



Building Act 2004, S151
Building Approval

Project ID: B20222544

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	46	6	DICKSON	CANBERRA CENTRAL	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7a	New	CAR PARK	Structural piling and bulk excavation for a three storey carpark	A	3	594.00	2664117.00

Work relates to the following Development Application(s):

Development Application ID	Description
202038154	Merit -
202038154	Merit -

PART C - CERTIFIERS DECLARATION

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

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

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

Full Name	Address	License Number	Expiry Date
STEVE WATSON AND PARTNERS (ACT) PTY LTD	456 KENT STREET SYDNEY NSW 2000	2017444	2/11/2022

Date Issued : 15/06/2022

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 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 ²)	Number of Storeys	Cost of Works (refer to building cost)
1 Structural piling and bulk excavation for a three storey carpark	7a	A	594	3	\$2,664,117
2					
3					
4					

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

Is all work exempt from development approval?

- YES Attach assessment for exempt development checklist (if applicable)
- NO Provide reason/s or description of work: DA No. 202038154

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

PART B continued **OWNER/S DETAILS – Please Print**

Postal Address	PO Box 17				
Suburb	Mitchell	State	ACT	Postcode	2911
Phone Number Business Hours	N/A	Mobile	[REDACTED]		
EMAIL ADDRESS	[REDACTED]				

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	Steve Watson & Partners (ACT) Pty Ltd				
Name of Certifier	As above	ABN/ACN	618784580		
Postal Address	Level 1, Unit 14, 27 Hopetoun Circuit				
Suburb	Deakin	State	ACT	Postcode	2600
Phone Number Business Hours	(02) 6100 6609	Mobile	[REDACTED]		
EMAIL ADDRESS	[REDACTED]	swpartners.com.au			

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	[REDACTED]	Date	06-06-2022
2nd Owner's Signature		Date	
3rd Owner's Signature		Date	
4th Owner's Signature		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.

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 2015*
- ▶ 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 storey's 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.

Privacy Notice

The personal information on this form is provided to Access Canberra to enable the processing of your application. The collection of personal information is authorised by the *Building Act 2004*. If all or some of the personal information is not collected Access Canberra cannot process your application. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. 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. Access Canberra's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by Access Canberra, and how you may complain about an alleged breach of the Territory Privacy Principles. Access Canberra Information Privacy Policy can be found at www.act.gov.au/accessCBR

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
 Or call **132281** to find an
 Access Canberra Shopfront.

Deferred Access

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AUSTRALIAN CAPITAL TERRITORY

ENVIRONMENTAL PROTECTION AGREEMENT UNDER THE ENVIRONMENT PROTECTION ACT 1997

Name: **BLOC Holdings Pty Ltd**
ABN: **74 149 091 565**
Street: **Leve 1-16 Bentham Street**
Suburb: **Yarralumla**
State: **ACT**
Postcode: **2600**

PURPOSE OF THE ENVIRONMENTAL PROTECTION AGREEMENT

The *Environment Protection Act 1997* (the Act) provides for the protection of the environment from pollution and includes a provision under Section 38 for the Environment Protection Authority (the Authority) to enter into an Environmental Protection Agreement (Agreement).

This Agreement is between **BLOC Holdings Pty Ltd** (Agreement Holder) and the Authority concerning:

major land development or construction activities, being-

- (i) land development, or the construction of a commercial building, on a site of 0.3 hectares or more and including the construction of associated public infrastructure; or
- (ii) the construction of public infrastructure on a site of 0.3 hectares or more.

The aim of this Agreement is to ensure that the land development sites achieve a consistently high level of environmental management.

This agreement is valid for an unlimited period or until surrendered earlier by **BLOC Holdings Pty Ltd** or cancelled or suspended by the Authority.

Signed for and on behalf of **BLOC Holdings Pty Ltd** Signed by the **Environment Protection Authority**

Sign: _____

Sig _____

Print full _____

Date: 11/11/2019

Title: _____

Director

Date: 7/11/2019

ENVIRONMENTAL MANAGEMENT

Land development and construction involves a number of closely linked stages, often carried out by different parties. In this Agreement the Agreement Holder is the party responsible for development.

The definition of development in the Act is:

- (i) building, altering, repairing or demolishing a building or structure on land;
- (ii) disposing of waste materials generated by altering or demolishing a building or structure on land;
- (iii) carrying out earthworks or other construction work on or under land;
- (iv) carrying out work that would affect the landscape of land.

The Agreement Holder agrees to be responsible for the relevant sections of Schedules 1 to 4 on all sites for the time period for which the Agreement Holder undertakes development. The Agreement Holder agrees to implement an induction and awareness program for their staff members to ensure that the relevant practices referred to in Schedules 1 to 4 are implemented on their sites.

VALIDITY OF THE AGREEMENT

This Agreement is valid for an unlimited period from the date of signing or until one month after written notice is provided by one party to the other party that it wishes to withdraw from the Agreement. The Agreement Holder must notify the Authority of any significant changes in the nature, location or ownership of the company during this period.

The Agreement can be terminated by the Agreement Holder if they have ceased the prescribed activity or by the Authority in the case of non-compliance with the conditions of the Agreement or the Act by providing a written notice to the Agreement Holder. The Authority will terminate the Agreement immediately if the other party has been convicted of an offence causing serious or material environmental harm under the Act.

RECORDS

The Agreement Holder shall keep a record of all complaints received by its employees or its agents, in relation to pollution from the activity. Records are to be kept and provided, on request, to the Authority.

SCHEDULE 1 – EROSION AND SEDIMENT CONTROL

1.1 EROSION AND SEDIMENT CONTROL PLANS FOR SITES

1.1.1 Design

For sites of 0.3 to 1 hectare, the Agreement Holder agrees to arrange the provision of an erosion and sediment control plan to be approved by the Authority prior to the commencement of development.

The plan should include:

- a description of the proposed activities;
- existing topography including contour lines and catchment boundaries, catchment areas, adjacent areas including creeks and buildings;
- location of permanent stormwater inlets, pipes, outlets, and other permanent drainage facilities;
- vegetative buffer areas to be protected by fencing;
- details of proposed erosion and sediment control measures appropriate for the site in accordance with the Environment Protection Authority's "Environment Protection Guidelines for Construction and Land Development in the ACT" (the Guidelines);
- proposed timetable for development and installation of erosion and sediment controls; and surface stabilisation measures; and
- proposed water plan detailing:
 - water source (where water is to be sourced from a waterway, approval may be required from the Authority, contact 13 22 81);
 - length of time water source is required;
 - recycling of water;
 - usage of storage dams on site;
 - other methods used to minimise water use (i.e. an alternative for dust suppression may be to minimise the disturbed area during development through staging of works).

1.1.2 Development

The Agreement Holder agrees to minimise suspended solids in site run-off to protect the quality of water entering the stormwater system, streams, rivers and lakes by:

- minimising the area of disturbance to retain the maximum area of natural vegetation cover;
- installing and maintaining erosion control devices including silt fences, stormwater inlet sediment traps and stormwater retention structures in accordance with the erosion and sediment control plan, prior to commencement of works;
- diverting clean water away from areas of disturbance as necessary;
- restricting traffic to a stabilised entry/exit point;
- chemically dosing turbid water to settle out suspended solids as necessary to achieve <60 mg/L suspended solids (50 NTU's) and a pH of 6.5-8.5 prior to discharging wastewater from its sites;
- maintaining adjacent gutters and road surfaces free of soil and building materials; and
- inspecting and managing any sediment and erosion controls on a weekly basis and/or before rain events.

The Agreement Holder agrees to take responsibility for the management of erosion and sediment from the site for all stages of the development until the site is fully stabilised or the development is handed over to another Agreement Holder who accepts responsibility for the site.

Full stabilisation means at least 85% of the disturbed ground within the site is stabilised. Stabilisation means adequate measures have been employed to prevent erosion of soil.

Note: For greenfield developments this 85% includes both individual allotments and public land.

1.2 EROSION AND SEDIMENT CONTROL PLANS FOR SITES OVER 1 HECTARE

1.2.1 Design of Land Development

For sites over 1 (one) hectare the Agreement Holder agrees to arrange for the provision of an erosion and sediment control plan to the Authority at the design stage for approval prior to tenders being called in order to allow contractors to incorporate the cost of sediment and erosion control measures.

The plan should include:

- a description of the proposed activities;
- existing topography including contour lines and catchment boundaries, catchment areas, adjacent areas including creeks and buildings;
- existing and final drainage patterns;
- proposed shaping;
- staging of the development;
- limits of clearing and grading, including vegetative buffer areas to be fenced off;
- details and specifications of proposed erosion and sediment control measures including retention ponds, spillways outlet pipes, diversion channels, and sediment traps;
- location of permanent stormwater inlets, pipes, outlets, and other permanent drainage facilities;
- proposed timetable for development and installation of erosion and sediment controls;
- surface stabilisation measures including seeding and mulching rates; and
- the Agreement Holder agrees to arrange the provision of a water plan to be provided to the Authority prior to the commencement of development; and content of water plans will include:
 - Water source (where water is to be sourced from a waterway, approval is required from the Authority, contact 13 22 81);
 - Length of time water source is required;
 - Recycling of water;
 - Usage of storage dams on site;
 - Other methods used to minimise water use (i.e. an alternative for dust suppression may be to minimise the disturbed area during development through staging of works).

Considerations at the design stage

Plan the development to fit the site by:

- assessing the physical characteristics of the site to determine how it can be developed with the smallest risk of environmental damage; and
- minimising land reshaping by using the existing topography wherever possible.

Determine limits of land clearing and shaping by:

- deciding exactly which areas must be disturbed to accommodate the proposed development, and which areas can remain untouched;
- paying special attention to critical areas (for example, steep slopes, highly erodible soils, surface water borders, wetlands and the like); and
- considering staged clearing as an alternative to mass clearing.

Divide the site into natural drainage areas by:

- determining how run-off will drain from the site;
- considering how erosion and sedimentation can be controlled in each drainage area or sub-catchment before looking at the entire site, sediment retention ponds or sediment traps;
- remembering that it is more advantageous to control erosion at the source and prevent problems than to design perimeter controls to trap sediment; and
- identifying stable and preferred water disposal areas.

Select erosion and sediment control practices by:

- determining sediment control measures appropriate for the site in accordance with the Guidelines and ensuring controls are considered for the whole development cycle;
- including key dimensions and specifications in construction details;
- liaising as necessary with an authorised officer and obtain agreement to the adequacy of the proposed measures; and
- constructing and maintaining structural measures in accordance with standards and specifications set out the Guidelines .

Control stormwater run-off during earthwork development by:

- stormwater which can arise from higher up the catchment, above the area being worked, can be effectively controlled;
- terminate diversions, catch drains and drains at silt traps located near access holes which can in turn be used as entry points to the stormwater system; and
- discharge both underground stormwater and residual surface run-off from the site via a sediment retention pond where practical; if new stormwater trunk mains are needed to carry sediment-laden flows they should not be connected directly to the existing downstream drainage network. In the interim, it should be made clear in the erosion and sediment control plan that they should be connected to an off-stream sediment retention pond.

1.2.2 Development

The Agreement Holder agrees to:

- advise the Authority of commencement of works;
- seek approval from the Authority for any changes to the approved erosion and sediment control plan; and
- minimise suspended solids in site run-off to protect the quality of water entering the stormwater system, streams, rivers and lakes by:
 - minimising the area of disturbance to retain the maximum area of natural vegetation cover;
 - diverting clean water away from areas of disturbance;
 - restricting traffic to a stabilised entry/exit point;
 - installing erosion control devices including silt fences, stormwater inlet sediment traps and stormwater retention structures in accordance with the erosion and sediment control plan prior to commencement of associated works;
 - diverting sediment-laden water to stormwater retention structures (if new stormwater trunk mains are needed to carry sediment-laden flows they should not be connected directly to the existing downstream drainage network. They should be connected to a stormwater sediment retention pond until the site is stabilised.);
 - maintaining adjacent gutters and road surfaces free of soil and building materials;
 - inspecting and managing any sediment and erosion controls on a weekly basis and/or before a rain event, and notifying the Authority of waste water discharge procedures and modifications to controls; and
 - chemically dosing turbid water to settle out suspended solids as necessary to achieve <60 mg/L suspended solids (50 NTU's) and a pH of 6.5-8.5 prior to discharging wastewater from its sites.

The Agreement Holder agrees to take responsibility for the management of erosion and sediment from the site for all stages of the development until the site is fully stabilised or the development is handed over to another Agreement Holder who accepts responsibility for the site.

Full stabilisation means at least 85% of the disturbed ground within the site is stabilised. Stabilisation means adequate measures have been employed to prevent erosion of soil.

Note: For greenfield developments this 85% includes both individual allotments and public land.

SCHEDULE 2 – SPOIL MANAGEMENT

The removal of spoil off site and the acceptance of fill on site is regulated under the Act.

2.1 Removal of Soil

When removing spoil from the proposed work area, the following details must be included in the erosion and sediment control plan:

- where the spoil will originate from
- who is removing the spoil
- where the spoil will be taken (ensure acceptor of the spoil has the relevant approvals in place, including interstate movements)
- the amount of spoil to be removed
- description of spoil to be removed i.e. virgin excavated natural material (VENM). If not VENM refer to the note below for more information
- timeframe to complete the works to the satisfaction of the Authority
- the contractor transporting soil.

Note: To remove soil that is not VENM the Agreement Holder must seek written approval from the Authority prior to the soil being removed from site. Advice can be obtained by contacting the Authority on 13 22 81.

VENM means virgin excavated natural material (e.g. clay, gravel, sand and rock) that is not mixed with any other waste and that:

- a) has been excavated from areas that are not contaminated, as a result of industrial, commercial, mining or agricultural activities, with manufactured chemicals and that does not contain sulphuric ores or soils, or
- b) consists of excavated natural materials that meet such criteria as may be approved by the Environment Protection Authority.

2.2 Acceptance of Fill

Under Schedule 1 of the Act, the acceptance of more than 100m³ of fill by the lessee or occupier of the land in most areas of the ACT requires an Environmental Authorisation. This includes land that is in an area identified in:

- the ACT Territory Plan as broadacre; rural; hills, ridges and buffer areas; river corridors; mountains and bushlands; plantation forestry; or
- the National Capital Plan as broadacre areas; rural areas; hills; ridges and buffer spaces; river corridors; mountains and bushlands.

If fill is to be accepted at a site other than those listed above, an Environmental Authorisation may not be required, however the Authority must be notified and due diligence is necessary to ensure all fill is properly managed.

“The Spoil Management in the ACT” Information Sheet provides further information and can be accessed on the website listed in References (on page 9).

SCHEDULE 3 – AIR

All steps should be taken that are practical and reasonable to minimise dust pollution on development sites. “The Dust Suppression During Construction” Information Sheet provides further information and can be accessed on the website listed in References (on page 9). Burning of materials is not permitted on development sites.

SCHEDULE 4 – NOISE

All building work that generates noise must be conducted within the time periods detailed in the Act:

	Zones A and B	All other areas (where the duration of work is less than 2 weeks)	All other areas (where duration of work will exceed 2 weeks)
Monday to Saturday	6am to 8pm	7am to 8pm	7am to 6pm
Sunday or Public Holidays	6am to 8pm	8am to 8pm	In accordance with the noise zone standard for the relevant zone

Note: Zone A: Industrial (as per Territory Plan)
Zone B: City Centre (as per Territory Plan)
Town Centre (as per Territory Plan)
Central National Area (City) (as per National Capital Plan)

Any relevant noise reduction measures specified in Australian Standard 2436 - Guide to noise and vibration control on construction, demolition and maintenance sites must be implemented.

REFERENCE

Includes, but is not limited to:

Legislation

- *Environment Protection Act 1997*
- Environment Protection Regulation 2005
- Magistrates Court (Environment Protection Infringement Notices) Regulation 2005
- *Water Resources Act 2007*

Policies

- General Environment Protection Policy, Environment Protection Authority
- Water Quality Environment Protection Policy, Environment Protection Authority
- Air Environment Protection Policy, Environment Protection Authority
- Contaminated Sites Environment Protection Policy, Environment Protection Authority
- Hazardous Materials Environment Protection Policy, Environment Protection Authority
- Noise Environment Protection Policy, Environment Protection Authority

Guidelines

- Environmental guidelines for preparation of an Environment Management Plan, Environment Protection Authority
- Environmental Guidelines for Service Station Sites and Hydrocarbon Storage, Environment Protection Authority
- Environment Protection Guidelines for Construction and Land Development in the ACT, Environment Protection Authority

Information Sheets

- Prevent Pollution from Residential Building Sites Information Sheets 1-6
- Dust Suppression During Construction
- Discharge from Sediment Control Ponds
- Spoil Management in the ACT
- Minimum Standards for Submission of Pollution Control Plans
- Delivering Supplies to Building Sites
- Prevent Pollution from Concreting Operations
- Prevent Pollution from Painting
- Landscape Gardening and Garden Maintenance
- Contaminated Sites Information Sheets 1-7

Website

- www.accesscanberra.act.gov.au
- www.environment.act.gov.au/environment/environment_protection_authority

Other


- Soils and Construction, Volume 1, 4th Edition March 2004 of Managing Urban Stormwater, Landcom 2004 "Blue Book"
- Standard Specification for Urban Infrastructure Works, Department of Urban Services, Transport Canberra and City Services.




ACT
Government

Transport Canberra
and City Services

EARLY WORKS APPROVAL

Client/Developer: **Art Group**
Address: **PO Box 17, MITCHELL ACT 2911**
Contact: 

Project Title: **Dickson Section 6 Block 46_PRECINT 2 (P2) Works Only**
Consultant: **Indesco P/L**
Address: **CQ1, Level 5, 68 Northbourne Avenue Canberra City ACT 2601**
Contact: 

Dear Anna/John,

Date: 02/06/2022

Transport Canberra and City Services (TCCS) understands that the contractor is on-site and ready to commence work on the preliminary earthworks. In order to avoid any delays and to expedite the works on-site, TCCS issues this Early Works Approval as requested with the following conditions.

1. No work to be commenced on site other than onsite bulk earth works.
2. No permanent concrete works including installation of services, except concrete piling for shoring, shall be allowed under this approval.
3. Approval of the LMPP must be obtained from Development Planning Team and implemented on site before the commencement of early works on site.
4. The developer must maintain the overland stormwater flow path during the construction and ensure overland flow path should not impact by the development works.
5. Approval of the Temporary Traffic Management Plan (TTMP) based on the approved LMPP, to be obtained from Roads ACT and implemented on site before the commencement of early works on site.
6. A Public Land Use permit must be obtained from the Licensing and compliance Section of City Services, TCCS, to use the Public Unleased land for construction purposes.
7. That you agree to pay a fee of \$3598.25 incl. GST for this approval of Early Works as a process variation.

Any changes to the work executed under this Early Works Approval arising out of the Design Approval shall be the sole responsibility of the developer.

Kind Regards,



Nanthy Kumarasamy | *A/g* Senior Director

Design Review and Asset Acceptance | Transport Canberra and City Services | **ACT Government**

Deferred Access

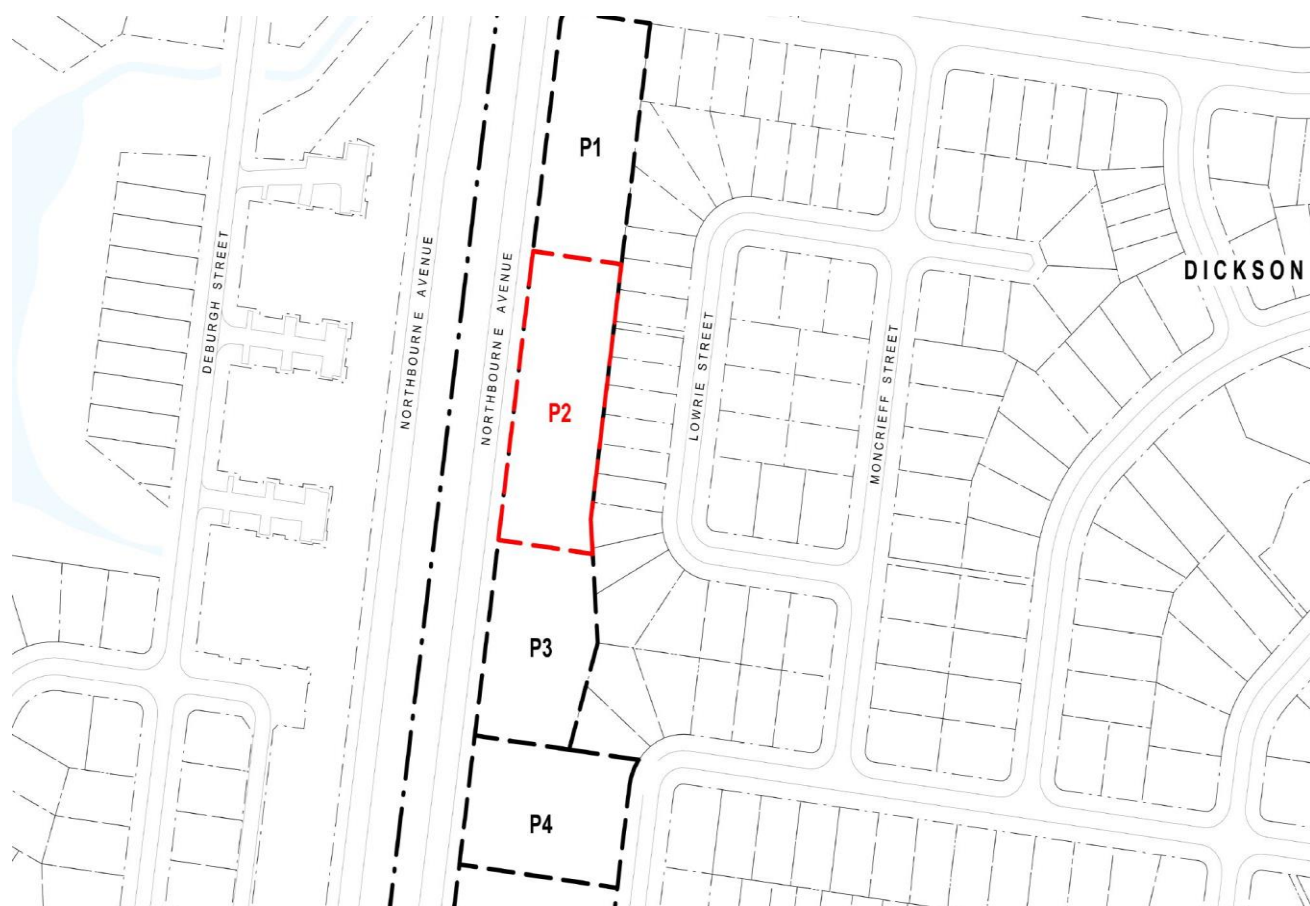
Deferred Access

CALYPSO, DICKSON

BLOC

DILAPIDATION REPORT

09.06.2022



INTRODUCTION

Calypso, Dickson (330 Northbourne Avenue, Dickson ACT 2602) was inspected by Lentro Earthworks on 09.06.2022 to assess the current condition of the site and its adjoining property fence. The documented items have been attached in this report as photographs which includes the current location and conditions of site, fence in related to respective property, driveway and access to the site etc.





Photo.1 Existing Fench along the Northbourne Avenue



Photo.2 Existing Fench along the Northbourne Avenue



Photo 3 & 4. Existing driveway from Northbourne Avenue



Photo 5 & 6. Existing fence along side the project p1.



Photo 7 & 8. Existing fence along side houses of Lowrie Street



Photo 9 & 10. Site Condition at the moment



Photo 11 & 12. Existing condition of Karuah Street



Photo 13 & 14. Driveway to the site from Dooring Street



Photo 15. Existing Cattle Grate on the driveway to site (From Dooring Street)



Photo 16. Existing Site Office



Photo 17. Existing Tree on Site



Photo 18. Existing footpath near driveway from Northbourne Avenue



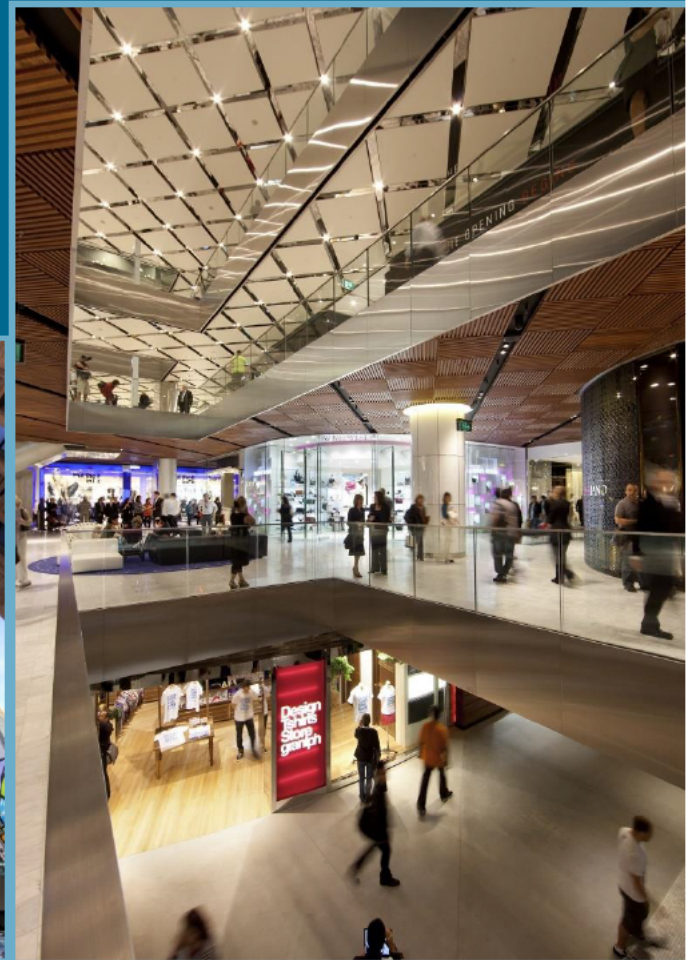
STEVE WATSON
& PARTNERS



STEVE WATSON
& PARTNERS

Calypso - Block 46, Section 6 Dickson ACT 2602

Project Summary



Steve Watson and Partners Pty Ltd

Level 1, Unit 14, 27 Hopetoun Circuit, Deakin ACT 2600

Phone (02) 6100 6606 | Fax (02) 6100 6609

info@swpartners.com.au www.swpartners.com.au

ABN 33 600 478 402

Principal Certifying Authority - Steve Watson & Partners



PROJECT SUMMARY REQUIREMENTS

Part 2 of the *Building (Minimum Documentation and Information for Building Approval Applications – Class 2-9 Buildings) Guideline 2019* made under the *Building Act 2004*, s. 139BA (Approval of guidelines) requires that Building Approval (BA) applications are to be accompanied by a project summary that identifies important information about the site, the proposed building project, practitioners involved in the design and construction of the building, and inclusions in the application.

Outlined below is a summary of the project information that needs to be provided to satisfy the requirements of section 5 of the *Building (Minimum Documentation and Information for Building Approval Applications – Class 2-9 Buildings) Guideline 2019*.



Part A | Project Summary





1. Property details

Block/s	46
Section	6
Division	Dickson
District	Canberra Central
Address	Block 46, Section 6, Dickson ACT 2602

2. Contact details

Land owner/s	Company: Art Projects Precinct 2 Pty Ltd Contact: [REDACTED] Postal address: PO Box 17, Mitchell ACT 2911 Phone: [REDACTED] Email: [REDACTED]@artgroup.com.au
Land owner/s agent	N/A
Land owner/s primary contact for technical questions	Company: Art Projects Precinct 2 Pty Ltd Contact: [REDACTED] Postal address: PO Box 17, Mitchell ACT 2911 Phone: [REDACTED] Email: [REDACTED]@artgroup.com.au
Licensed builder	Company: Bloc Construction (ACT) Pty Ltd Contact: [REDACTED] Postal address: Level 1 16 Bentham Street, Yarralumla ACT 2600 Phone: (02) 6260 6362 Email: Info@bloc.com.au
Project manager	Company: Bloc Construction (ACT) Pty Ltd Contact: [REDACTED] Postal address: Level 1 16 Bentham Street, Yarralumla ACT 2600 Phone: (02) 6260 6362 Email: Info@bloc.com.au
Architect/designer	Company: Stewart Architecture Contact: [REDACTED] Postal address: 10/285 Canberra Avenue, Fyshwick ACT 2609 Phone: (02) 6228 1200 Email: office@stewartarchitecture.com.au
Fire safety engineer	N/A
Structural engineer	Company: Indesco Contact: [REDACTED] Postal address: CQ1, Level 5/68 Northbourne Ave, Canberra ACT 2601 Phone: (02) 6285 1022 Email: indesco@indesco.com.au
Civil engineer	Company: Indesco Contact: [REDACTED] Postal address: CQ1, Level 5/68 Northbourne Ave, Canberra ACT 2601 Phone: (02) 6285 1022



	Email: indesco@indesco.com.au
Hydraulic engineer	N/A
Mechanical engineer	N/A
Electrical engineer	N/A
Fire services engineer	N/A
Façade engineer	N/A
ESD consultant	N/A
Access consultant	N/A
Acoustic consultant	N/A
BCA consultant	N/A
Landscaping consultant	N/A

3. Project details

Building classification/s	Class 7a
Proposed minor uses	N/A
United building	Yes – Towers are connected by a common basement carpark
Description of building work	Structural piling and bulk excavation for a three-storey carpark
Block/s area	8930 m ²
Address	Block 46, Section 6, Dickson ACT 2602
Site classification	Designed for 'Ce' but to be confirmed by ACT Geotech Engineers
Bushfire prone	No
Flood hazard area	No
Cost of building work	\$2,664,117
Number of storeys contained	3
Rise in storeys	N/A
Number of new dwellings	N/A
Floor area	10143 m ²
Design compliance summaries	Nil.

4. Design documentation

4.1 Design certification and reports

Item No.	Description	Date
1	Design Check Certificate of Structural Sufficiency prepared by Indesco	19 May 2022
2	Chartered Engineers Design Review Certificate for Civil Engineering Design prepared by Indesco	09 June 2022



Item No.	Description	Date
3	Supplementary Geotechnical Investigation Report prepared by ACT Geotechnical Engineers Pty Ltd	11 June 2022

4.2 Plans

Drawing No.	Title	Revision	Date	Drawn by
Architectural plans				
A004	Plan - Site	0	20/05/2022	Stewart Architecture
A101.1	Plan - Basement 3 - Zone 1	4	27/05/2022	Stewart Architecture
A101.2	Plan - Basement 3 - Zone 2	4	27/05/2022	Stewart Architecture
A102.1	Plan - Basement 2 - Zone 1	4	27/05/2022	Stewart Architecture
A102.2	Plan - Basement 2 - Zone 2	4	27/05/2022	Stewart Architecture
A103.1	Plan - Basement 1 - Zone 1	4	27/05/2022	Stewart Architecture
A103.2	Plan - Basement 1 - Zone 2	4	27/05/2022	Stewart Architecture
A131.1	Plan - Setout - Basement 3 - Zone 1	2	27/05/2022	Stewart Architecture
A131.2	Plan - Setout - Basement 3 - Zone 2	2	27/05/2022	Stewart Architecture
A132.1	Plan - Setout - Basement 2 - Zone 1	2	27/05/2022	Stewart Architecture
A132.2	Plan - Setout - Basement 2 - Zone 2	2	27/05/2022	Stewart Architecture
A133.1	Plan - Setout - Basement 1 - Zone 1	2	27/05/2022	Stewart Architecture
A133.2	Plan - Setout - Basement 1 - Zone 2	2	27/05/2022	Stewart Architecture
A301	Section - Site	2	27/05/2022	Stewart Architecture
A302	Section - Building A	1	20/05/2022	Stewart Architecture
A303	Section - Building B	1	20/05/2022	Stewart Architecture
A304	Section - Building C	1	20/05/2022	Stewart Architecture
Structural plans				
S000	Title Page	A	19/05/2022	Indesco
S002	General Notes	A	19/05/2022	Indesco
S029	Typical Bored Pier Details - Sheet 1	A	19/05/2022	Indesco
S030	Typical Bored Pier Details - Sheet 2	A	19/05/2022	Indesco
S100	Pier Retention Marking Plan - Zone A	A	19/05/2022	Indesco
S101	Pier Retention Marking Plan - Zone B	A	19/05/2022	Indesco
S102	Pier Retention Elevations - Sheet 1	A	19/05/2022	Indesco
S103	Pier Retention Elevations - Sheet 2	A	19/05/2022	Indesco



Drawing No.	Title	Revision	Date	Drawn by
S104	Pier Retention Elevations - Sheet 3	A	19/05/2022	Indesco
Civil plans				
000	Cover Sheet			Indesco
001	General Notes Legend and Abbreviations	D	08/06/2022	Indesco
002	General Arrangement Plan	D	08/06/2022	Indesco
035	Bulk Earthworks Plan	D	08/06/2022	Indesco
060	Erosion And Sediment Control Concept Plan Notes & Legend	D	08/06/2022	Indesco
061	Erosion And Sediment Control Concept Plan	D	08/06/2022	Indesco
070	Concept Traffic Guidance Scheme	E	08/06/2022	Indesco



STEVE WATSON
& PARTNERS

11 June 2022
Our ref: JH/C9408.3

Client: Lentro Earthworks
Via email: [REDACTED]@lentroearthworks.com.au

Attention: [REDACTED]

Dear Sir

**PROPOSED "CALYPSO" (NORTHBOURNE AVENUE) APARTMENT DEVELOPMENT
BLOCK 46, SECTION 6, DICKSON, ACT**

SUPPLEMENTARY GEOTECHNICAL INVESTIGATION REPORT

We are pleased to present our geotechnical investigation report for the proposed "Calypso" apartment development located at Block 46, Section 6, in Dickson, ACT.

The report outlines the methods and results of exploration, describes site subsurface conditions and provides recommendations for building footing design, including groundwater, as a supplement to the original reports in the vicinity. The findings in this report, confirms the materials encountered are consistent with the neighbouring site conditions included in the previous provided geotechnical investigation (Proposed SOHO – Dickson on Northbourne Apartment development report dated July 2018)

Should you require any further information regarding this report, please do not hesitate to contact our office.

Yours faithfully
ACT Geotechnical Engineers Pty Ltd



Senior Geotechnical Engineer
FIEAust CPEng EngExec NER RPEQ APEC Engineer IntPE(Aust)



5/9 Beaconsfield Street, Fyshwick, ACT 2609
PO Box 9225, Deakin, ACT, 2600
Ph: (02) 6285 1347

BUILDING APPROVAL

Building Approval issued under s. 28
of the *Building Act 2004*

Building Approval: B20222544

Signature: [REDACTED]

License Number: 2017444

Date: 15 June 2022

This approval set contains 37 relevant documents

LENTRO EARTHWORKS

PROPOSED "CALYPSO" (NORTHBOURNE AVENUE) APARTMENT DEVELOPMENT BLOCK 46, SECTION 6, DICKSON, ACT

1 INTRODUCTION

At the request of Lentro Earthworks, ACT Geotechnical Engineers Pty Ltd carried out a supplementary geotechnical investigation for the proposed "Calypso" apartment development at Block 46, Section 6, in Dickson, ACT. The client advised borehole locations and quantity.

The project involves the construction of a multi-story apartment development, with a ~9m deep, three-level basement for carparking. The Block investigated was approximately 4,000m² in area.

The aim of the additional investigation was to:

- (i) Identify subsurface conditions including the extent and nature of any fill materials, soil strata, bedrock type and depth, and groundwater presence.
- (ii) Advise on founding depths and allowable bearing pressures for footing systems.

2 INVESTIGATION RESULTS

2.1 Subsurface Conditions

The subsurface conditions of the proposed development were investigated by three (3) boreholes, designated 1 to 3, drilled by a Soilmec SR40 to 16.7m/24.5m, on 03.06.22. Investigation boreholes found the subsurface profile to comprise:

TABLE 1 – Summary of Subsurface Conditions

Geological Profile	Typical Depth Interval	Description
UNCONTROLLED FILLING	0m to 0.8m/1.0m	Sandy CLAY(Gravelly), Gravelly Clay (Sandy); (DGB/S20 at surface), brown yellow, orange brown, black (trace Silty Sand), low to high plasticity, fine to coarse sand, sub-angular/angular gravels & cobbles to 200mm, some rubble, tree roots, moist wet> plastic limit, loose/ soft firm to stiff. (BH2/BH3 from ~0.5m cut bench).
ALLUVIAL SOILS	0.8m/1.0m to 6.2m/6.4m	Sandy CLAY; yellow brown orange, medium to high plasticity, sand fine to coarse, moist> plastic limit, stiff. Silty CLAY; orange brown, medium plasticity, sand fine to coarse, some sub-rounded fine gravel, ferruginous nodules, moist <plastic limit, very stiff hard.
RESIDUAL SOILS	6.2m/6.4m to 7.0m/7.6m	Clayey Silt; pale grey white, fine to medium, low plasticity, dry moist < plastic limit, medium dense.

Silty CLAY; yellow brown, medium to high plasticity, sand fine to coarse, trace fine gravel, moist, stiff, (BH1 exposed residual soil zone @ 14.2m).

EXTREMELY WEATHERED MATERIAL	7.0m/7.6m to 9.5m/13.5m	EW SILTSTONE; Excavates as Gravelly Silty CLAY; grey white pink white, low strength, low plasticity, trace fine to coarse gravel (HW fragment), dry.
WEATHERED BEDROCK	Below 9.5m/13.5m to	SILTSTONE/ MUDSTONE; Extremely weathered to extremely - highly weathered (EW-EW/HW), highly weathered (HW) to highly to moderately weathered (HW- HW/MW found in BH1 only >16.5m), pale yellow brown, pinkish grey white, dry, low and low/medium strength rock.

3 Groundwater

A permanent groundwater table is expected below 13.4m from present surface levels, with groundwater ingress varying from 13.4m to 17.5m depth. During excavation below ~13m/17m depth there are expected to be groundwater inflows into the basement through bedrock joints, however, these are expected to be slow (roughly 5.2L/min based on field measurements), and should be controllable by pumping from a collector sump in the excavation floor. Seasonal perched groundwater seepage could also occur from soil or fractured rock aquifers at shallower depth.

It is recommended that basements founded below the expected groundwater table be designed as fully tanked structures, capable of withstanding hydrostatic pressures in additions to earth/rock pressures. Hydrostatic uplift pressures on the structure will also have to be resisted. Alternatively, a permanent sump and pump can be installed below the lower basement floor to collect water from an under slab drainage system, therefore maintaining surrounding groundwater levels permanently below basement floor level.

4 DISCUSSION & RECOMMENDATIONS

4.2 Building Footings

If designing footings based on engineering principles, recommended allowable end-bearing pressures for various footing systems and likely foundation materials are provided in Table 2.


TABLE 2
Recommended Allowable End-Bearing Pressures for Footings

Foundation Material Type	Depth Below Existing Surface Level	Allowable End-Bearing Pressure			Allowable Shaft Adhesion on Bored Piers	
		Strips	Pads	Bored Piers	Downward Loading	Uplift
Newly Placed - Controlled Fill	-	100kPa	125kPa	N.A.	N.A.	N.A.
Alluvial/Residual soils (stiff/dense)	0.8m/1.0m	125kPa	150kPa	200kPa	20kPa	10kPa
Extremely Weathered material	7.0m/7.6m	300kPa	400kPa	600kPa	60kPa	30kPa
EW/HW – HW Bedrock	9.5m/13.5m	500kPa	750kPa	1000kPa	100kPa	50kPa
HW- HW/MW Bedrock	Below 16.5m (Borehole 1)	750kPa	1000kPa	1500kPa	150kPa	75kPa

All footings should be inspected and approved by an experienced geotechnical engineer to confirm the foundation material and design values, and to ensure the excavations are clean and stable. Once the piers are completed and inspected, ACT Geotechnical Engineers can issue a certification report that the design foundations have been achieved.



LEGEND

 - Location of Borehole

LENTRO EARTHWORKS
PROPOSED "CALYPSO" (NORTHBOURNE AVENUE) APARTMENT DEVELOPMENT
BLOCK 46, SECTION 6, DICKSON, ACT
AERIAL PHOTOGRAPH & BOREHOLE LOCATIONS

ACT Geotechnical Engineers Pty Ltd

C9408.3

FIGURE 1



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Preliminary Investigation Report

AC Investigation number		
Block Details	B0046 S006 DICKSON	
Street address		
Case number:		
Complainant	Rohan Peek Environment Protection Officer Office of the Environment Protection Authority	
Complainant's contact	Phone: 02 6207 5479 Email: rohan.peek@act.gov.au	
Issue 1	Concerns raised that the site preparation work has been carried out without having an approved /endorsed sediment management plan and it result into failure to comply with the Development Approval.	
Issue 2		
Issue 3		
Case number:		
Complainant		
Complainant's contact		
Issue 1		
Issue 2		
Issue 3		
Contact details other		
Full Name		
Phone number		
E-mail address		
Company		
Related Development Approval/s	DA 202038154 dated 21/01/2022 (NOD)	DA approval is still in effect
Related Building Approval/s	BA 20222544 dated 15/06/2022	BA approval is still in effect
Certifier	Name: STEVE WATSON AND PARTNERS (ACT) PTY LTD	Licence No: 2017444
Builder	Name: BLOC CONSTRUCTIONS (ACT) PTY LIMITED	Licence No: 2018699
Crown Lease provisions		
Other		
Inspection		
Date and time of the inspection		
Names of the inspectors		
Authority to access leased land	Observed from public domain	
	Owner's invitation	



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	Consent to entry under Section 389(1)(a) of the Planning and Development Act 2007	
	Consent to entry under Section 389(1)(b) of the Planning and Development Act 2007	
	Consent to entry under Section 391(2) of the Planning and Development Act 2007	
	Section 130 Building Act 2004	
	Section 131 Building Act 2004	
Evidence collected		
Photos	See Appendix - 1	
Site measurements		
Observations	<p>Environment Protection Authority (EPA) had advised Rapid Regulatory Response Team (RRRT), to issue Prohibition Notice as the current activity does not comply with Condition 4 of the Notice of Decision for the approved development.</p> <p>Condition 4, Part A of the Notice of Decision (NOD) states that:</p> <p>4. PRIOR TO COMMENCEMENT OF WORKS- EPA An Erosion and Sediment Control Plan must be submitted to and be endorsed by the EPA prior to works commencing on site.</p> <p>RRRT issued a Prohibition Notice in accordance with s377 of the Planning and Development Act 2007 because all requirements of Conditions 4 which need to be met prior to commencement of work on the block have not been met on 25/07/2022. Builder sent an email to RRRT advising that EPA had endorsed Erosion and Sediment Control Plan for the development dated 12 May 2022 and later it was confirmed by EPA.</p>	
Contact interviews		
Subject of interest interviews		
Other		
Issue 1		
Legislative requirements		
Planning and Development Act 2007 (P&D Act); Planning and Development Regulation 2008 (P&D Regulation)		
Applicable legislative provision	<p>Item 3, Schedule 2 – Controlled activities of Planning and Development Act 2007 (P&D Act) states that:</p> <p>“Undertaking a development for which development approval is required—</p> <p>(a) without development approval; or</p>	

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	other than in accordance with the development approval.”
Breach/No breach	Environment Protection Authority (EPA) confirmed to RRRT via email on 22/07/2022 the site preparation without complying all the conditions of the development approval is a breach of Item 3, Schedule 2 – Controlled activities of Planning and Development Act 2007 (P&D Act). No Breach identified.
Building Act 2004 Building (General) Regulation 2008	
Applicable legislative provision	
Breach/No breach	
Building Code of Australia (BCA or NCC)	
Applicable legislative provision	
Breach/No breach	
Issue 2	
Legislative requirements	
Planning and Development Act 2007 (P&D Act); Planning and Development Regulation 2008 (P&D Regulation)	
Applicable legislative provision	
Breach/No breach	
Building Act 2004 Building (General) Regulation 2008	
Applicable legislative provision	-
Breach/No breach	-
Building Code of Australia (BCA or NCC)	
Applicable legislative provision	-
Breach/No breach	-
Recommendation	
Response to the complainant	25/07/2022
Referred to MIT; BIT; CAT etc	
Referred to other ACT Govt area	
Actions taken	
	The Prohibition Notice has been issued and lifted on 25/07/2022.
Preliminary report approval	
Peer review by	Ajith Buddhadasa
Peer review date	25/07/2022

Inspector/s:

Date:



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Appendix -1 – Photos

Photo No.	Photo Description	Taken From
1	e.g. Contextual of the block	Public domain
2	e.g. Zoomed in/out view	Public domain/Within the property
3	e.g. Facing south/west/north/east	Within the property
4	e.g. Aerial imagery	Aerial



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Preliminary Investigation Report

AC Investigation number		
Block Details	S006 B0046 Dickson	
Street address	330 Northbourne Avenue	
Case number:		
Complainant	WorkSafe ACT	
Complainant's contact		
Issue 1	Site cut retaining wall (shotcrete wall) has collapsed.	
Owner's Contact details		
Full Name	[REDACTED]	
Company Details	ART PROJECTS PRECINCT 2 PTY LTD	
Phone number	[REDACTED]	
E-mail address	admin@artgroup.com.au, [REDACTED]@artgroup.com.au	
Related Development Approval/s	DA 202038154 dated 23/03/2021	DA approval is still in effect
Assessment track		
Related Building Approval/s	B20222544 dated 15/06/2022	BA approval is still in effect
Certifier	Name: Steve Watson & Partners (ACT) Pty Ltd	Licence No: 2017444
Builder	Name: BLOC CONSTRUCTIONS (ACT) PTY LIMITED Name: ANDREW CLIFFORD REDWIN	Licence No: 2018699 Licence No: 200112409
Land use	RZ4: MEDIUM DENSITY RESIDENTIAL; CZ5: MIXED USE	
Inspection		
Date and time of the inspection	11/10/2022 at 10:45 am	
Names of the inspectors	Joe Zuzek, Ajith Buddhadasa and Robert Thompson	
Authority to access leased land	Observed within and from adjoining properties	X
	<u>With the invitation from the owner of the subject block and from the invitation of affected adjoining property owners</u>	
	Consent to entry under Section 389(1)(a) of the Planning and Development Act 2007	
	Consent to entry under Section 389(1)(b) of the Planning and Development Act 2007	
	Consent to entry under Section 391(2) of the Planning and Development Act 2007	
	Section 130 Building Act 2004	



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	Section 131 Building Act 2004
Evidence collected	
Photos	See Appendix - 1
Observations	<p>Inspectors from Access Canberra Rapid Regulatory Response Team (RRRT) carried out a site inspection on 11/10/2022 around 10:45 am in relation to concerns that retaining wall is fallen into the deep excavation site. The incident happened at the Calypso development, part of the Art Group's Soho precinct.</p> <p>During the inspection, inspectors noted that the collapsing of site cut retaining wall had affected number of properties bordering eastern boundary of Block 46 i.e., causing soil erosion extending to back yards and structurally affecting few out structures on affected blocks. It was also noted that the overhead electrical power lines and electrical poles along the easter boundary of the block had been affected (one electrical pole had been uprooted).</p> <p>As observed during the inspection, collapsing of site cut (shotcrete walls) retaining walls had affected the safety of the site itself and the safety of the adjoining properties and property owners.</p> <p>WorkSafe ACT had advised RRRT that the current situation (with collapsed shotcrete walls) within the site is unsafe to building site workers and therefore further work within the site had been prohibited until further notice.</p> <p>ACT Fire and Rescue had fenced off affected parts of the backyards of adjoining residential properties. Backyards of affected residential properties had been fenced off restricting access to affected areas upon advice from geotechnical engineers.</p> <p>Evoenergy had disconnected the affected sections of the overhead power lines, and measures had been undertaken to provide temporary power to affected properties.</p> <p>RRRT inspectors are of the view that the current unsafe situation of the site is a result of failure to carrying out building work in a proper and skilful manner.</p>
Issue 1	Retaining wall has collapsed at a development site.
Legislative requirements	
Planning and Development Act 2007 (P&D Act); Planning and Development Regulation 2008 (P&D Regulation)	
Applicable legislative provision	
Breach/No breach	
Building Act 2004 Building (General) Regulation 2008	
Applicable legislative provision	<i>S53 1(d) of Building Act 2004</i> (d) contrary to a provision of this Act relating to the building work; or It states that a stop notice prohibiting carrying out any further building work can be



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	<p>issued by an inspector if the building work being carried out contrary to a provision of this Act relating to the building work.</p> <p><i>Section 42(1)(c) of the Building Act state that building work must be carried out in a proper and skilful way.</i></p> <p>Section 31(g) – Considerations for proper and skilful work—material and work standards—Act, s 42 (2), Building Regulation 2008</p> <p><i>The regulations may prescribe considerations to be taken into account to decide whether building work is carried out in a proper and skilful way.</i></p> <p>It states that it is a consideration whether the building work contravenes the Act (Building Act) or another territory law when deciding whether the building work being carried out in a proper and skilful way.</p>
Breach/No breach	Breach identified against s42(1)(c) of the Building Act and s31(g) of the Building Regulation and Stop notice had been issued on 11/10/2022. RRRT inspectors are of the view that the current unsafe situation of the site is a result of failure to carrying out building work in a proper and skilful manner.
Building Code of Australia (BCA or NCC)	
Applicable legislative provision	
Breach/No breach	
Recommendation	
Response to the complainant	n/a
Referred to MIT; BIT; CAT etc	Case referred to CMIT for monitoring purposes.
Referred to other ACT Govt area	
Actions taken	
	Stop Notice issued on 11/10/2022
Preliminary report approval	
Peer review by	Name: Ajith Buddhadasa
Peer review date	Date: 11/10/2022




Inspector/s: Shiwali Mahajan
Date: 11/10/2022



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Appendix -1 – Photos

Photo No.	Photo Description	Taken From
1		Within the site
2		Within the site
3		Within the site



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4			Within the site
5			Within the site
6			Within the site



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7			Within the site
8			Within the site
9			Within the site



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10			Indesco engineer's details (Engineer for the subject development)
11			Within the site
12			Within the site



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13			Within the site
14			Within the site



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**Access
Canberra.**

Case closure report SF: 20221011-36019

Incident:

11 October 2022: Collapse of shotcrete site cut retaining wall at B46 S6 Dickson, on the Calypso development site owned by Art Group, under construction by builder Bloc Constructions (ACT) Pty Ltd.

Action taken:

11 October 2022: Site attended by Access Canberra's Rapid Regulatory Response Team (RRRT):

- A number of properties on the eastern boundary of the block were affected by the collapse. Damage to neighbouring properties ranges from soil erosion to affecting the integrity of structures on the blocks. Electrical power poles in the direct vicinity had also been affected, with one pole uprooted.
- Worksafe ACT and RRRT considered the collapse to represent an unsafe situation. Worksafe ACT prohibited further work on the site until further notice.
- On advice from geotechnical engineers, ACT Fire and Rescue fenced off affected parts of adjoining backyards to restrict access.
- EvoEnergy disconnected affected overhead power lines, and arranged for the temporary provision of power to affected properties.
- RRRT issued a Stop Notice and prepared a Preliminary Investigation Report, which notes identification of a breach of s42(1)(c) of the *Building Act 2004* and s31(g) of the Building Regulation 2008.
- The case was referred to the Compliance Monitoring and Inspections Team for further action.
- Access Canberra staff conducted door knocks on neighbouring properties to provide information and reassurance to owners and residents.

14 October 2022: an Emergency Rectification Order was issued to Bloc Constructions for repair of the collapsed retaining wall, requiring the builder to arrange for the assessment of the remaining shoring walls and detail if any further urgent rectification works are required to stabilise any of those walls. This information had to be provided to the Registrar by no later than 18 October 2022. Bloc intended to engage Lentro Earthworks Pty Ltd, the original shoring contractor, to undertake the stabilisation and rectification works. It was noted that rectification works commenced on 13 October 2022 in line with developed proposed methodology and overlay of temporary berm plan. The completion date for assessment and proposed design for the rectification works was then extended

to 20 October 2022 which was complied with. An amended ERO was issued with the granted extension date.

Please note, that at that time, it was not possible to determine an exact end date for the completion of rectification works as that depended on the careful scrutiny and review of proposed designs provided to the Registrar by Bloc Construction as well obtaining required BAs etc. as well as clearance from Worksafe to allow construction work to recommence. In the meantime, Bloc Constructions (ACT) Pty Ltd was required to undertake daily inspections of the remaining walls to determine their structural integrity and safety and to provide 24 hour a day monitoring of the collapsed batter and any rectification work to ensure the safety of the site and adjacent houses which they complied with.

Access Canberra continued communication with affected owners and residents through the duration of rectification works.

Regular inspections were held with builder and engineering personnel, with imagery collected.

12 December 2023: Bloc confirmed that rectification works were complete, accompanied by a Structural Engineer's Certificate of Structural Sufficiency, prepared by Indesco and peer reviewed by a second independent engineer as well as CAMHR.

19 December 2023: Access Canberra informed Bloc of the ending of the Emergency Rectification Order.

All affected neighbours were advised (see the Issues Log) and no adverse responses received.

Evidence/information:

- Preliminary Investigation Report - B0046 - S006 - Dickson - Site excavation collapse
- Issues Log DICKSON Site Collapse Oct 2022
- 20221011 B46 S6 Dickson - Stop Notice - Site excavation collapse
- 20221014 - Emergency Rectification Order - B46 S6 Dickson – Signed
- Proposed Methodology (Temporary Berm and Batter) - Calypso, Dickson
- BERM Plan AH 2022.10.12
- 20221019 - Emergency Rectification Order B46 S6 Dickson Extension.Signed
- 8643 - Block 46 Section 6 Dickson - Shoring Report - REV 1 - 19.10.22
- 20231215 Indesco Structural Engineer Certificate of Structural Sufficiency (amended version)
- 20231216-Ending of Emergency Rectification Order-B46 S6 Dickson

Recommendation:

The Builder has complied with the Emergency Rectification Order with rectification of the wall and restoration of surrounding affected properties.

No further regulatory action is required. This case is recommended for closure.

Joe Zuzek, Director Response, Compliance and Investigations

Completion Check:

Complainant and interested parties informed of outcome and closure? YES

Demerits issued and recorded? NO. Sch 1 1.14

Excavation works had been undertaken by Lentro Earthworks; Bloc Construction had assumed control of the site on the day before the collapse.

Decision revoked, noting of ending etc sent, and interested parties informed? YES

PDA COLA Tracker updated? YES

Recommendation supported.

Robert Alford, Senior Director

Date: 23 December 2024