



ACT
Government

Chief Minister, Treasury and
Economic Development

Freedom of Information Publication Coversheet

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

FOI Reference: CMTEDDFOI 2018-0010

Information to be published	Status
1. Access application	Published
2. Decision notice	Published
3. Documents and schedule	Published
4. Additional information identified	Yes
5. Fees	N/A
6. Processing time (in working days)	19
7. Decision made by Ombudsman	N/A
8. Additional information identified by Ombudsman	N/A
9. Decision made by ACAT	N/A
10. Additional information identified by ACAT	N/A

From: [EPSDFOI](#)
To: [Access Canberra Government Business & Coordination; CMTEDD FOI](#)
Subject: FW: Freedom of Information Incident [SEC=UNCLASSIFIED]
Date: Tuesday, 16 January 2018 10:28:56 AM
Attachments: [Controlled Activity Complaint - BELCONNEN-LAWSON-S034-B0001 \[REDACTED\]....obr](#)

Hi Access Canberra/CMTEDD

This request relates to a controlled activity complaint being managed by Access Canberra. I ran a search in objective and found a file (attached).

Do you accept a transfer?

Heather

Heather Johnston
Information and Systems Support (Freedom of Information)
Phone 02 6207 1941
Information Management | Environment, Planning and Sustainable Development | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Access Canberra Customer Services [mailto:accesscanberra@act.gov.au]
Sent: Tuesday, 16 January 2018 10:02 AM
To: EPSDFOI <EPSDFOI@act.gov.au>
Subject: Freedom of Information Incident

ACT Government logo



Incident Reference # 180116-000521

Subject: Development complaint
Date Created: 16/01/2018 10.01 AM

Auto-Response By (Administrator) (16/01/2018 10.01 AM)

Thank you for submitting a Freedom of Information Application to the Environment and Planning Directorate (EPD).

Your reference number is: # [REDACTED]

Your application has been automatically forwarded to the Records & Information Management Team for action.

Customer By CSS Web ([REDACTED]) (16/01/2018 10.01 AM)

On the 3rd July 2017 I submitted a complaint regarding a development of a property

across the street from us. This was submitted by access canberra with reference number:

Since this time I have been advised there is a construction control order against the relevant property, however with continue follow ups as the status of my complaint and what the control; order relates to, I have received no communication back on the issue.

I'm submitting an FOI request on this matter, seeking documents relating the investigation of compliance with develop for the reference property and what actions are being undertaken to ensure the property development will be made compliant

Additional Incident Details (if available)

Status: In Progress

Category: EPD FOI

Type of Correspondence: Request for Information

Block Number: 1

Section Number: 34

Suburb: Lawson

Contact Information

First Name: [REDACTED]

Last Name: [REDACTED]

Email Address: [REDACTED]

Phone Number: [REDACTED]

Address:
[REDACTED]

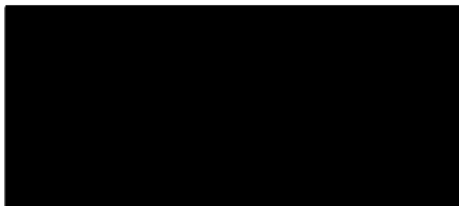
If this is not for you/your area please forward this email to accessCBR@act.gov.au to advise that it is not the correct area. The correspondence can then be re-directed appropriately.



ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDFOI 2018-0010



Dear 

FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 16 January 2018, in which you sought access to all documents relating to the investigation of compliance for Block 1 Section 34 Lawson and what actions are being undertaken to ensure the property development will be made compliant.

Authority

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

Timeframes

CMTEDD was required to provide a decision on your access application by 14 February 2018.

Decision on access

Searches were completed for relevant documents and a total of 6 documents were identified that are within the scope of your request.

I have included as **Attachment A** to this decision the schedule of relevant documents. This provides a description of each document and the access decision for each of those documents.

Having considered the documents within the scope of your request and the requirements of the Act, I have decided to grant full access to all documents. The documents released to you are provided as **Attachment B** to this letter.

Charges

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

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the CMTEDD disclosure log after 16 February 2018. Your personal contact details will not be published.

You may view CMTEDD disclosure log at:

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

Ombudsman Review

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

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

The ACT Ombudsman

GPO Box 442

CANBERRA ACT 2601

Via email: ombudsman@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

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

ACT Civil and Administrative Tribunal

Level 4, 1 Moore St

GPO Box 370

Canberra City ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Riley', with a long horizontal stroke extending to the left.

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

13 February 2018



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST	OBJECTIVE FILE NO
	Documents relating the investigation of compliance for Block 1 Section 34 Lawson and what actions are being undertaken to ensure the property development will be made compliant	2018-0010

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-2	Controlled Activity or Construction Occupations Complaint Form data summary	03-Apr-2017	Full release	N/A	Yes
2	3-5	Controlled Activity or Construction Occupations Complaint Form as an attachment to the above document	03-Apr-2017	Full release	N/A	Yes
3	6	Photograph as an attachment to the above document	03-Apr-2017	Full release	N/A	Yes
4	7-8	Record of Actions and Communication	14-Apr-2017	Full release	N/A	Yes
5	9	Email chain	18-Apr-2017	Full release	N/A	Yes
6	10-13	Investigations Team inspection record	21-Apr-2017	Full release	N/A	Yes
7	14	Email	21-Apr-2017	Full release	N/A	Yes

Total No of Docs

7

From: smartforms@act.gov.au
To: [csbinvestigations](#)
Subject: Controlled Activity or Construction Occupations Complaint, LAWSON-S34-B1, 84RFFN,
Date: Monday, 3 April 2017 10:27:39 AM
Attachments: [99124420170403102157.xml](#)
[99124420170403102157.pdf](#)
[46 solong street.jpg](#)

Controlled Activity or Construction Occupations Complaint

Form data summary

Customer name	[REDACTED]
Submission ID	99124420170403102157
Tracking number	84RFFN

For issues or questions relating to SmartForms or Transaction Manager, please contact the Payment Services Integration Team on *7 5466.

Controlled Activity or Construction Occupations Complaint

Form data summary

Customer name	[REDACTED]
Submission ID	99124420170403102157
Tracking number	84RFFN

For issues or questions relating to SmartForms or Transaction Manager, please contact the Payment Services Integration Team on *7 5466.

Controlled Activity or Construction Occupations Complaint Form - submission confirmation

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

Date and time

03 Apr 2017 10:27:16 AM

Form submission ID

99124420170403102157

Reference number

84RFFN

To save a copy of the completed form and receipt, from the File menu select "Save a copy". To print a copy use the Print icon.

Access Canberra

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Lease/site details - subject of the complaint

Suburb/District *

LAWSON

Section *

34

Block *

1

Unit

If you require help with suburb/district, section or block details, visit [ACTMAPi](#).

Address line 1 *

46 Soong Street

Address line 2

Suburb *

LAWSON

State

ACT

Postcode *

2617

Applicant details

Title

■

Given name *

■

Family name *

■

Postal address

Address line 1 *

Address line 2

Suburb *

State *

Postcode *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

Complaint details

Complaint type

Unlawful development

- Development without approval**
- Development not in accordance with an approval**

Please make a selection *

- Carport**
- Chimney**
- Deck**
- Fences**
- Garage**
- Pergola**
- Shed**
- Shipping container**
- Transportable home**
- Other**

Please enter a description of the structure *

Breach of lease

- Unclean leasehold**
- Unlawful Use**

Construction work

Building

Electrical

Plumbing

Gas

Licensee

Unlicensed

Licence breach

Building certifier

Works assessor

Complaint details

Provide a full description of your complaint *

Work has commenced on the specified property and no notice of building works sign is on display at the property. From discussions with the neighbouring property, we understand there is no DA/BA approval for these works.

Additional supporting evidence such as photographs, plans, reports etc can be uploaded to this form. Maximum total size of attachments is 10MB.

File: 46 Soong Street.jpg

Applicant acknowledgement

I, [REDACTED] acknowledge:

I have read and understood the details outlined on this form. *

that this complaint, including the personal information provided on this form, may be referred to another ACT Government agency or ACT Policing for the purposes of investigating the complaint or a breach of another law. *

that all the information given on this form and its attachments is true and correct. *





ACT
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Chief Minister, Treasury and
Economic Development

Record of Actions and Communication

Block: 1 **Section:** 34 **Division:** Lawson

Action or Conversation with: [REDACTED] - Complainant

Date of event: 14/4/2017

Telephone number: [REDACTED]

Time of event: 1:15pm

Time event finished: 1:25pm

Officer: Doug Farr

Details: Spoke to complainant regarding building work that was rumoured to not be approved and there being no Notice of Building Work sign displayed on site. Informed complainant that there was a Building Approval for this work. Also informed complainant that I will follow up with the builder to have sign displayed.

Next Action: Follow up with Builder to have sign displayed.

Block: 1 **Section:** 34 **Division:** Lawson

Action or Conversation with: Jordan Wind - Nominee for TP Dynamics

Date of event: 14/4/2017

Telephone number: 0434625096

Time of event: 1:30pm

Time event finished: 1:40pm

Officer: Doug Farr

Details: Spoke to Jordan in relation to displaying sign at building site on Block 1 Section 34 Lawson. Jordan informed me that he will have the sign displayed within the upcoming days

Next Action: Follow up with site inspection to check if sign is displayed.

From: [Farr, Douglas](#)
To: [csbinvestigations](#)
Subject: RE: Controlled Activity or Construction Occupations Complaint, LAWSON-S34-B1, 84RFFN, [SEC=UNOFFICIAL]
Date: Tuesday, 18 April 2017 9:46:19 AM
Attachments: [image001.jpg](#)

Hi Glenys,

I have taken care of this one. Called the builder about the sign. There is a BA for the building work. We are waiting for a DA for the basement wall which is part of Chris' current case for this block. I have been in contact with the complainant as well. I will check whether the sign has been put up at some point and if I has I think this one is all done.

Thanks,

Doug Farr | Building Inspector | Compliance Auditor
Phone: 02 6207 8152 | Email csbinvestigations@act.gov.au
Construction, Environment and Workplace Protection | **Access Canberra** | ACT Government
GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>



From: csbinvestigations
Sent: Tuesday, 18 April 2017 9:44 AM
To: Farr, Douglas
Subject: RE: Controlled Activity or Construction Occupations Complaint, LAWSON-S34-B1, 84RFFN, [SEC=UNOFFICIAL]

Doug

Have you taken care of this one?

Glenys

From: csbinvestigations
Sent: Wednesday, 12 April 2017 11:10 AM
To: Farr, Douglas
Subject: FW: Controlled Activity or Construction Occupations Complaint, LAWSON-S34-B1, 84RFFN, [SEC=UNOFFICIAL]

Doug

Can you please chase up the building file re this development. Apparently no building sign up and the complainant says there are "rumours" that it is not approved. When you find out who the builder is please call him and get him to put up a sign and check on what he is doing on this site. Please advise what you find.

Thanks Glenys

From: smartforms@act.gov.au [<mailto:smartforms@act.gov.au>]
Sent: Monday, 3 April 2017 10:28 AM
To: csbinvestigations
Subject: Controlled Activity or Construction Occupations Complaint, LAWSON-S34-B1, 84RFFN,

Investigations Team inspection record

File name

20170421 - 1-34 Lawson Record of Inspection

Block

1

Section

34

Suburb

Lawson

Date and time

21/4/17, 11:54 am

Lead inspector, case officer

Doug Farr



Accompanying officer

Chris Southwell

Completed on

21/4/17, 12:19 pm

Audit

Question	Response	Details
Did you access leased land?	No	
If yes under what authority?	N/A	
Purpose of inspection	To investigate whether notice of building work sign is displayed on site.	
Points of interest, findings and facts		
Points of interest 1		
Summary of issue	Sign was displayed as per instructions to builder. NFA required	
Photos of issue		
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Append x 1</p> </div> <div style="text-align: center;">  <p>Append x 2</p> </div> </div>		

Media

NOTICE ABOUT BUILDING WORK

SITE ADDRESS
Street address: 46 Seabrook St
Block: Section 2-3 Suburb: Lawson

DESCRIPTION OF WORK
NEW HOME
Stages of work:
 DA DA exempt Not determined
DA Approval No.:

LICENSED BUILDER
Name: TP DOWLING License no.: 2013/82
Phone: 02 604 9400 ADR no.:
Email: tp.dowling@tpdowling.com.au

NOMINEE FOR THE PROJECT
Name: SORINA WARD
License no.: 2009/092

BUILDING CERTIFIER
Name: DICK WARD License no.: 1912/6
Phone: 082 219 951 ADR no.:
Email: ward@dwg.com.au

PRINCIPAL CONTRACTOR Required under ACT Work Health & Safety ACT
Name: SORINA WARD
Phone: 0434 625 046 ADR phone: 0131 514 046

SITE OFFICE LOCATION
MURKIN

 **BUILDING INDUSTRY FUND**
ACT WORK HEALTH & SAFETY ACT

Appendix 1



Appendix 2

From: [Farr, Douglas](#)
To: [REDACTED]
Subject: RE: Block 1 Section 34 Lawson [SEC=UNCLASSIFIED]
Date: Friday, 21 April 2017 1:09:00 PM
Attachments: [image001.jpg](#)

Good afternoon [REDACTED],

I refer to your complaint in relation to no Notice of Building Work sign being displayed at Block 1 Section 34 in Lawson. I have conducted a site inspection today and there is now a sign displayed at the front of the property. In relation to complaint regarding unapproved development I can confirm, as discussed that there is a building approval lodged for this block.

As the issue has now been resolved and there is a current building approval on the block no further action is required on this matter.

If any further issues arise please contact us further.

Kind Regards,

Doug Farr | Building Inspector | Compliance Auditor
Phone: 02 6207 1923 | Email csbinvestigations@act.gov.au
Construction, Environment and Workplace Protection | **Access Canberra** | ACT Government
GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

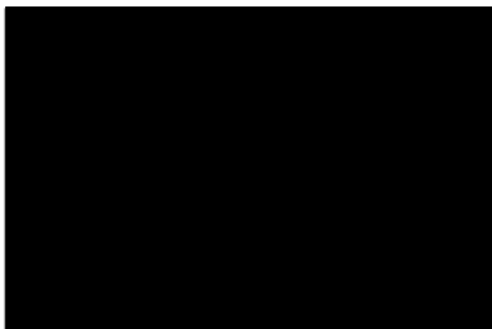




ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDDFOI 2018-0010



FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 16 January 2018, in which you sought access to all documents relating the investigation of compliance for Block 1 Section 34 Lawson and what actions are being undertaken to ensure the property development will be made compliant.

Authority

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

Timeframes

CMTEDD was required to provide a decision on your access application by 14 February 2018 however section 36 of the Act allows for a decision to be made on additional government documents that are found following the original access decision.

Decision on access

Further searches were completed for relevant documents and 4 documents were identified that fall within the scope of your request.

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

Documents identified as relevant to your request contain information that I consider to be:

- information that would, on balance, be contrary to the public interest to disclose under the test set out in section 17 of the Act.

I have decided to grant access, under section 50 of the Act, to copies of documents with deletions applied to information that I consider would be contrary to the public interest to disclose.

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

Material considered

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

- the Act, particularly schedule *Freedom of Information Act 2016* (ACT) Schedule 2 section 2(a)(ii);
- the content of the documents that fall within the scope of your request;
- the *Information Privacy Act 2014*.

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

Statement of Reasons

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

Public Interest

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

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

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

Factors favouring disclosure (Schedule 2.1)

- contribute to the administration of justice generally, including procedural fairness.

Factors favouring non-disclosure (Schedule 2.2)

- Prejudice the protection of an individual’s right to privacy or other right under the *Human Rights Act 2004*.

Having considered the factors identified as relevant in this matter, I consider that release of information contained in these documents may contribute to the administration of justice generally by allowing you to have a complete record of the interactions between the certifier of Block 1 Section 34 Lawson and the ACT Government and the steps taken to resolve your complaint. Moreover, I am satisfied that release of the documents in full may allow for the resolution of this matter to the satisfaction of both parties.

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

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

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

Accordingly, folios 12 and 16-29 of the identified documents contain information that I consider, on balance, to be contrary to the public interest to disclose under the test set out in section 17 of the Act. This information has been redacted.

Charges

In accordance with section 105 of the Act, charges are not applicable for information released under section 36 of the Act.

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you in response to your access application will be published in the CMTEDD disclosure log after 2 March 2018. Your personal contact details will not be published.

You may view CMTEDD disclosure log at:

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

Ombudsman Review

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

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

The ACT Ombudsman

GPO Box 442

CANBERRA ACT 2601

Via email: ombudsman@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

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

ACT Civil and Administrative Tribunal

Level 4, 1 Moore St

GPO Box 370

Canberra City ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

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

Yours sincerely,



Daniel Riley

Information Officer

Information Access Team

Chief Minister, Treasury and Economic Development Directorate

27 February 2018



ACT
Government

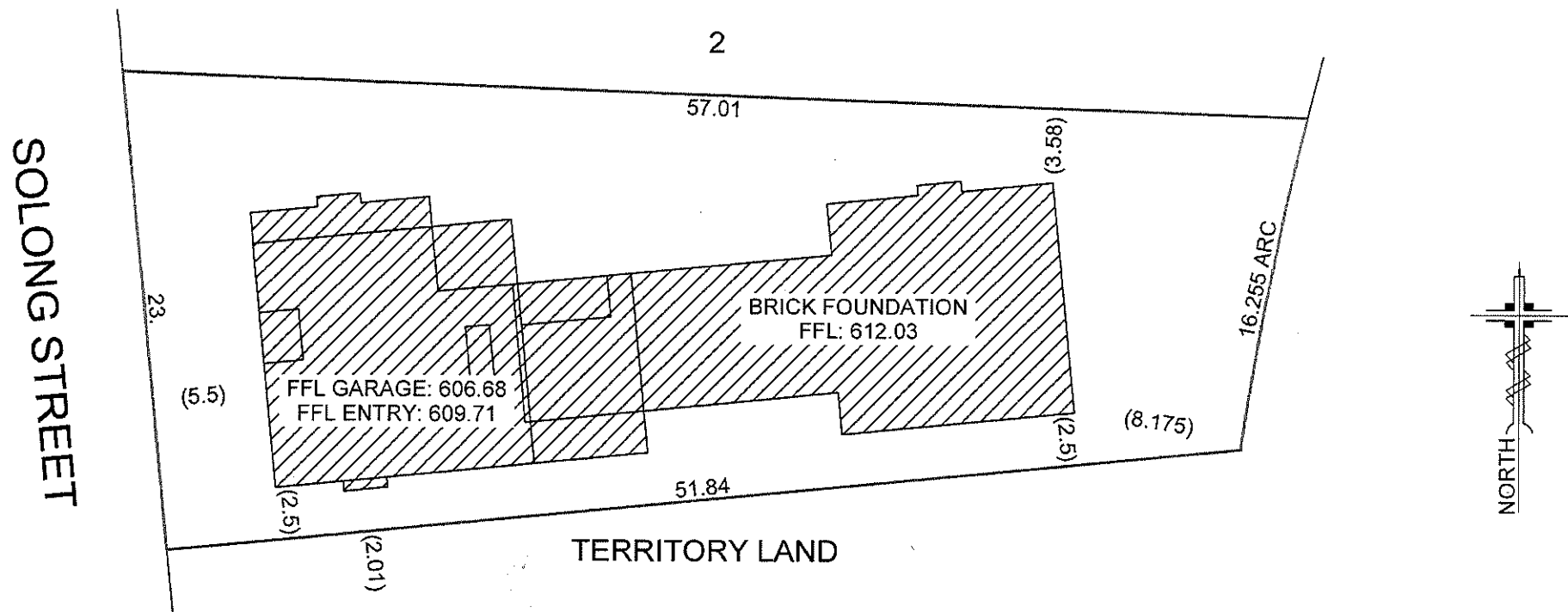
Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

NAME		WHAT ARE THE PARAMETERS OF THE REQUEST			OBJECTIVE FILE NO	
[REDACTED]		Documents relating the investigation of compliance for Block 1 Section 34 Lawson and what actions are being undertaken to ensure the property development will be made compliant			2018-0010	
Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1	Site survey		Full release	N/A	Yes
2	2-11	Investigations Team inspection record		Full release	N/A	Yes
3	12-15	Email chain		Partial release	<i>Freedom of Information Act 2016 (ACT)</i> Schedule 2 section 2(a)(ii)	Yes
4	16-29	Plans as attachment to email chain above		Partial release	<i>Freedom of Information Act 2016 (ACT)</i> Schedule 2 section 2(a)(ii)	Yes
Total No of Docs						
4						

NOTES

- THIS PLAN HAS BEEN PREPARED FOR IDENTIFICATION PURPOSES FOR EXCLUSIVE USE BY THE CLIENT IN THIS MATTER ONLY.
- NOT TO BE USED FOR BOUNDARY DEFINITION. FURTHER SURVEY AND BOUNDARY MARKING MAY BE NECESSARY PRIOR TO ANY FUTURE DEVELOPMENT
- SURVEY DATA SHOWN ON THIS PLAN IS CORRECT AT DATE OF SURVEY
- THIS IS THE SKETCH PLAN REFERRED TO IN, AND ANNEXED TO, OUR REPORT TO TP DYNAMICS DATED 7th JUNE 2017



PROJECT

IDENTIFICATION SURVEY OF BLK 1 SEC 34 DP 11268
46 SOLONG STREET, LAWSON

CLIENT

TP DYNAMICS

DATUM: AHD
CONTOUR INTERVAL: N/A
OUR REF: 423

SCALE: 1:300 (A4)
PLAN REF: 423-ID
DATE: 7 JUNE 2017

Thomas Darmody
THOMAS DARMODY
REGISTERED SURVEYOR
Ph: 0439 440 604
tom@tsdsurveying.com.au

Investigations Team inspection record

File name

1/34 Lawson

Block

1

Section

34

Suburb

Lawson

Date and time

4/9/17, 3:20 am





Lead inspector, case officer

Jonathan Swale

Accompanying officer

Mat Bond

Audit

Question	Response	Details
Did you access leased land?	Yes	
If yes under what authority?	Section 130 Building Act	
Purpose of inspection	A complaint was received that the dwelling under construction does not meet the rules of the single dwelling housing development code, in particular the precinct code rule that states no part of the building can be over RL620	
Points of interest, findings and facts		
Points of interest 1		
Summary of issue	<p>We arrived on site and spoke to the tradesmen working, we explained the purpose of the inspection and asked if the builder was on site, they advised that he wasn't. We then undertook the inspection.</p> <p>Due to the high winds we were unable to use the measuring pole outside, so we took measurements from the slab to the underside of the roof. At the rear of the property the building was 7.44m near the rear sliding door and 8.52m in the centre of that same room. A survey certificate previously supplied by the certifier Don Waring showed the FFL at 612.03.</p>	
Photos of issue		
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Append x 1</p> </div> <div style="text-align: center;">  <p>Append x 2</p> </div> <div style="text-align: center;">  <p>Append x 3</p> </div> <div style="text-align: center;">  <p>Append x 4</p> </div> </div>		
Points of interest 2		
Summary of issue	A visual inspection of the building shows that it appears to be constructed in accordance with the approved plans as far as window location and the like is concerned.	
Photos of issue		



Append x 5



Append x 6



Append x 7

Media



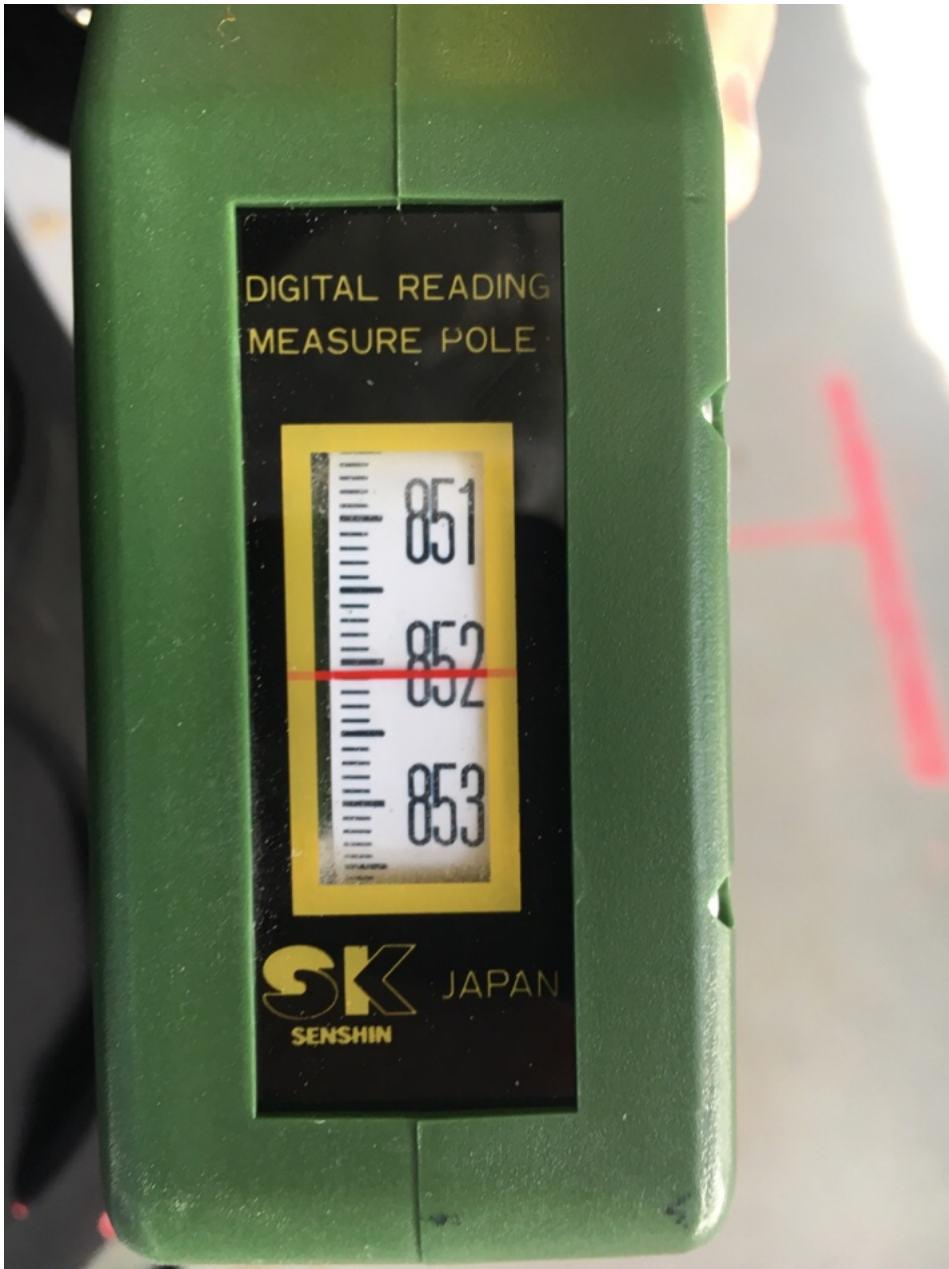
Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7

From: warbug@bigblue.net.au
To: [Swale, Jonathan](mailto:Jonathan.Swale@act.gov.au)
Subject: Re: FW: 1/34 Lawson roof height [SEC=UNCLASSIFIED]
Date: Wednesday, 27 September 2017 5:25:25 PM
Attachments: [Plans1-34 Lawson.pdf](#)

Hi Jonathan

Attached please find Plans for 1/34 Lawson.

Regards

Sch 2 s2(a)(ii)

for
Don Waring

----- Original Message -----

From:
"Swale Jonathan" <Jonathan.Swale@act.gov.au>

To:
"warbug@bigblue.net.au" <warbug@bigblue.net.au>

Cc:

Sent:
Tue, 26 Sep 2017 00:31:43 +0000

Subject:
FW: 1/34 Lawson roof height [SEC=UNCLASSIFIED]

Hi Don

Just a quick follow up to see if there has been any progress on the survey for the roof heights?

Regards

Jonathan Swale | Inspector, Enforcement Unit

Phone: 02 6205 9639 Mobile: 0466 396 260 Email: Jonathan.swale@act.gov.au

Construction, Environment and Workplace Protection | Access Canberra | ACT Government

GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

From: Swale, Jonathan
Sent: Tuesday, 12 September 2017 10:01 AM
To: warbug@bigblue.net.au
Subject: RE: 1/34 Lawson roof height [SEC=UNCLASSIFIED]

Hi Don

Thank you for the update.

Regards

Jonathan Swale | Inspector, Enforcement Unit

Phone: 02 6205 9639 Mobile: 0466 396 260 Email: Jonathan.swale@act.gov.au

Construction, Environment and Workplace Protection | Access Canberra | ACT Government

GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

From: warbug@bigblue.net.au [<mailto:warbug@bigblue.net.au>]
Sent: Monday, 11 September 2017 10:38 AM
To: Swale, Jonathan
Subject: Re: 1/34 Lawson roof height [SEC=UNCLASSIFIED]

Johnathon

Survey has been request as urgent.

I will keep you informed and will take up your offer to meet when we know the exact size issue.

Kind Regards

Don Waring

----- Original Message -----

From:

"Swale Jonathan" <Jonathan.Swale@act.gov.au>

To:

"warbug@bigblue.net.au" <warbug@bigblue.net.au>

Cc:

Sent:

Fri, 8 Sep 2017 02:19:09 +0000

Subject:

1/34 Lawson roof height [SEC=UNCLASSIFIED]

Good afternoon Don

As discussed yesterday, a site inspection has identified that the roof height of the building at 1/34 Lawson may be outside of the height allowed by the Lawson precinct code. Rule 2 of the Lawson precinct code states that no part of a building on a block shown in figure 2 may extend above RL620 1/34 Lawson is identified by figure two as being subject to that rule Rule 2 of the precinct code is a mandatory rule and there is no applicable criteria.

The site survey you supplied states that the FFL at the rear of the property is 612.03. A site inspection measured the underside of the roof from that slab level as being 8.52m at approximately its height point, meaning that the roof height is at approximately RL620.56.

As discussed you suggested that you would speak to the builder about getting a survey done to determine the exact roof heights. Could you please keep me informed of this process? I am also willing to meet you on site to discuss possible ways forward if need be.

Should you have any further questions please feel free to contact me.

Regards

Jonathan Swale | Inspector, Enforcement Unit

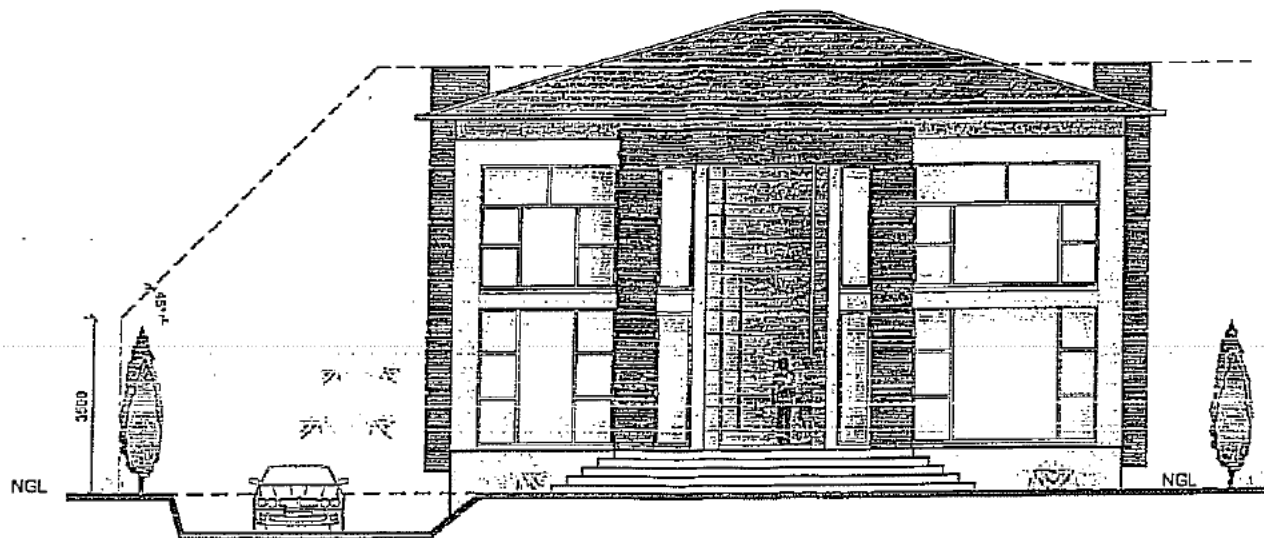
Phone: 02 6205 9639 Mobile: 0466 396 260 Email: Jonathan.swale@act.gov.au

Construction, Environment and Workplace Protection | Access Canberra | ACT Government

GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

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BUILDING APPROVAL
Issued under s.28 of the Building Act 2004

DOM WARDING
Certifier name

License No: 15912486
10(1), 10w
BCA Occupancy Class

BCA Type of Construction
Issue date: 23. 3. 17
Low Wang
Certifier signature

46 SOLONG STREET

BLOCK 01 | SECTION 34 | LAWSON

DEVELOPMENT APPLICATION

ARCHITECTURAL SET

DOCUMENT

DWG NO.

DOCUMENT	DWG NO.
• DRAWING SCHEDULE	A000
• EROSION + SEDIMENT CONTROL PLAN	A005
• SITE PLAN	A007
• LANDSCAPE PLAN	A006
• BASEMENT PLAN	A009
• GROUND FLOOR PLAN	A100
• FIRST FLOOR PLAN	A101
• SECOND FLOOR PLAN	A102
• ROOF PLAN	A103
• AREA PLANS	A170
• PUBLIC REGISTER BASEMENT	A179
• PUBLIC REGISTER GROUND	A180
• PUBLIC REGISTER FIRST	A181
• PUBLIC REGISTER SECOND	A182
• ELEVATIONS WEST + NORTH	A202
• ELEVATIONS EAST - SOUTH	A203
• SECTIONS AA + BB	A301
• SECTION CC	A302
• DRIVEWAY PLAN	A620
• WINDOW SCHEDULE	A801
• WINDOW SCHEDULE	A802
• COLOUR SAMPLE SCHEDULE	A810

DW-ES-1
VERIFICATION OF EXEMPT DEVELOPMENT STAGE
Under the Planning & Development Act 2007
and Planning Development Regulations 2010 (s.27
(a)(1))

DOM WARDING
Private Certifier No. 15912486
23. 3. 17
Low Wang
This work all requires Building Approval under the Building Act 2004 & associated Building Regulations 2006

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NOTE:
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS DO NOT SCALE DRAWING.

GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

Date	No	Notes	Code



CLIENT
Sch 2 s2(a)(ii)

PROJECT

NEW HOME

- SP
 DA
 CC
- WD
 AB
 MP

LOT

01

BP

24

DIVISION

LAWSON

DRAWING TITLE

DRAWING SCHEDULE

DATE

16/01/17

SCALE

A2

DRAWN

JH/MP

CHECKED

TR

JOB NO

1619

DWG NO.

A000

ISSUE

A

TERRITORY PLAN

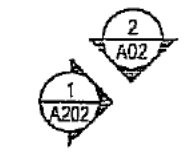
RE: Design & Site Plan
2-storey development
50% max. plot ratio

TOTAL SITE AREA = 105.5m²
ALLOWABLE GFA (50%) = 52.75m²

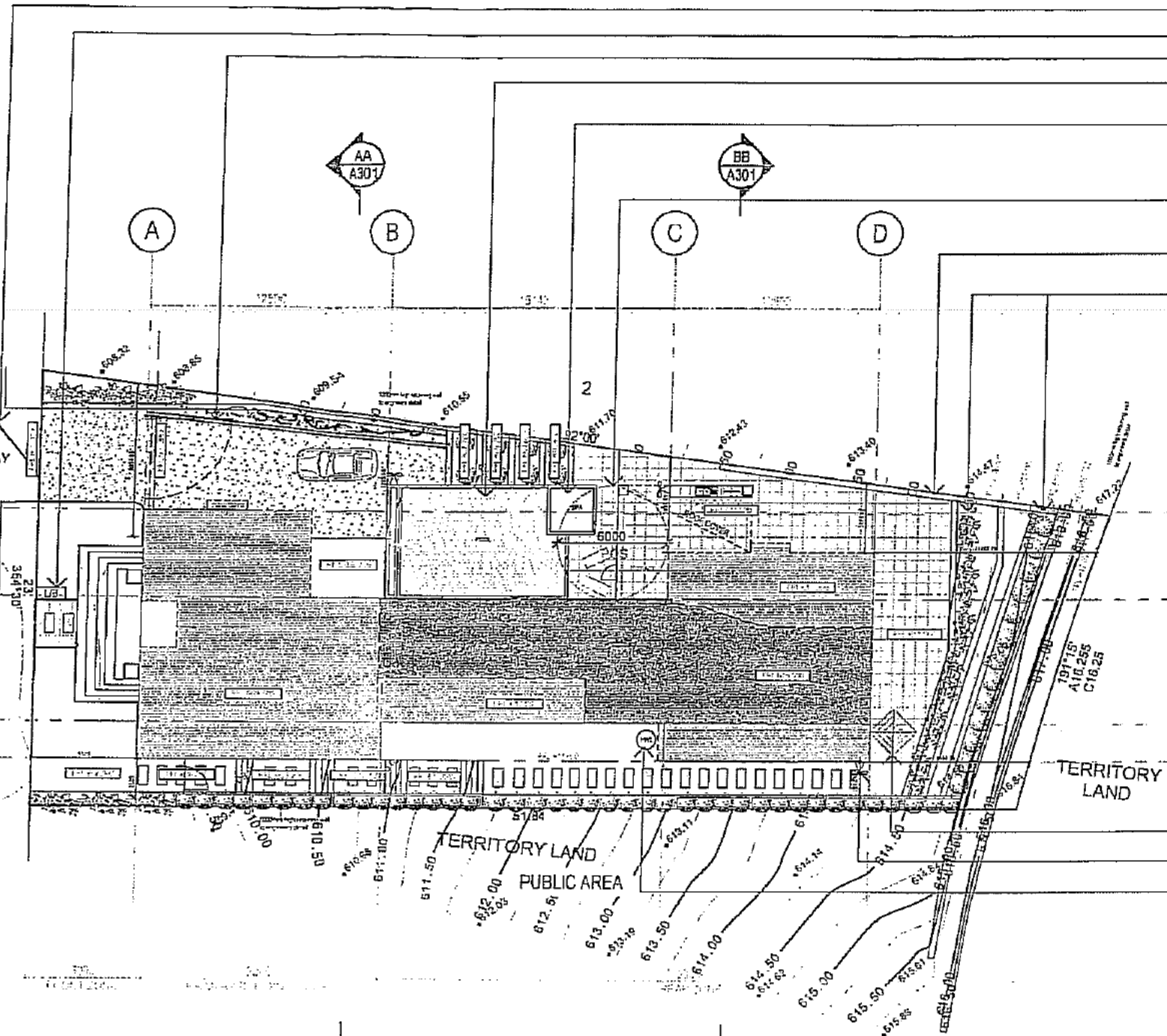
GFA

BASEMENT = 139.2m²
GROUND = 142.9m²
FIRST = 236.35m²
SECOND = 125.97m²
TOTAL EXCLUDED BASEMENT = 505.26m²

- LEGEND**
- [Symbol] PAVING
 - [Symbol] PAVING WALKWAY
 - [Symbol] DRIVEWAY
 - [Symbol] GRASS
 - [Symbol] RETAINING WALL
 - [Symbol] POOL
 - [Symbol] CLOTHES LINE
 - [Symbol] LETTER BOX
 - [Symbol] EXTERNAL TAP
 - [Symbol] HOT WATER SYSTEM
 - [Symbol] GATE
 - [Symbol] PROPOSED VEHICULAR ACCESS
 - [Symbol] TREE TO BE RETAINING
 - [Symbol] BUILDING LINE
 - [Symbol] KEY
 - [Symbol] TREE
 - [Symbol] STORMWATER MANHOLE
 - [Symbol] WATER METER



SOLONG STREET



- PROPOSED CONCRETE DRIVEWAY WITH OXIDIZED COP LETTER BOX
- DRIVEWAY ENTRY FROM GATE
- SWIMMING POOL - REFER TO SWIMMING POOL ENGINEER DETAILS PLAN
- SPA - REFER TO SWIMMING POOL ENGINEER DETAILS PLAN
- RETAINING WALL ENGINEER DETAILS
- RETAINING WALL ENGINEER DETAILS

BUILDING APPROVAL
Issued under s.23 of the Building Act 2004

DON WARING
Certifier name
Licence No. 19812186
10(1), 10a
BCA Occupancy Class

BCA Type of Construction
Issue date 23 / 3 / 17
Don Waring
Certifier signature

CC A302

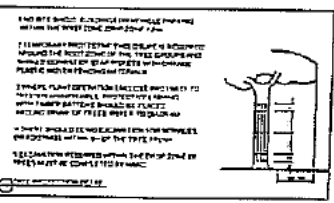
DW-ES.1
VERIFICATION OF EXISTING DEVELOPMENT STATUS

1
2
3
4

DON WARING
Certifier name
Issue date 23 / 3 / 17
Don Waring
Certifier signature

PROPOSED CLOTHES LINE
PROPOSED EXTERNAL TAP
PROPOSED HOT WATER SYSTEM

Building Approval under the Building Act 2004 & associated Building Regulations 2008



NOTES

1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

2. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

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4. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

SITE PLAN
A007 SCALE 1:200 @A2

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NOTE: CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS DO NOT SCALE DRAWING.

GENERAL NOTES: ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

Date	No	Name	Code

CLIENT
Sch 2 s2(a)(i)

PROJECT
NEW HOME

SP
 DA
 CC

WD
 AB
 LP

LOT	DP	DIVISION	DATE	SCALE	DRAWN	CHECKED
01	34	LAWSON	16/1/17	1:200 @A2	JH/AF	TR

DRAWING TITLE
SITE PLAN

JOB NO.	DWG NO.	ISSUE
100	A007	A

FILE NAME:

TERRITORY PLAN

Z1

Urban A. Ring
2 storey development
50% max. plot ratio

TOTAL SITE AREA = 1054m²

ALLOWABLE GFA (50%) = 527.00m²

GFA

BASEMENT = 138.73m²

GROUND = 142.87m²

FIRST = 230.36m²

SECOND = 135.02m²

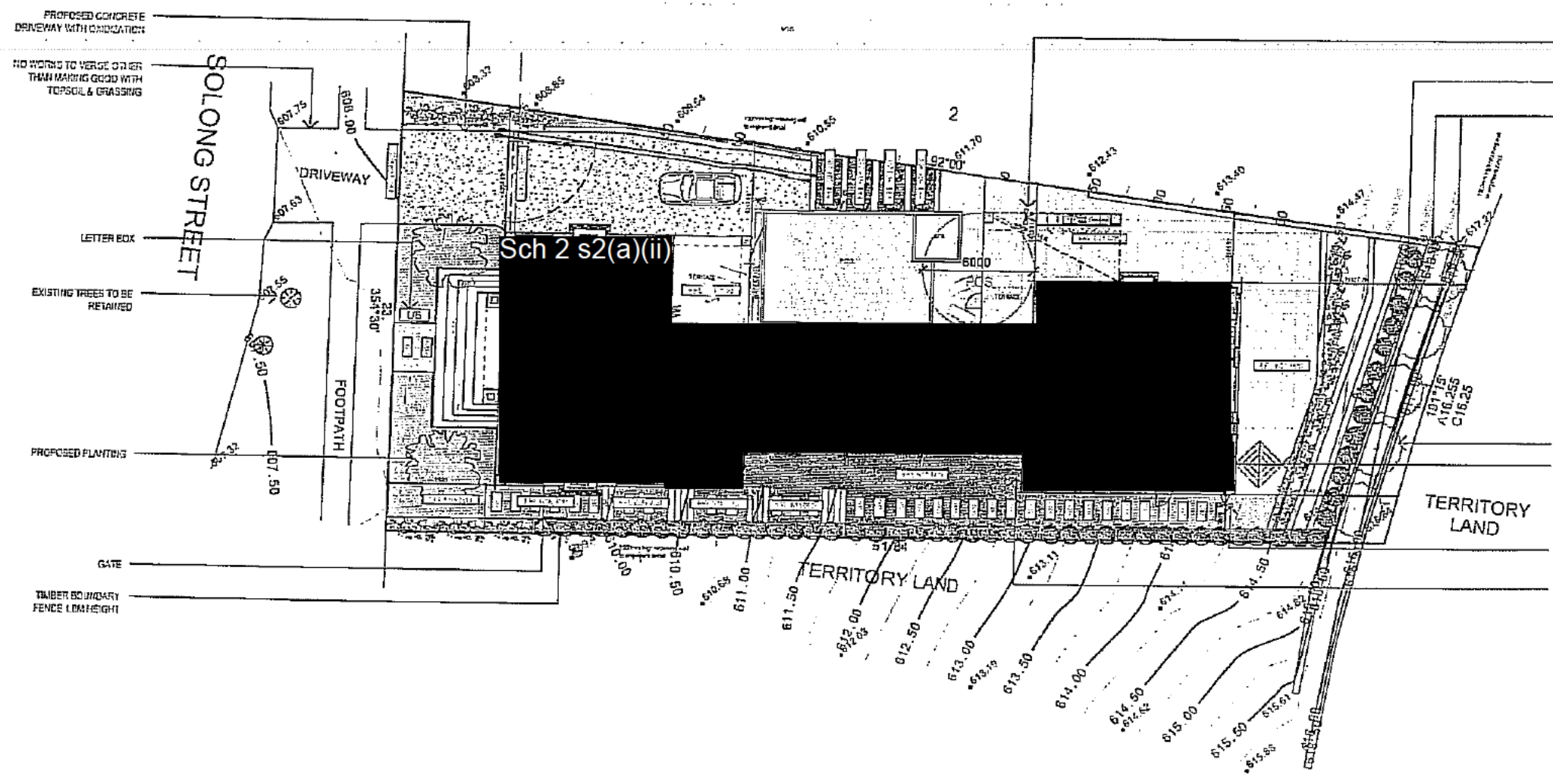
TOTAL EXCLUDED BASEMENT = 525.25m²

- LEGEND:**
- DRIVEWAY
 - LETTER BOX
 - EXTERNAL TAP
 - GATE
 - BOUNDARY FENCE
 - CLOTHESLINE
 - HOT WATER SYSTEMS
 - PAVING WALKWAY
 - PAVING
 - GRASS
 - POOL

Planting Schedule

Code	Plant Species	Qty	Spacing	Notes
W	Wattle	12	0.5m	
E	Emu	12	0.5m	
L	Line Plant	5	1m	
T	Tree	2	1.5m	Overhang Edge

NOTE: PROPOSED EXTERNAL TAP WATER USE SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE SITE PLAN.



BUILDING APPROVAL
Issued under s 23 of the Building Act 2004

DON WARING
Certifier name

Licence No: 19912196

106/100
BCA Occupancy Class

BCA Type of Construction
Issue date 23/3/17

Don Waring
Certifier signature

DIV-ES.1
VERIFICATION OF EXEMPT DEVELOPMENT STATUS

Don Waring
Private Certifier No. 408 (2016)

23/3/17

This work is done as Building Approval under the Building Act 2004 & associated Building Regulations 2002

LANDSCAPE PLAN

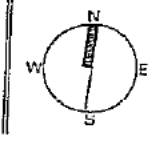
A000 SCALE 1:200 @A2

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Date	By	Notes	Code



CLIENT

PROJECT
NEW HOME

- SP
- DA
- CC
- WD
- AB
- MP

LOT 01 DP 34 DIVISION LAWSON

DATE 16.01.17 SCALE 1:200 @A2

DRAWING TITLE LANDSCAPE PLAN

DATE 16.01.17 SCALE 1:200 @A2

JOB NO. 1619 DWG NO. A000

CHECKED TR

ISSUE A

FILE NAME :

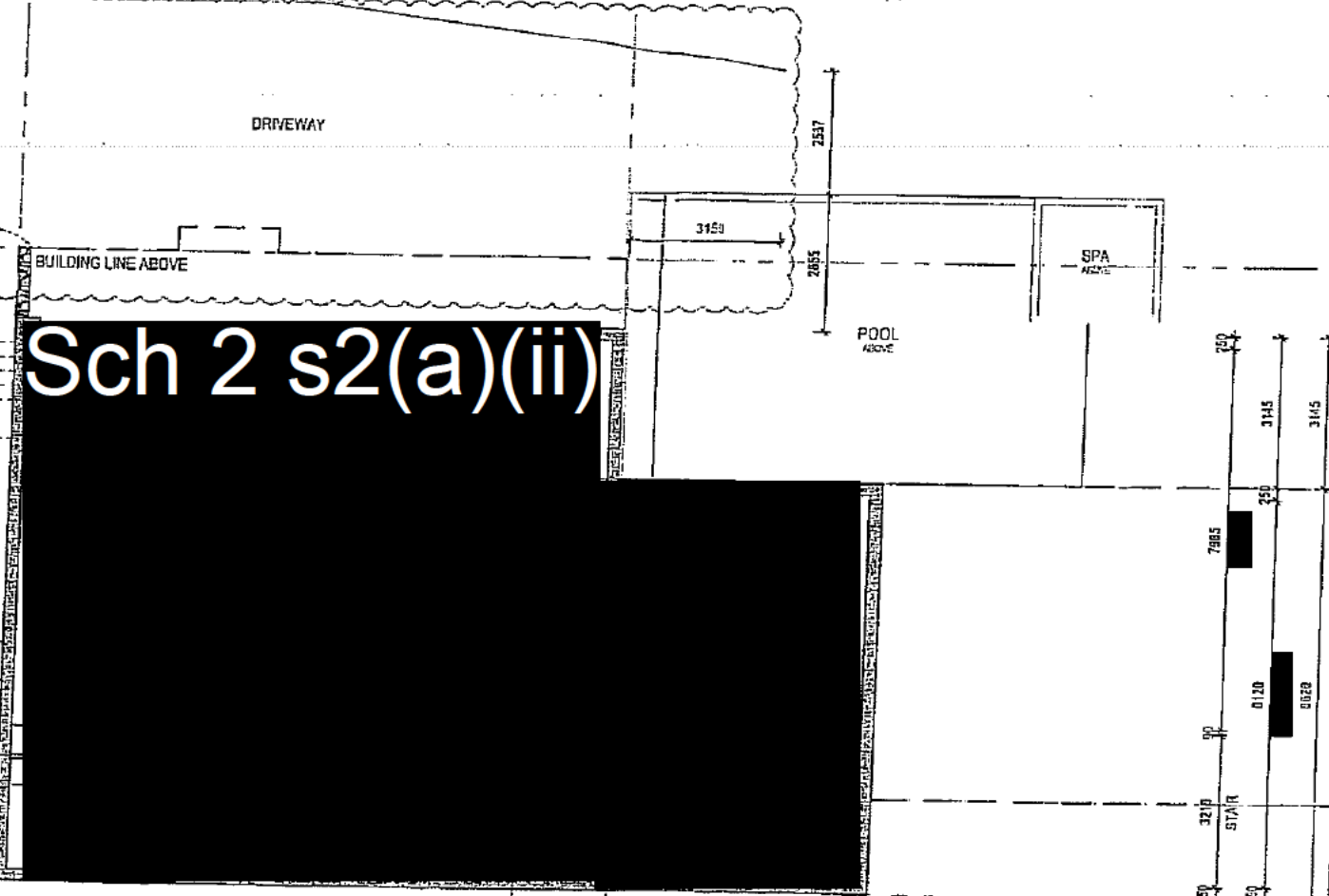
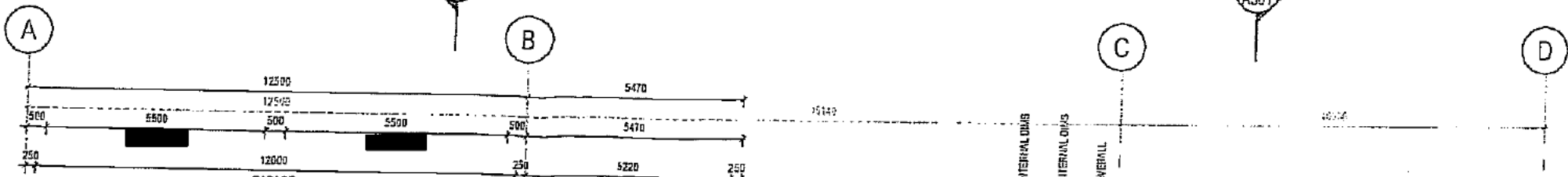
TERRITORY PLAN

RZ1
Design & Shop
2-storey development
97% max. plot ratio

TOTAL SITE AREA = 1654m²
ALLOWABLE GFA (50%) = 827.0m²

GFA
BASEMENT = 133.7m²
GROUND = 142.97m²
FIRST = 230.25m²
SECOND = 144.12m²
TOTAL EXCLUDED BASEMENT = 517.45m²

OVERALL
EXTERNAL DIMS
INTERNAL DIMS



BUILDING APPROVAL
Issued under s. 38 of the Building Act 2004
DOB WARNING
Certifier name
License No. 18812186
1a(1) 10a
BCA Occupancy Class
BCA Type of Construction
Issue Date: 23/3/17
Certifier signature

DAV-ES.1
VEHICLE PARKING EXEMPT DEVELOPMENT STATUS
Under s. 193 of the Planning & Development Act 2007
For Planning & Assessment
Regulation 228 (5.2)
Section 9
DOB WARNING
Private Certifier No. 18812186
23/3/17
This work complies with Building Approvals under the Building Act 2004 & associated Building Regulations 2006

CC A302

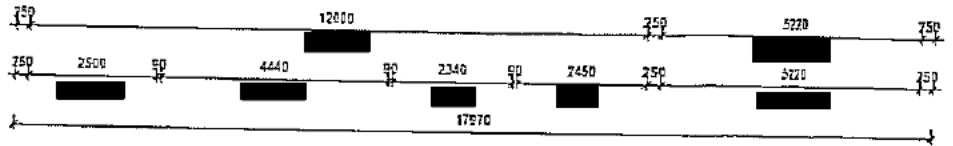
AA A301

BB A301

3 A203

4 A203

BASEMENT PLAN
SCALE 1:100 @A2

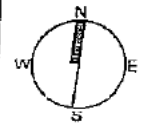


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Date	No	Notes	Code
25.01.17		ISSUED FOR CLIENT MEETING	JA
29.01.17		CHANGES AS PER CLIENT MEETING 25.01.17 B	



CLIENT

PROJECT
NEW HOME

- SP
- DA
- CC
- VD
- AS
- MP

LOI	DP	DIVISION	DATE	SCALE	DRAWN	CHECKED
01	14	LAUSON	16.01.17	1:100 @A2	JH/MF	TR
DRAWING TITLE			JOB NO.	DWG NO.	ISSUE	
BASEMENT PLAN			101	A099	B	

FILE NAME :

TERRITORY PLAN
RZ1
Residential, Single
2-storey development
50% max. plot ratio

TOTAL SITE AREA = 1056m²
ALLOWABLE GFA (50%) = 527.90m²

GFA
BASEMENT = 136.73m²
GROUND = 142.97m²
FIRST = 239.36m²
SECOND = 144.12m²
TOTAL EXCLUDED BASEMENT = 517.15m²

BUILDING APPROVAL
Issued under s.23 of the Building Act 2004
DON WARING
Carifier name
Licence No: 19912183
10a
BCA Occupancy Class
BCA Type of Construction
Issue Date: 23. 3. 17

DW-ES-1
VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under the Planning & Development Act 2007 plus Planning & Development Regulations 2006 (s.20 schedule 1)
DON WARING
Private Carifier No: 154122

1 A202
2 A202

AA A301

BB A301

D

A

B

C

1

2

3

4

CC A302

AA A301

BB A301

3 A203

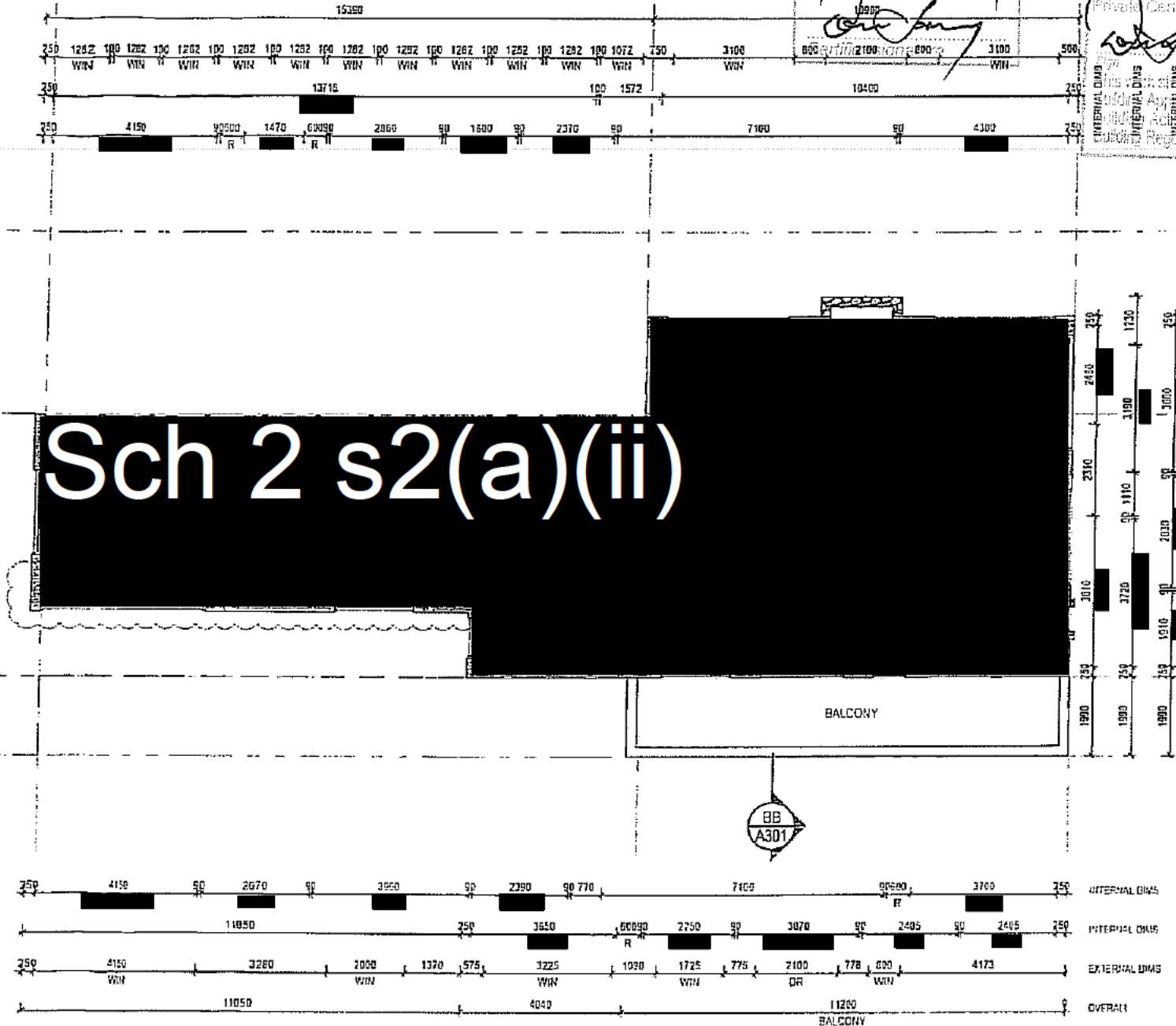
4 A203

Sch 2 s2(a)(ii)

BUILDING LINE BELOW

BUILDING LINE BELOW

BALCONY



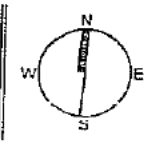
SECOND FLOOR PLAN
SCALE 1:100 @A2

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Date	No	Notes	Drawn
25.01.17		ISSUED FOR CLIENT MEETING	A
30.01.17		CHANGES AS PER CLIENT MEETING 25.01.17	



CLIENT
[Redacted]

PROJECT
NEW HOME

- SP
- DA
- CC
- WD
- AB
- MP

LOT 01 DP 34 DIVISION LAWSON
DRAWING TITLE
SECOND FLOOR PLAN

DATE	SCALE	DRAWN	CHECKED
16.01.17	1:100 @A2	JHM/MP	TR
JOIN NO.	DWG NO.	ISSUE	
1529	A102	B	

FILE NAME:

TERRITORY PLAN
 RE1
 Design & Easing
 2-storey development
 50% max. plot ratio

TOTAL SITE AREA = 1054m²
 ALLOWABLE GFA (50%) = 527.00m²

GFA
 BASEMENT = 118.72m²
 GROUND = 142.97m²
 FIRST = 233.35m²
 SECOND = 144.12m²
 TOTAL EXCLUDED BASEMENT = 517.16m²

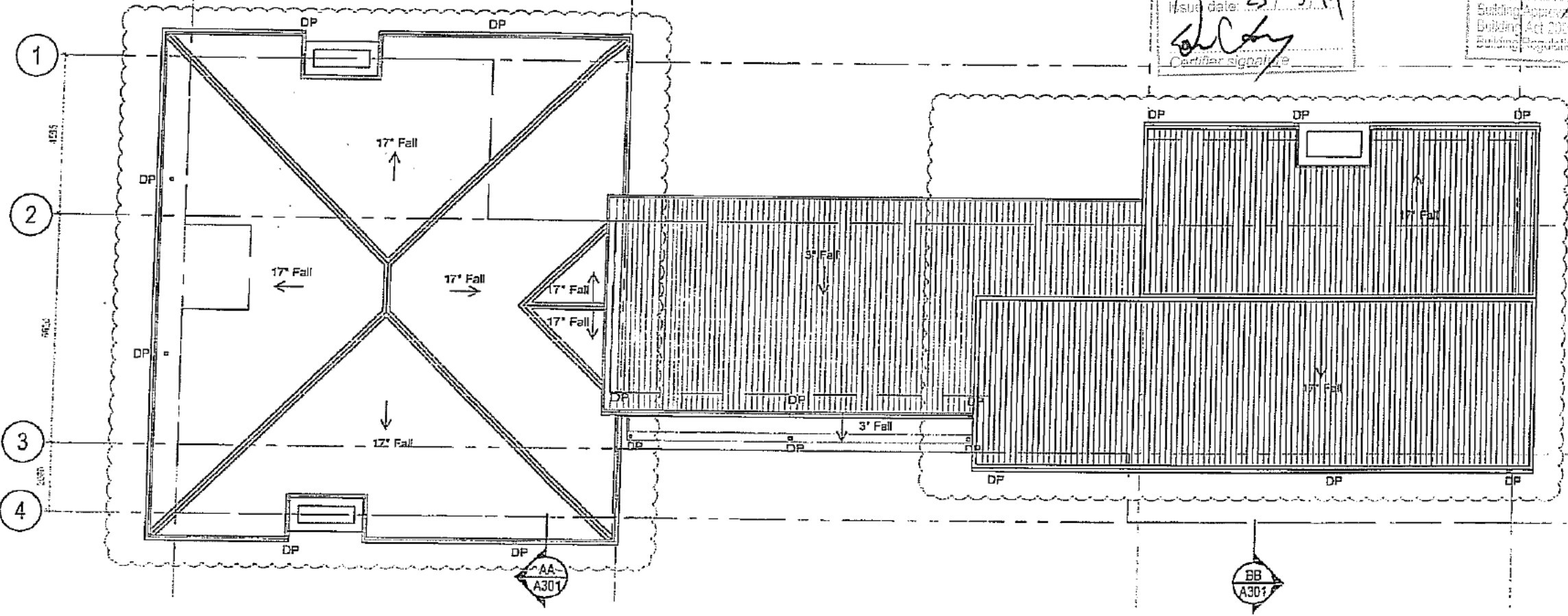
1 A202
 2 A202

AA A301

BB A301

BUILDING APPROVAL
 Issued under s.25 of the Building Act 2004
DON WARING
 Certifier name
 Licence No. 19812186
 1A(1) 10A
 BCA Occupancy Class
 B Type of Construction
 Issue date: 23 / 3 / 17
Don Waring
 Certifier signature

EXEMPT DEVELOPMENT STATUS
 Under Class of the Planning & Development Act 2007 (As Planning & Development Regulations 2015 (s.20 schedule 1))
DON WARING
 Licence No. 19812186
 23/3/17
 This work will comply with Building Act 2004 & associated Building Regulations 2006



CC A302

BB A301

ROOF PLAN
 SCALE 1:100 @A2

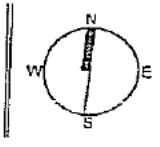
3 A203
 4 A203

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GENERAL NOTES:
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Date	No	Notes	Code
25.01.17		ISSUED FOR CLIENT MEETING	A
30.01.17		CHANGES AS PER CLIENT MEETING 25.01.17B	



CLIENT
 Sch 2 s2(a)(ii)

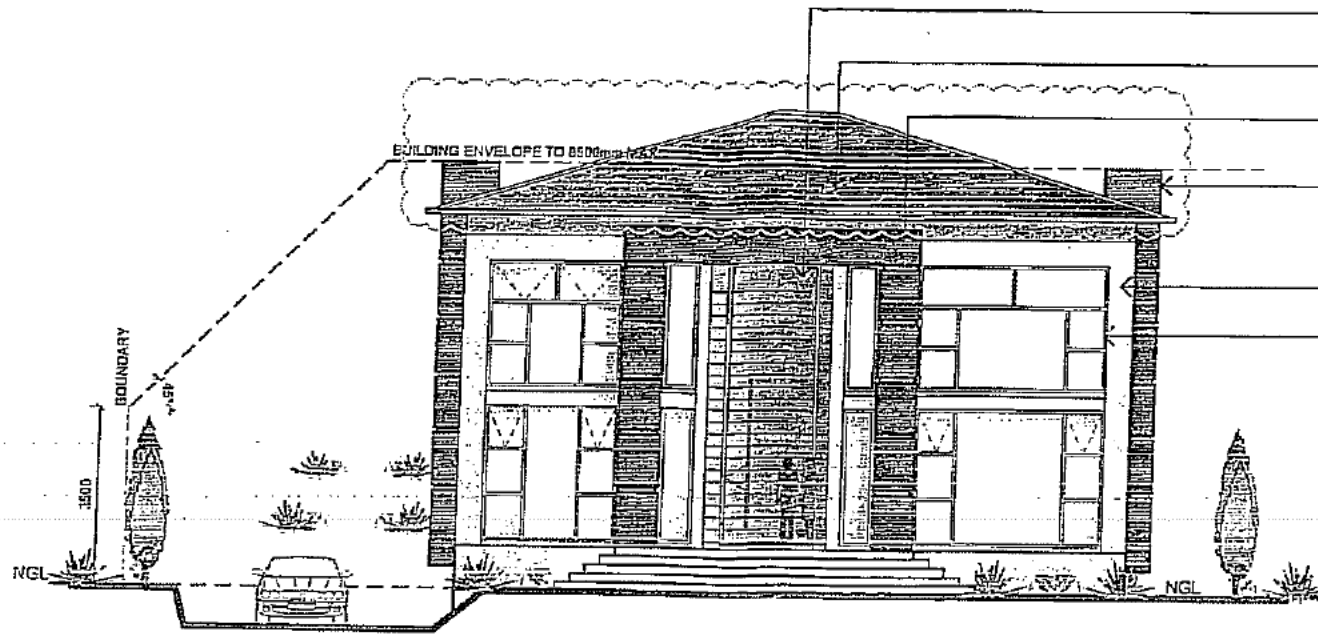
PROJECT
 NEW HOME
 SP
 DA
 CC
 WD
 AB
 NP

LOT 01
DP 34
DIVISION LAWSON
DRAWING TITLE ROOF PLAN

DATE	SCALE	DRAWN	CHECKED
16.01.17	1:100 @A2	JH/MF	TR
JOB NO.	DWG NO.	ISSUE	
1521	A103	B	

FILE NAME :

10015
GROUND FCL 615.800
6100
3001
GROUND FFL 609.700
BASEMENT FCL 609.400
2700
BASEMENT FFL 606.700



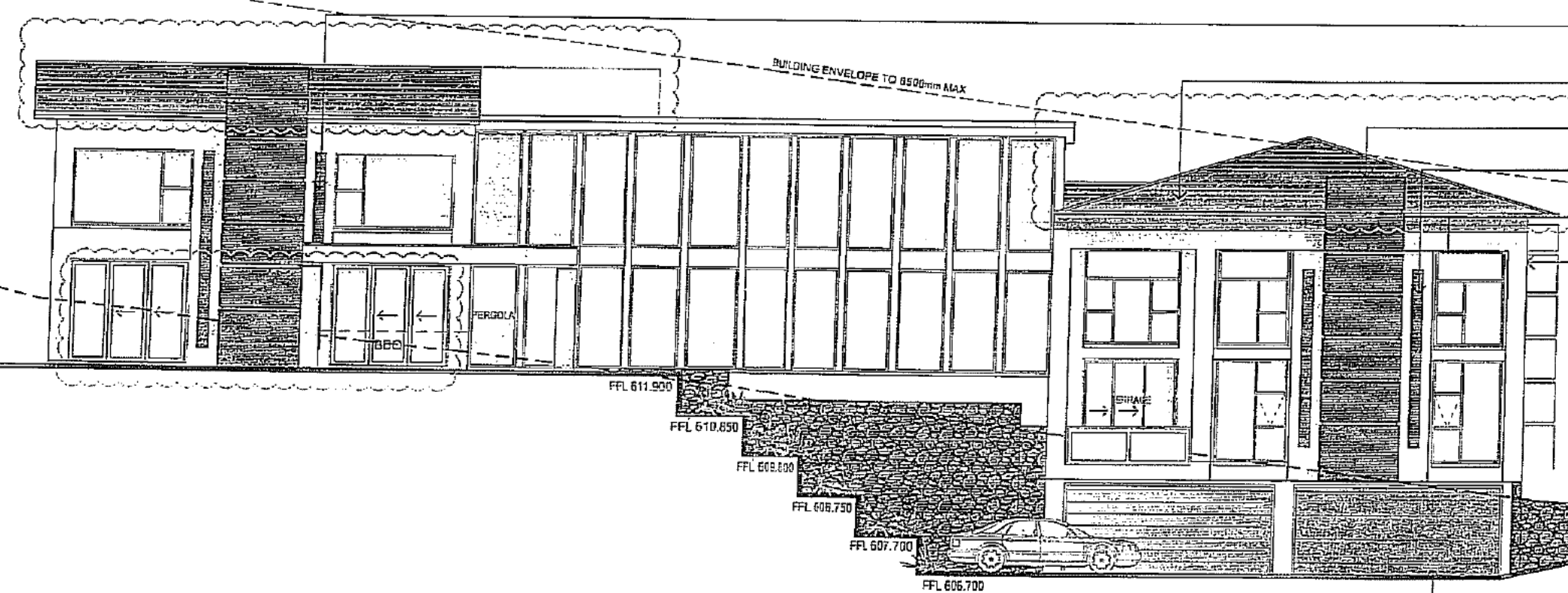
FRONT DOOR - TIMBER CLADDING
TERRACOTTA ROOF TILES - 17° PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC
RENDERED BRICKWORK & PAINTED COLOUR (DULUX APARTMENT) (P1622) OR SIMILAR
CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR
RENDERED BRICKWORK & PAINTED COLOUR (DULUX APARTMENT) (P1622) OR SIMILAR
WINDOWS & DOORS - ALUMINIUM FRAMED WITH DOUBLE GLAZED GLASS

BUILDING APPROVAL
Issued under s 28 of the Building Act 2004
DON WARING
Certifier name
Licence No: 19912186
1a(i) 10a
BCA Occupancy Class
Type of Construction
Issue date: 23/3/17
Certifier signature

DIV 1.5.1
VERIFICATION OF EXEMPT DEVELOPMENT STATUS
Under s 103 of the Building & Development Act 2007 plus Planning & Development Regulations 2006 (4-2) Schedule 1)
DON WARING
Private Certifier No. 19912186
23/3/17
Date
This work still requires Building Approval under the Building Act 2004 & associated Building Regulations 2006

1 WEST ELEVATION
A100 SCALE 1:100 @A2

14175
SECOND FCL 618.200
2700
SECOND FFL 615.500
300
FIRST FCL 615.200
FFL 614.000
3200
FFL 613.000
FIRST FFL 612.000
FFL 611.900
2300
GROUND FFL 609.700
300
BASEMENT FCL 609.400
2700
BASEMENT FFL 606.700



INDENTATION - 50mm DIP FROM EXTERNAL WALL FOR INDENTATION BLACK ALUCOBOND FINISH
TERRACOTTA ROOF TILES - 17° PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC
CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR
INDENTATION - 50mm DIP FROM EXTERNAL WALL FOR INDENTATION BLACK ALUCOBOND FINISH
WINDOWS & DOORS - ALUMINIUM FRAMED WITH DOUBLE GLAZED GLASS
RENDERED BRICKWORK & PAINTED COLOUR (DULUX APARTMENT) (P1622) OR SIMILAR
RETAINING WALL (WEE JASPER) OR SIMILAR
TIMBER PANEL LIFT

2 NORTH ELEVATION
A100 SCALE 1:100 @A2

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GENERAL NOTES:
ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

Date	No	Notes	Code
25.01.17		ISSUED FOR CLIENT MEETING	A
30.01.17		CHANGES AS PER CLIENT MEETING 25.01.17 B	



CLIENT
Sch 2 s2(a)(ii)

PROJECT
NEW HOME
 SP WD
 DA AB
 CC MP

LOT	DP	DIVISION	DATE	SCALE	DRAWN	CHECKED
01	34	LAWSON	16.01.17	1:100 @A2	JH/MP	TR
DRAWING TITLE						
WEST ELEVATION NORTH ELEVATION						
JOB NO	DWG NO	ISSUE				
1059	A202	B				

FILE NAME:

CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR
 TERRACOTTA ROOF TILES - 17° PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC
 INDENTATION - 50mm DIP FROM EXTERNAL WALL FOR INDENTATION BLACK ALLCOBOND FINISH

WINDOWS & DOORS - ALUMINIUM FRAMED WITH DOUBLE GLAZED GLASS

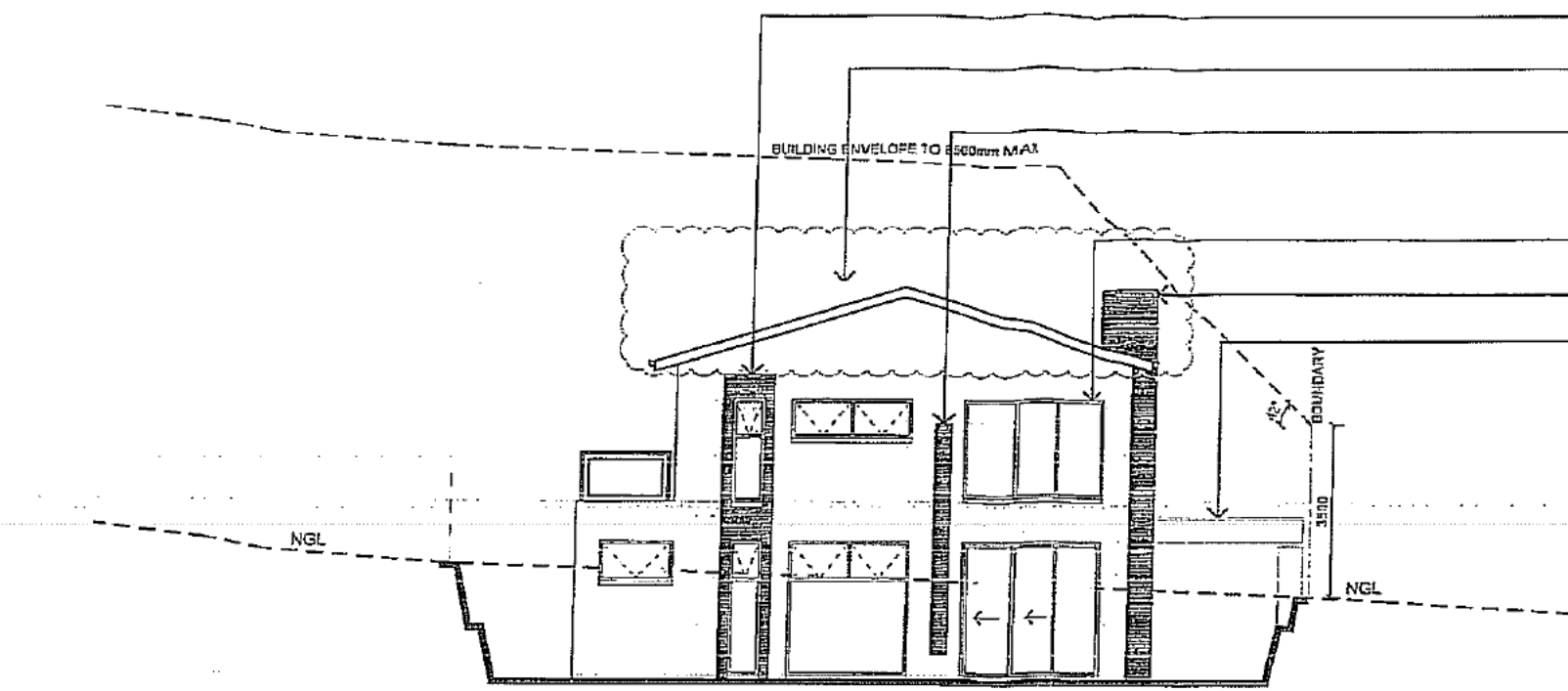
CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR

BUILDING APPROVAL
 Issued under s 25 of the Building Act 2004
DON WARING
 Certifier name
 Licence No: 19812186
 1a(i), 10a
 BCA Occupancy Class
 Type of Construction
 Issue date: 23/3/17
Don Waring
 Certifier signature

DM-ES.1
 VERIFICATION OF EXEMPT DEVELOPMENT STATUS
 Under s.193 of the Planning & Development Act 2007 plus Planning & Development Regulations 2008 (s.29 subclause 1)
DON WARING
 Private Certifier No: 19812186
 23/3/17
 This work still complies Building Approval under the Building Act 2004 & associated Building Regulations 2008

1476
 SECOND FCL 618.200
 2700
 SECOND FFL 615.500
 FIRST FCL 615.200
 3000
 FIRST FFL 612.000

3 EAST ELEVATION
 A100 SCALE 1:100 @A2



COLORBOND ROOF - 3° PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC

WINDOWS & DOORS - ALUMINIUM FRAMED WITH DOUBLE GLAZED GLASS

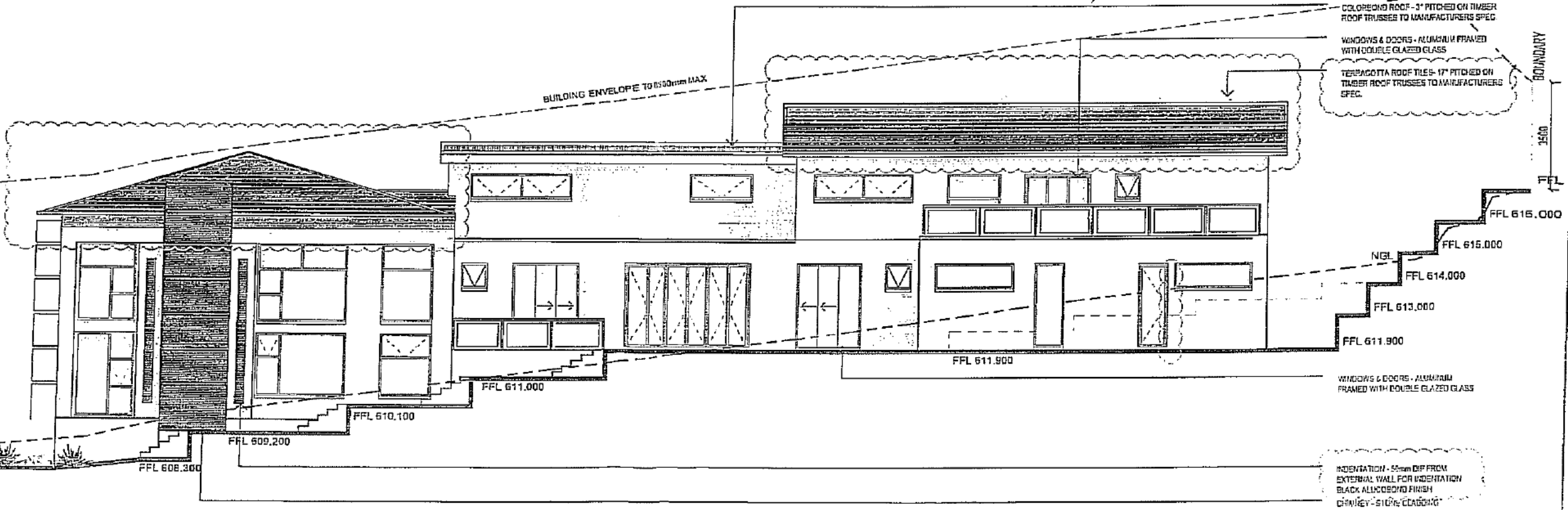
TERRACOTTA ROOF TILES - 17° PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC

WINDOWS & DOORS - ALUMINIUM FRAMED WITH DOUBLE GLAZED GLASS

INDENTATION - 50mm DIP FROM EXTERNAL WALL FOR INDENTATION BLACK ALLCOBOND FINISH
 CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR

1475
 SECOND FCL 618.200
 2700
 SECOND FFL 615.500
 3000
 FIRST FCL 615.200
 3600
 FIRST FFL 612.000
 2300
 GROUND FFL 609.700
 300
 BASEMENT FCL 609.400
 2700
 BASEMENT FFL 606.700

4 SOUTH ELEVATION
 A100 SCALE 1:100 @A2



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NOTE
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS DO NOT SCALE DRAWING.

GENERAL NOTES:
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Date	No	Notes	Code
25.01.17		ISSUED FOR CLIENT MEETING	A
30.01.17		CHANGES AS PER CLIENT MEETING 25.01.17	



CLIENT
 Sch 2 s2(a)(i)

PROJECT
 NEW HOME

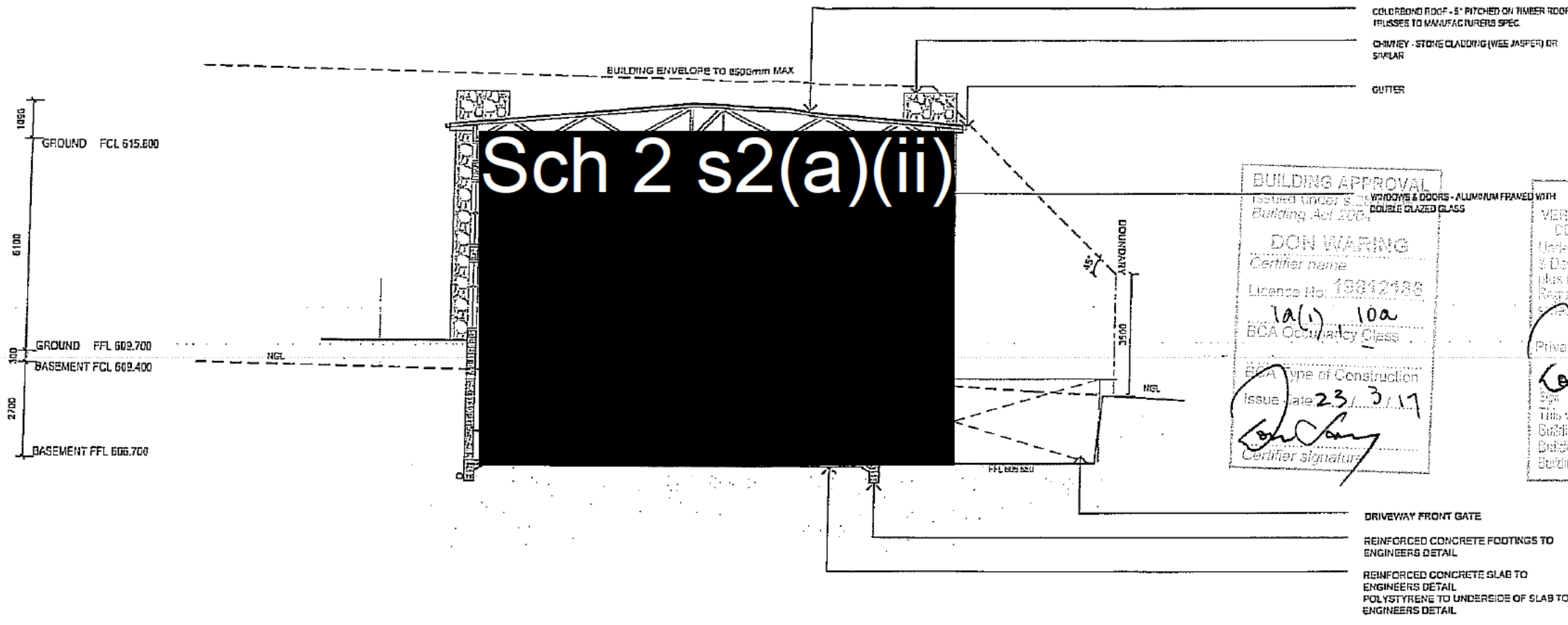
- SP
- DA
- CC
- WD
- AB
- MP

LOT	DP	DIVISION	DATE	SCALE	DRAWN	CHECKED
01	3 rd	LAWSON	16.01.17	1:100 @A2	JH/MP	TR

DRAWING TITLE
 EAST ELEVATION
 SOUTH ELEVATION

JOB NO.	DWG NO.	ISSUE
1029	A203	B

FILE NAME :



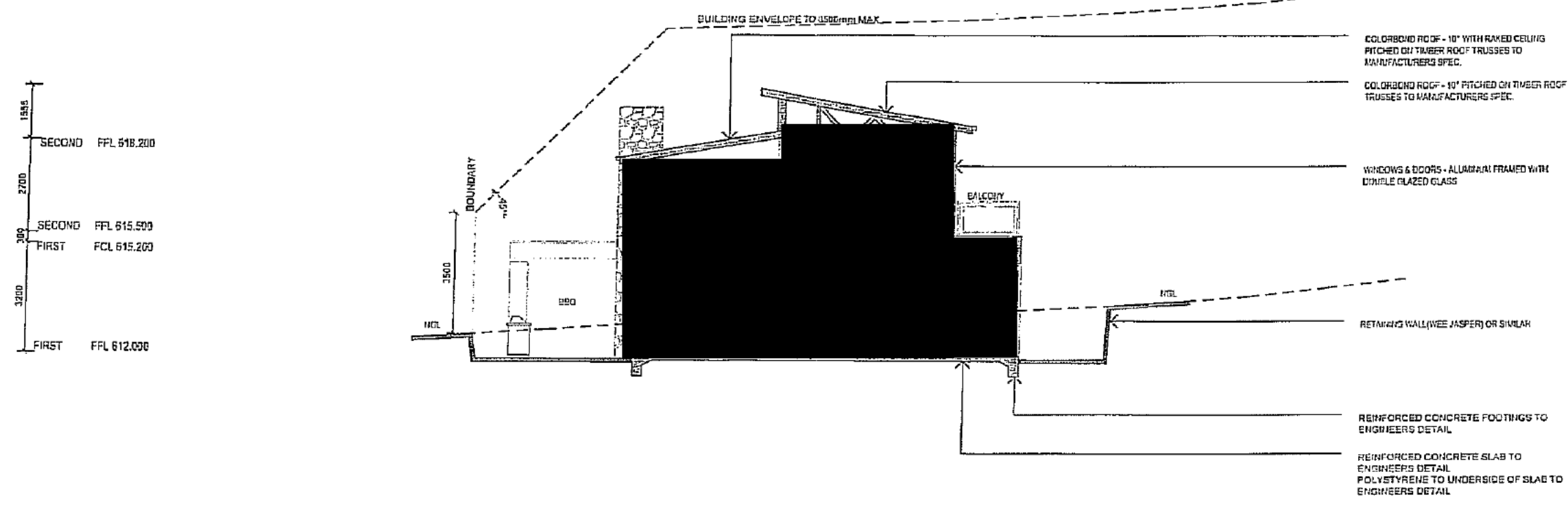
1050
GROUND FCL 615.600
6100
300
GROUND FFL 602.700
BASEMENT FCL 602.400
2700
BASEMENT FFL 606.700

Sch 2 s2(a)(ii)

BUILDING APPROVAL
Issued under S.21
Building Act 2004
DON WARING
Certifier name
Licence No. 19812188
1A(1) 10a
BCA Occupancy Class
Type of Construction
Issue Date **23/3/17**
Certifier signature

DON WARING
VERIFICATION OF EXEMPT
DEVELOPMENT STATUS
Under s 193 of the Planning
& Development ACT 2007
plus Planning & Development
Regulations 2006 (s 20
Schedule 1)
DON WARING
Private Certifier No. 19812188
23/3/17
Sign
This work is in compliance
with the Building Act 2004 & associated
Building Regulations 2006

AA SECTION AA
A100 SCALE 1:100 @A2



1845
SECOND FFL 618.200
2700
300
SECOND FFL 615.500
FIRST FCL 615.200
3200
FIRST FFL 612.000

COLORBOND ROOF - 5" PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC.
CHIMNEY - STONE CLADDING (WEE JASPER) OR SIMILAR
GUTTER
DRIVEWAY FRONT GATE
REINFORCED CONCRETE FOOTINGS TO ENGINEERS DETAIL
REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL
POLYSTYRENE TO UNDERSIDE OF SLAB TO ENGINEERS DETAIL
COLORBOND ROOF - 10" WITH RAKED CEILING PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC.
COLORBOND ROOF - 10" PITCHED ON TIMBER ROOF TRUSSES TO MANUFACTURERS SPEC.
WINDOWS & DOORS - ALUMINUM FRAMED WITH DOUBLE GLAZED GLASS
RETAINING WALL (WEE JASPER) OR SIMILAR
REINFORCED CONCRETE FOOTINGS TO ENGINEERS DETAIL
REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL
POLYSTYRENE TO UNDERSIDE OF SLAB TO ENGINEERS DETAIL

BB SECTION BB
A100 SCALE 1:100 @A2

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NOTE
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Date	No	Notes	Code



CLIENT
[Redacted]

PROJECT
NEW HOME
 SF WD
 DA AS
 CC MF

LOT B1 **DP** 34 **DIVISION** LAWSON
DRAWING TITLE
SECTION AA
SECTION BB

DATE 16.01.17 **SCALE** 1:100 @A2 **DRAWN** JH/EF **CHECKED** TR
JOB NO 1023 **DWG NO.** A301 **ISSUE** A

FILE NAME

