical engineer, who was responsible for coordination of the site safety, sampling, recording of test results, and logging of subsurface materials to AS1726 – 2017.

Insert Plate 1 shows the approximate investigation locations, which were located by using a hand-held GPS (accurate to  $\pm 3$  m).



Plate 1 – Site layouts and approximate investigation locations extract from ACT mapi Basic Map

## Results of Investigation

### Published Geology

The Canberra 1:100,000 geological map (Sheet 8727) indicates that the site is underlain by purple to greenish - grey dacitic ignimbrite.

Rhyodacite ignimbrite, minor volcanoclastic and argillaceous sediments is mapped towards the north of the proposed development footprint (approx. 60 away).

### Site Surface Conditions

The site is currently occupied by an existing residential dwelling, private driveway, and covered with low grass.

Several mature trees were observed around the property boundary.

### Subsurface Conditions

A summary of subsurface conditions observed during our fieldwork is presented in Table 1 below.

Table 1 – Summary of Main Observed Geotechnical Units.

Unit	Origin	Summary Material Description	Depth to Base of Unit (m)	
			HA01	HA02
1	Topsoil	Sandy SILT, low plasticity, brown, dark brown, fine to coarse sand, trace root fibres, Moisture is less than the plastic limit.	0.1	0.1
2a	Uncontrolled Fill	Silty CLAY, medium plasticity, pale orange, mottled red, trace fine to coarse sand. Moisture is approximately equal to the plastic limit.	0.3	-
2b		Silty SAND, fine to coarse sand, pale brown, low plasticity silt fines. Dry.	-	0.3

Unit	Origin	Summary Material Description	Depth to Base of Unit (m)	
			HA01	HA02
3	Residual Soil	Silty CLAY, high plasticity, pale brown, with fine to coarse sand. Moisture is less than the plastic limit. Typically, of stiff consistency. DCP results recorded $\geq 3$ blow counts per 100 mm of penetration.	0.6	-
4	Extremely Weathered Material	Gravelly CLAY, high plasticity, pale orange, mottled red, pale brown, fine to medium, sub-angular to angular gravel, with fine to coarse sand. Moisture is less than the plastic limit. Typically, of hard consistency. DCP results recorded of $\geq 17$ blow counts per 100 mm of penetration. DCP test results are attached to this report.	>1.1 (refusal)	>0.7 (refusal)

No groundwater inflows were observed during auger drilling.

A summary of the Laboratory test results is provided below for a sample from HA01 (between 0.6 m and 1.1 m) below relative ground level, which indicates that the site soils (containing fines) are typically of high plasticity.

- Linear Shrinkage 11.5%
- Liquid Limit 62%
- Plastic Limit 24%
- Plasticity Index 38%

## Discussion and Recommendations

### Site Classification

In accordance with AS2870 – 2011 “Residential Slabs and Footings”, the site is classified as **Class M**. The characteristic surface movement of the existing subsurface profile (due to seasonal moisture changes) is expected to be in the order of up to **40 mm**.

The site classification should be reassessed where:

- Footings are not founded within the Unit 3 Residual Soil or better.
- Excavation or addition of fill is required as part of the development.

### Footing Systems

Footings shall be founded within Unit 3 Residual Soil or better, below all topsoil and fill materials, whether existing or future; and a minimum of 500 mm below the existing ground level.

Assuming the above, an allowable bearing pressure of 100 kPa would be appropriate for design.

All building footings should be founded within the same geotechnical unit to reduce the potential for differential settlement to occur.

Load induced settlements of footing designed in accordance with the above recommendations (and not exceeding 1.0 m width) should not exceed 10 mm; provided footings are clean, dry, free of loose or compressible material, and do not lie within the zone of influence of adjacent excavations including existing swimming pool, structures and underground services.

All footings will be founded below all uncontrolled fill materials (whether existing or future), service trenches, and root zones, and that any additional fill under slab panels shall meet the requirements of AS2870. Topsoil and the root zone must be removed prior to the placement of any fill materials beneath slab floors. Service trenches backfilled with uncontrolled fill must not extend below a line extending out down at 45° from the ground surface at the edge of the building.

The base of the footing excavations shall be free of soft or loose material. Adequate drainage shall be provided to prevent ponding of water and to divert surface water flows away from footings and floors.

## Limitations

The recommendations of this report are based on observations of the ground conditions on site at the time of our visit. D&N should be advised in ground conditions change from those discussed above prior to pouring concrete, due to excavation/filling/adverse weather conditions or other means. Reference should be made to the attached CSIRO Sheet 'Foundation Maintenance & Footing Performance' for comments about gardens, landscaping, and trees on the performance of foundation soils.

Yours sincerely

Sch 2.2(a)(ii)

Project Geotechnical Engineer

Attached CSIRO – Foundation Maintenance and Footing Performance  
DCP Test Results  
Laboratory Testing Report  
Information About Your D&N Report



BTF 18  
replaces  
Information  
Sheet 10/91

# Foundation Maintenance and Footing Performance: A Homeowner's Guide

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

## Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

## Causes of Movement

### Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

### Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

### Saturation

This is particularly a problem in clay soils. Saturation creates a bog like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

### Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

### Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES	
Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

#### Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

#### Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

#### Effects of Uneven Soil Movement on Structures

##### Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpend).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

##### Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

##### Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

##### Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

##### Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brick work in the external walls and at least some of the internal walls (depending on the roof type) comprise the load bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

#### Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

#### Effects on brick veneer structures

Because the load bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

### Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.

Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.

- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large scale problems such as erosion, saturation and migration of water under the building.

### Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

### Prevention/Cure

#### Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

#### Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

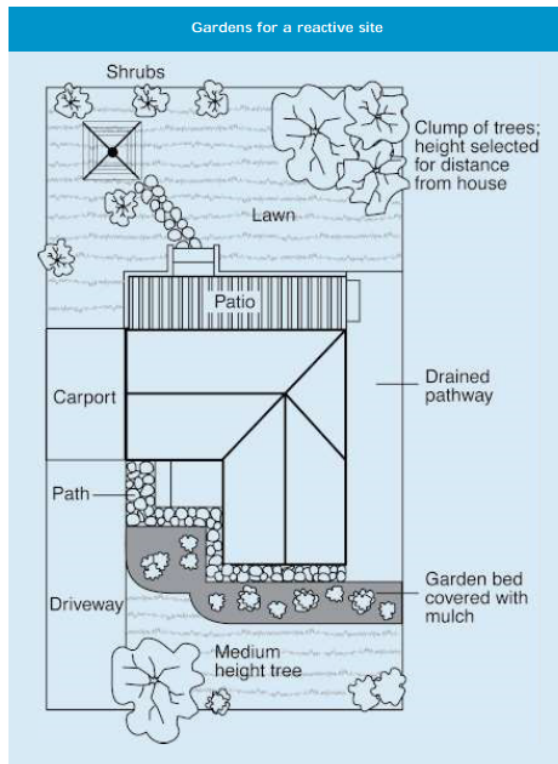
It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

#### Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS		
Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5 15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15 25 mm but also depend on number of cracks	4



- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

#### The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

#### Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

#### Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

#### Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

#### Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

#### Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

**Warning:** Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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## Dynamic Cone Penetrometer Test Results

<b>Client:</b>	TPJ Homes Pty Ltd
<b>Principal:</b>	
<b>Project:</b>	67 Burkitt Street (Block 31, Section 3)
<b>Location:</b>	Page ACT
<b>Job No:</b>	C-2730.00
<b>Date of Issue:</b>	16 June 2025
<b>Standard used:</b> (eg AS, RTA)	AS 1289 6.3.2

Test procedure: AS 1289 6.3.2		Test date: 28/5/2025						
Depth below surface (mm)	Test Numbers			Readings recorded in blows per 100mm				Test location/Remarks
	DCP01	DCP02						
100	3	5						DCP01 performed at HA01 location
200	5	8						
300	4	8						
400	3	24						
500	4	18						
600	8	17						
700	14	17						
800	14	23						
900	14							
1000	20							
1100	<b>HB</b>							
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3300								

Remarks	<p>General Information</p> <p>AS 1289 6.3.2</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Drop height 510mm ± 5</li> <li><input checked="" type="checkbox"/> Cone tip</li> <li><input type="checkbox"/> Blunt tip</li> </ul> <p>AS 1289 6.3.3</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Drop height 600mm ± 5</li> </ul>
---------	---

# Material Test Report

Report Number: C-2730.00-1  
 Issue Number: 1  
 Date Issued: 16/06/2025  
 Client: D&N Geotechnical  
 Unit 11 Trever Pearcey House Block C Traeger Court 28-34  
 Thynne Street, BRUCE ACT 2617

Project Number: C-2730.00  
 Project Name: 67 Burkitt Street  
 Project Location: PAGE ACT  
 Work Request: 18850  
 Sample Number: M-18850A  
 Date Sampled: 28/05/2025  
 Dates Tested: 05/06/2025 - 16/06/2025  
 Sampling Method: Sampled by Client  
*The results apply to the sample as received*

Site Selection: Chosen and Identified by Client  
 Sample Location: HA01, Depth: 0.6 - 1.1 m  
 Material Source: Submitted by Client 28/05/2025



**LABORATORIES PTY. LIMITED.**

16 Kemble Court Mitchell ACT 2911

Phone: (02) 6241 1322

Email: [redacted]@testcrete.com

Accredited for compliance with ISO/IEC 17025 - Testing



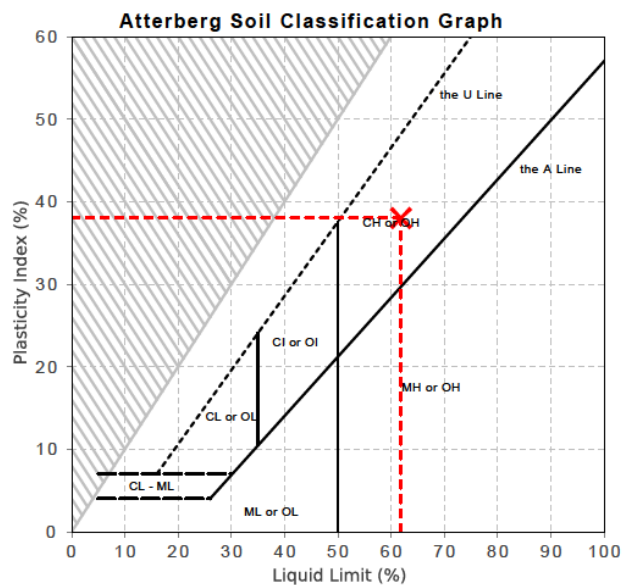
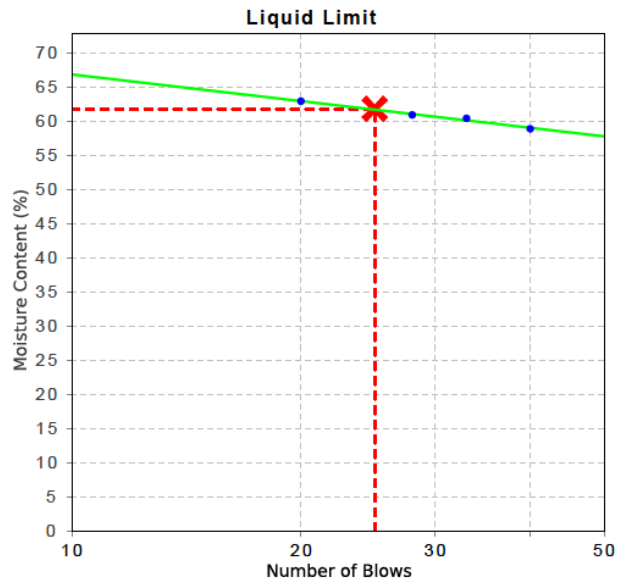
Sch 2.2(a)(ii)

Approved Signatory: [redacted]  
Director

NATA Accredited Laboratory Number: 1742

Atterberg Limit (AS1289 3.1.1 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	62		
Plastic Limit (%)	24		
Plasticity Index (%)	38		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.1		
Linear Shrinkage (%)	11.5		
Cracking Crumbling Curling	Cracking		





## Information about your D&N Geotechnical Report

### Subsurface conditions can change

Subsurface conditions arise from a combination of natural processes, the presence of flora and fauna, and human activities. It is crucial to note that this report reflects the conditions observed during our investigation, and decisions should not solely rely on its findings, as its accuracy may be influenced by the passage of time. It is essential to recognise that alterations to site conditions, such as the introduction of fill, may have occurred since our investigation. In such cases, D&N should be consulted to advise how these changes may have impacted the project.

### Your report is based on project specific criteria

This report is based on project-specific requirements understood by D&N during proposal acceptance, including the project's nature, site size, location, infrastructure, and conditions at the time of investigation. If there are changes to the project's nature, consult with D&N to assess their impact on our recommendations. We cannot accept responsibility for issues arising from unconsulted changes in project factors.

### Interpretation of factual data

Site investigations identify actual subsurface conditions at those discrete locations at the specific point-in-time of the investigation. Data derived from external data sources such as literature, maps and subsequent laboratory testing are interpreted by geologists, engineers, and scientists to provide their opinion on conditions, and likely impact to the project.

Conditions can change or differ from those that are inferred to exist. To reduce impacts associated with unexpected conditions, D&N should be consulted throughout the project to identify varying conditions, undertake additional work, and recommend alternative solutions.

### Interpretation by other design professionals

To prevent misinterpretations of our report by other professionals, it is recommended to consult with D&N. This consultation will ensure a clear understanding of report implications and facilitate a thorough review of any plans, designs, or specifications that may be influenced by our findings.

### Your report is prepared for specific persons

To avoid the misuse of information in this report, it is recommended that D&N are consulted before passing your report on to another person or organisation who may not be familiar with the background or purpose of the report.

### Your report will only give preliminary recommendations

Your report is based on discrete sampling locations which are indicative of actual conditions across an area. This assumption will not be substantiated until the project has begun, and as such recommendations should be treated as preliminary. D&N is familiar with the project background needed to assess and validate preliminary recommendations throughout the project. Should another party implement the recommendations of this report, there is a risk of misinterpretation. D&N cannot be held responsible for such misinterpretation.

### Data should not be separated from this report

The report comprehensively communicates the outcomes of the site assessment. It is crucial that the report remains intact and unaltered to prevent any misinterpretation of findings when taken out of context.

### Geo-environmental

Your report will not likely relate any findings regarding hazardous materials on the site unless specifically required. Environmental science requires specialised techniques, equipment and testing, and suitably qualified and experienced personnel.

### Standard of care

D&N conducted consulting services and generated this report in accordance with the Client's requirements, utilising available data and expertise. The findings reflect reasonable judgment, diligence, and adherence to professional standards within commission constraints. This report carries no expressed or implied warranty regarding the professional advice provided.

### Additional assistance

Not all approaches may have been dealt with in your report. Should the project progress, D&N should be contacted to develop alternative approaches and methods that may benefit both timing and cost.

**BUILDING APPROVAL COMPLETENESS CHECKLIST  
RESIDENTIAL BCA CLASS 1 and 10**

**Block: 31**

**Section: 3**

**Suburb: Page**

**Unit No:**

**Project Number: B20252217**

**Certifier: CBS**

Creating Building Files	
Is this a new block with a new residence?	Y <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Has a building file been created in Objective?	Y <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Swimming Pool	
Is this Approval for a Swimming Pool? Y <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	If yes, send Swimming pool checklist to <a href="mailto:Douglas.Farr@act.gov.au">Douglas.Farr@act.gov.au</a>

Part 1 Administrative Check				
Requirements	Pass	Fail	N/A	Comments
Has the Building Approval been submitted within 7 days from the date of approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If the Building Approval has a Development Approval, is the Development Approval still valid?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DA Number:
Have the Development Approval Plans been provided? (Including amendments)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Correct cost of building work provided in eDev? (Refer to Government <a href="#">Cost Guide</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have Certifier appointment and Building Commencement notice forms (If BCN issued) signed by the lessee on ACTLIS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If the BCN was issued, has an insurance certificate been provided if the cost of building work exceeds \$12,000 for a class 1a building? (N/A for-Owner Builder and ACT Housing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If the BCN is issued, does the insurance certificate details match the details on the BCN form and BCN raised on eDev?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If BCN has been issued, is the licensee authorised to undertake the work as described? Swimming Pool or Demolition endorsement on license.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have statements of compliance from each relevant utility been provided where relevant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> ELECTRICITY
Has an Energy Efficiency Details been provided? (Normally for new residences or if the additions are more than 50% of the existing house).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If there is no Development Approval or exemption D notice has a site work notice been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If there is no Development Approval, have forms 7A and 7B (Notifying the neighbours) been provided for large additions, full or part demolition of a single dwelling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has the Minimum Documentation Requirements for Building Approval Lodgment Checklist been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Checklist review date 10/7/2025**

**BUILDING APPROVAL COMPLETENESS CHECKLIST  
RESIDENTIAL BCA CLASS 1 and 10**

<b>Part 2 Documentation Check</b>				
<b>Requirements</b>	<b>Pass</b>	<b>Fail</b>	<b>N/A</b>	<b>Comments</b>
Has an Approved Site Plan been provided? (Showing the dimensions of the land and include the block, section and suburb).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has an Approved Floor Plan been provided? (The floor area of the proposed building or proposed new part of the building).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has an Approved Elevation Plan been provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Approved Sections Wall been provided if required? Approved Sections Floor been provided if required? Approved Sections Ceiling been provided if required? Approved Sections Roof been provided if required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has an Approved Demolition Plan been provided if required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has Swimming Pools and Spas Details been provided? (Pool safety barrier details, fencing details and heights)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has an Asbestos Removal Control Plan? (Demolition or minor demolition work only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the BA is for existing work, please inform the certifier that they will need to follow the 69(2B). If it's for a re-approval, has the invoice been amended to include the fee? (Minimum fee of re-approval is \$128.08.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Have all relevant plans been stamped and dated by the building certifier and does the date match eDev?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Description of building work clearly outlines work that is to be considered for Building Approval?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Porch and Balconies to be included on BCN
Are all relevant documents been uploaded & named correctly on eDev?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Customer Service officer name: PM

Date: 07/08/2025

Notes/outstanding items: Porch and Balconies to be included on BCN

**Checklist review date 10/7/2025**