

# Report



## LIMITED LIABILITY TO A PURCHASER WITHIN THE AUSTRALIAN CAPITAL TERRITORY

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This Report is made solely for the use and benefit of the Client. The Consultant is not liable for any reliance placed on this report by any third party. However, within the ACT only and in accordance with the Civil Law (Sale of Residential Property) Act 2003 and the Civil Law (Sale of Residential Property) Regulations 2004, a copy of the report must be attached to the Contract for Sale and may in certain circumstances be relied upon by the Purchaser of residential property.

The circumstances in which a Purchaser of residential property within the ACT may rely on this report in respect of the state of the property at the time of the inspection are as follows:

- (a)** The inspection was carried out no earlier than three months before the day the property was first advertised or offered for sale or listed by an agent; and
- (b)** The date on which the contract was entered into was not more than 180 days after the date of the inspection.
- (c)** The report is provided to the Purchaser prior to or at the time the Contract for Sale is entered into between the Purchaser and vendor.
- (d)** The service requested is the Standard Inspection Report.

# Building Report



## CONCLUSION AND SUMMARY

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The purpose of the Inspection is to identify the major defects and safety hazards associated with the property at the time of the Inspection. The Inspection and reporting are limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered: **Low**

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered: **Low**

**The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Above Average**

**Please Note:** This is a general appraisal only and cannot be relied upon on its own – read the Report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the Inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

**PROPERTY STATISTICS**


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Building Report	Above Average
Compliance Report	Please read full compliance report section of the report
Pest Inspection	No active subterranean termites (live specimen) were found
Energy Efficiency Rating	5.0 Stars
Inspection Date	Tuesday, February 10 <sup>th</sup> 2026
Name of Assessor	Michael Kane
Reference Number	68014
Address of Property Inspected	16 Jamrozik St, Denman Prospect ACT 2611
Client	Nyberg
Block and Section	Block 1 Section 17 DENMAN PROSPECT
Year original residence COU was issued	2017
Block size (approximately)	650m <sup>2</sup>
House size (approximately)	Upper Level: 53.02m <sup>2</sup> Ground Level: 121.50m <sup>2</sup> Lower Level: 101.00m <sup>2</sup> Garage: 49.00m <sup>2</sup> Total: 324.52m <sup>2</sup>
Weather conditions at time of Inspection	Fine
Occupancy Status	Occupied

\*The table above is to be used as a quick reference. Please read the full Report before reaching your conclusion regarding the condition of the Property.

Whilst every care has been taken to ensure the accuracy of the property house and block size, we accept no responsibility for any inaccuracies as supplying this information exceeds a standard building inspection under AS4349.1-2007.

## PROPERTY CONSTRUCTION DETAILS

Flooring	Concrete and timber flooring
External walls	Brick veneer and light weight cladding
Roof framing	Timber: Truss roof framing and conventionally pitched roof framing
Roof cladding	Colorbond roof cladding
Glazing	Double glazed windows
Cooktop	Electric cooktop
Oven	Electric oven
Dishwasher	A dishwasher has been installed
Wall Insulation	Thermal insulation value approximately R-2.5 with reflective foil
Ceiling Insulation	Thermal insulation value approximately R-4.0 with anticon roof blanket

\*Whilst every care has been taken to ensure the accuracy of the property construction details, we accept no responsibility for any inaccuracies of construction details or testing of appliances.

## GENERAL ACCESS LIMITATIONS

Internal	At the time of inspection, the building was furnished. This allows for a limited inspection in areas not restricted by furnishings, stored goods, floor mats, etc.
External	Inspection was limited in areas around the fence line due to vegetation restricting access. No inspection was made under the rear deck due to no available access
Roof void	No inspection was made inside the roof cavity of the raked ceiling due to no available access
On-top of roof	The inspection was restricted to visually looking from a 3.6m ladder lent against the gutter from the rear bedroom only. No access was gained onto the upper-level roof due to the height of the roof
Garage	The inspection of the garage was restricted due to stored goods being kept in the area at the time of inspection

\*Where access is noted as limited or restricted, it is recommended that access be gained to these areas as these areas may contain concealed defects.

**DEFINITIONS**

<b>Good</b>	The item is in the Inspector's opinion of an acceptable standard with no defects visible. Superficial defects will not be commented on
<b>Fair</b>	The item in the Inspector's opinion has some minor defects and requires minimal maintenance or repair
<b>Poor</b>	The item in the Inspector's opinion needs significant repair or replacement

**ENTRY**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

**KITCHEN/DINING/LIVING**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Kitchen cupboards	Good
Bench top	Good
Splashback	Good
Exhaust fan	The exhaust fan was operational at the time of inspection
Pantry	Good

**STAIRWELLS**

Ceiling	Good
Walls	Good
Floor coverings	Good
Handrail	Good

**RUMPUS**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good

**MASTER BEDROOM**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Walk in wardrobe	A minor water stain was noted in the ceiling, likely caused from condensation coming from the AC unit . A moisture meter used at time of inspection indicated no elevated moisture levels present. Apart from monitoring, no action is required

**BEDROOM 2**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

**BEDROOM 3**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

**BEDROOM 4**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

**GUEST BEDROOM**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Wardrobe	Good

**ENSUITE**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

**BATHROOM**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Bath	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

**POWDER ROOM**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Shower screen	Good
Water leakage in shower area?	There was no water leakage detected
Floor and wall tiles in shower area	Good
Vanity/Basin	Good
Taps	Good
Toilet suite	Good
Exhaust fan	The exhaust fan was operational at the time of inspection

**LAUNDRY**

Ceiling	Good
Walls	Good
Door and door hardware	Good
Floor coverings	Good
Laundry tub	Good
Splashback	Good

**EXTERIOR**

Driveway and paths	Good. No major cracking noted
Roof covering	Good. Inspection of the roof covering was limited to the lower level only
Eaves	Good
Fascia	Good
Gutters	Good. The gutters appear to be in functional condition
External walls	Good. No major cracking noted
Windows	Good
Fences	Good
Gate	Good
Deck	Good
Terraces	Good
Retaining walls	Good
Site drainage	The site generally drains away from the perimeter of the building

**GARAGE**

Slab	Good. No major cracking noted
Ceiling	Good
Walls	Good. No major cracking noted
Garage door	Good
Is an auto opener installed on the roller door?	Yes
Access door	Good

## DEFINITIONS

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**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Client:** The person or persons, for whom the Inspection Report was carried out or their Principal (i.e., the person or persons for whom the report is being obtained).

**Building Consultant:** A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

**Building & Site:** The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

**Readily Accessible Areas:** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

**Structure:** The loadbearing part of the building, comprising the Primary Elements.

**Primary Elements:** Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams, or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**Secondary Elements:** Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**Finishing Elements:** The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor, and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

**Major Defect:** A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**Minor Defect:** A defect other than a Major Defect.

**Safety Hazard:** Any item that may constitute an immediate or imminent risk to life, health, or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Tests:** Where appropriate the carrying out of tests using the following procedures and instruments:

Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

## IMPORTANT ADVICE

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**NB.** In the case of strata and company title properties, the Inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete Inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

**The Septic Tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing, as well as the requirements to meet the standard for pool fencing. Failure to conduct this Inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water during rainfall and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

**Weep Holes:** External brick (and stone) walls are a porous material that behave much like a sponge. During a rain event, the masonry wall absorbs water and actually stores it. The weep holes are designed for two purposes. 1. To provide an opening to allow water to drain out through the bottom of the wall. 2. To allow ventilating air to enter behind the wall to help dry the structure. If weep holes have been noted as being not installed, it is recommended to consult a builder on how to best rectify the problem.

**Water Leaks from Roof:** The inspector cannot, and does not, offer an opinion on whether the roof currently leaks or may be subject to future leaks. The only way to determine whether a roof is absolutely watertight is to make observations during prolonged rainfall.

**Subfloor dampness:** The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

**Shower:** Where a shower recess has been water tested, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

## SCOPE AND LIMITATIONS

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**Any person who relies upon the contents of this Report does so acknowledging that the following clauses, which define the Scope and Limitations of the Inspection, form an integral part of the Report.**

**1) This Report is not an all-encompassing** Report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the Inspection. Whether or not a defect is considered significant or not, depends to a large extent upon the age and type of the building inspected. This Report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural Report. Should you require any advice of a structural nature you should contact a structural engineer.

**2) This is a visual Inspection only**, limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The Inspection DID NOT include breaking apart, dismantling, removing, or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

**3) This Report does not and cannot make comment upon:** Defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the Inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from **surface** water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is NOT a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

**NB.** Such matters may, upon request, be covered under the terms of a 'Special-Purpose Property Report'.

**4) Consumer Complaints Procedure:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify us as soon as possible of the dispute or claim by email, fax, or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the Inspection.

If you are not satisfied with our response, you must within twenty one (21) days of your receipt of our written response, refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties, and as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation, then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

**(a)** The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

**(b)** The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment, then such payment shall be made within twenty one (21) days of the order.

**NB.** In the event that you do not comply with the above Complaints Procedure and commence litigation against us, then you agree to fully indemnify us against any awards, costs, legal fees, and expenses incurred by us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**5) Asbestos Disclaimer: “No Inspection for Asbestos was carried out at the property, and no Report on the presence or absence of Asbestos is provided”.**

Buildings built prior to 1982 may have wall and/or ceiling sheeting, and other products including roof sheeting that contains Asbestos. Even buildings built after this date, up until the early 90s, may contain some Asbestos. Sheeting should be fully sealed. If you are concerned, the building was built prior to 1990, or if asbestos is noted as present within the property, then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting, or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.

**6) Mould (Mildew and non-wood decay fungi) Disclaimer:** Mildew and non-wood decay fungi are commonly known as mould. However, mould and their spores may cause health problems or allergic reactions, such as asthma and dermatitis in some people. No Inspection for mould was carried out at the property, and no Report on the presence or absence of mould is provided. If mould is noted as present within the property, or if you notice mould and you are concerned as to the possible health risk resulting from its presence, then you should seek advice from your local Council, State or Commonwealth Government Health Department, or a qualified expert such as an Industry Hygienist.

**7) Magnesite Flooring Disclaimer:** No Inspection for Magnesite Flooring was carried out at the property, and no Report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

**8) Estimating Disclaimer:** Any estimates provided in this Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this Report.

**9) Note:** If the Client has any doubt about the purpose, scope, and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## IMPORTANT DISCLAIMER

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**Disclaimer Liability:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for Inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**Disclaimer of Liability to Third Parties:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property, then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement, then they may rely on the Report subject to the terms and conditions of this agreement and the Report itself.

**NB.** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations, the Report resulting from this Inspection may be passed to the purchaser as part of the sale process, providing it is carried out no more than three months prior to listing and is not more than six months old.

**Limited Liability to a Purchaser within the Australian Capital Territory only:** Within the Australian Capital Territory (ACT) and in accordance with the ACT Civil Law (Sale of Residential Property) Act 2003 and Regulations, a copy of the Report may be attached to the Contract for Sale.

**WARNING:** The Purchaser is advised that this Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. It is, therefore, very strongly recommended that you promptly arrange for another Inspection and Report in accordance with Australian Standard AS4349.1 to be carried out prior to the expiration of the 'Cooling off Period' and settlement.

**This is not a Compliance Report strictly in accordance with Civil Law (Sale of Residential Property) Regulations:** The Report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the Report as to whether or not, in the opinion of the Inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the Inspector. The Purchaser is advised that a Special Purpose Report is available through the Inspector to advise more fully in respect to these matters. The structures may have been damaged by pests, storm, strong wind or fire or the Vendor may have carried out alterations and/or additions to the Property since the Inspection Date. The Report may no longer reflect the true condition of the Property. The structure(s) may no longer be in accordance with the attached plans etc. IT IS STRONGLY RECOMMENDED that, if the Purchaser has any concerns in respect to the compliance of the structures, a Special Purpose Report be obtained. Alternatively, the Purchaser should rely upon his, her or their own enquiries.

**Contact the Inspector:** Please feel free to contact the Inspector who carried out this Inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, then you should immediately contact the Inspector and have the matter explained to you. If you have any questions at all, or require any clarification, then contact the Inspector prior to acting on this Report.

## OTHER INSPECTIONS AND REPORTS REQUIRED

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It is strongly recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these Reports will better equip the purchaser to make an informed decision. Although appliances may be listed in the Report, they have not been tested as this is outside the scope of the standard Building Inspection. Other Inspections we recommend the purchaser obtains before making their decision are:

- Electrical Inspection,
- Plumbing Inspection,
- Structural (Engineer),
- Geotechnical Inspection,
- Drainage Inspection,
- Asbestos Inspection,
- Mould Inspection,
- Gas fitting Inspection,
- Appliances Inspection,
- Air-conditioning Inspection,
- Alarm/Intercom/Data Systems,
- Hydraulics Inspection,
- Mechanical Services,
- Hazards Inspection,
- Fire/Chimney Inspection,
- Estimating Report,
- Garage Door Mechanical,
- Durability exposed surfaces

## SMOKE DETECTORS

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The occupier/purchaser should satisfy themselves as to the working condition of the smoke detectors, if installed. It is highly recommended that suitable smoke detectors be installed in all residential properties. AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.

## CRACKING OF BUILDING ITEMS

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Regardless of the type of crack(s), a Pre-Purchase Building Inspector carrying out a Pre-Purchase Inspection within the scope of a visual Inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding the below all fall outside the scope of this Pre-Purchase Inspection:

- (a)** The nature of the foundation material on which the building is resting,
- (b)** The design of the footings,
- (c)** The site landscape,
- (d)** The history of the cracks and,
- (e)** Carrying out an invasive Inspection.

However, the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed. Cracks that are small in width and length on the day of the Inspection may have the potential to develop over time into structural problems for the homeowner, resulting in major expensive rectification work being carried out. If cracks have been identified in the Report above, then a Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

## NOTICE TO THE PURCHASER (ACT ONLY)

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(a) At the Exchange, and prior to the 'Cooling-off Period', you were given an Inspection Report on the property you intend on purchasing. This Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. The structures may have been damaged by pests, storm, strong wind or fire or the vendor may have carried out alterations and/or additions to the property since the Inspection date. The Report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is, therefore, very strongly recommended that you urgently arrange for another Inspection and Report in accordance with Australian Standard AS 4349.1 to be carried out prior to exchange, or prior to the expiration of any 'Cooling Off Period' and prior to settlement.

(b) If the Report indicated the presence of termite damage, or recommends any other Inspections or treatments, you should obtain copies of these Reports and any treatment proposals, certificates of treatment carried out, including details of all repairs including copies of quotations, invoices, and any other Reports. It is strongly recommended that you arrange for an Inspection and Report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2, and a further building Inspection in accordance with AS 4349.1.

(c) If you fail to procure a further Inspection and Report as recommended in (a) and (b), or fail to obtain copies of other Reports, treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other Reports as recommended in (b) above, then you agree that you have decided not to have a further Inspection and Report carried out, or to obtain copies of treatment proposals, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other Reports and have relied upon your own enquires and the Report, knowing the possible consequences, and that the condition of the property, as stated in the Report, may have changed.

(d) You agree that the person carrying out the Inspection **and** the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property, or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defense of any claim that you may later make against any of them.

**NB.** It is a condition of your right to rely upon the Report that you transmit by fax, post, or otherwise deliver the signed "Notice to the Purchaser" (ACT only) to the company, partnership or sole trader at the address detailed on the front of the Report not less than four (4) days prior to the date of settlement. If you fail to complete, sign, or deliver the Notice then it will be deemed that you did not rely upon the report in respect to your decision as to whether or not to purchase the property. This may seriously affect any rights to future compensation to which you may be entitled.

**Please cross out the statement below that does not apply: - At the date of settlement, not more than 180 days will have elapsed since the Inspection date.**

1. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another inspection and report in respect of the property, and it is my/our intention to **rely upon the findings contained in the report**; or

2. I/We have **arranged for another Inspection of the Property and Report** to be carried out, which I/We will use in conjunction with this Report in deciding whether to proceed with the purchase of the property; or

3. I/We have read and understood the 'Limited Liability to a Purchaser within the Australian Capital Territory only' clause of the Report, and this Notice to the Purchaser. I/We have not arranged for another Inspection and Report in respect of the property and have **relied on my/our own enquiries in respect of the condition of the property** as at the date of settlement including any changes in the condition of the property that have taken place since the Inspection date stated in the Report

# Timber Pest Report



## SUMMARY SHEET

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**Property Address:** 16 Jamrozik St, Denman Prospect ACT 2611  
**Client:** Nyberg  
**Inspection Date:** Tuesday, February 10<sup>th</sup> 2026  
**Inspection carried out by:** Michael Kane

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This summary is supplied to allow a quick and superficial overview of the Inspection results. This summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report, and anything in this summary, the information in the Report shall override that in the summary. The Report is subject to conditions and limitations. Your attention is particularly drawn to the clauses, disclaimer of liability to third parties, limited liability to a purchaser with the Australian Capital Territory (ACT), and to the notice to the purchaser at the back of this Report.

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### 1.0 ACCESS LIMITATIONS

**There were access limitations to the inspection/report. Please refer to section 1.0 of the report.**

### 2.0 TERMITE ACTIVITY

**No active subterranean termites (live specimens) were found.**

**No visible evidence of subterranean termite workings or damage was found.**

### 3.0 BORER ACTIVITY

**No visible evidence of borers of seasoned timbers was found.**

### 4.0 DECAY FUNGI

**No evidence of damage caused by wood decay (rot) fungi was found.**

For complete and accurate information, please refer to the attached 'Visual Timber Pest Report', which is prepared in accordance with AS 4349.3.

## CONDITIONS OF THIS INSPECTION

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### Important Information:

Any person who relies upon the contents of this Report does so acknowledging that the following clauses, which define the scope and limitations of the Inspection, form an integral part of the Report.

This is a **Visual Inspection Only**, prepared in accordance with AS 4349.3, 'Inspection of Buildings Part 3: Timber Pest Inspections'. Visual Inspection was limited to those areas and sections of the property to which reasonable access (see definition) was both available and permitted on the date of Inspection.

The Inspection **did not** include breaking apart, dismantling, removing, or moving objects including but not limited to – foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions.

The Inspector **cannot** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or in any other areas that are concealed or obstructed.

The Inspector **did not** dig, gouge, force or perform any other invasive procedures. An invasive Inspection will not be performed unless a separate contract is entered into.

In an occupied property, it must be understood that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed.

In the case of strata type properties, only the interior of the unit is inspected.

### Scope of Report:

This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building and Site (see note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests. Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

### Limitations:

The Client acknowledges:

**(a)** This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

**(b)** The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements, or earth.

**(c)** The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

**(d)** European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

**(e)** This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

**(f)** If the inspection was limited to any particular type(s) of timber pest (e.g., subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

**(g)** This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g., toxic Mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

**(h)** This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party, except as provided in the section Limited Liability To a Purchaser within the Australian Capital Territory.

**Determining extent of Damage:**

This is not a structural building report, and any inexperienced opinion we provide on timber damage cannot be relied upon. This Report **will not** state the full extent of any Timber Pest damage. It will state Timber Pest Damage found as either 'slight', 'moderate', 'moderate to extensive', or 'extensive', and this information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported, either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s).

This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. In this case, an Invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended, and you should arrange for a qualified professional such as a builder, engineer, or architect to carry out a structural Inspection to determine the full extent of the damage, and the extent of repairs that may be required. You agree that neither we, nor the individual conducting the Inspection, are responsible or liable for the repair of any damage, whether disclosed by the Report or not.

**Disclaimer of Liability:**

No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at, or prior to, the date of the Report, in any area(s) or section(s) of the subject property physically inaccessible for Inspection, or to which access for Inspection is denied by, or to, the licensed Inspector (including, but not limited to, any area(s) or section(s) specified by the Report).

## 1.0 ACCESS LIMITATIONS

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### 1.1 Area(s) inspected:

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

### 1.2 Common area(s) not inspected:

No Inspection was made, and no Report will be submitted, of inaccessible area(s).

These include, but may not be limited to; cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios, inaccessible parts of the subfloors, inaccessible parts of the roof void, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, and hollow blocks/posts etc.

### 1.3 Area(s) in which visual inspection was obstructed or restricted and why:

**Clothing and other stored items concealed timbers in cupboards and built in robes/closets. Furniture and stored items concealed some of the skirting boards and architraves inside the house. Areas of the timber fence were concealed by vegetation. No inspection was made inside the roof cavity of the raked ceiling due to no available access.**

**NB.** Please note that since a complete Inspection of the above area(s) was not possible, Timber Pest activity and/or damage may exist in these areas.

### 1.4 The property was furnished at the time of inspection.

Where a property is furnished at the time of Inspection, it must be understood that the furnishings and stored goods may be concealing evidence of Timber Pest activity. This evidence may be revealed when the property is vacated, and a further Inspection of the vacant property is strongly recommended if the house was furnished at the time of inspection.

### 1.5 Undetected timber pest risk assessment is considered Low/Moderate.

**NB.** Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.

## 2.0 TERMITE ACTIVITY

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**2.1 No active (live) termites were present at the time of Inspection.**

**2.2 No visible evidence of subterranean termite workings and/or damage was found.**

**2.3 A termite nest was not found.**

**2.4 No evidence of timber damage caused by Termite attack was visible at the time of the Inspection.**

NB. Where evidence of termite activity by the *Nasutitermes* or *Coptotermes* species was found in the grounds, the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s), then the risk of a further attack is very high.

### **2.5 Very important:**

If live termites or any evidence of termite workings or damage was reported above, within the building(s) or in the grounds and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out, such as when wall linings, cladding or insulation are removed; or if you arrange for an invasive Inspection. We claim no expertise in structural engineering or building, and we strongly recommend that you have a qualified professional such as a builder, engineer, architect, or other qualified expert determine the full extent of the damage, if any. This may require an invasive Inspection. We take no responsibility for the repair of any damage, whether disclosed by this Report or not (see 'Terms and Limitations').

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of Inspection, you must realise that it is possible that termites are still active in the immediate vicinity, and that the termites may continue to cause further damage. It is not possible, without further investigation and a number of Inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of Inspection due to a prior disturbance or climatic conditions, or they may have been utilizing an alternative feeding source.

Continued, regular Inspections are essential. Unless written evidence of a termite protection program in accordance with 'AS 3660' with ongoing Inspections is provided, you must arrange for a treatment in accordance with 'AS 3660' to be carried out to reduce the risk of further attack.

**2.6 Previous termite treatment: There were no signs of a termite treatment or evidence of a possible previous termite treatment, at the time of inspection.**

**NB.** If there is evidence of drill holes in concrete or brickwork, bait stations or other signs of a possible previous treatment are reported, then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive Inspection carried out, and have a builder determine the full extent of any damage, and the estimated cost of repairs, as the damage may only be found when wall linings etc. are removed. Normally, if a termite treatment has been carried out, then a durable notice should be located in the metre box, indicating the type of termite shield system, treated zone or combination that has been installed.

**2.7 Termite management: A termite management notice was not found in the meter box; however, due to the age of the residence a barrier system should have been installed.**

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own enquiries as to the quality of the treatment when it was carried out, and warranty information. In most cases, you should arrange for a treatment in accordance with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

**2.8 General remarks:**

Where any current visible evidence of Timber Pest activity is found, it is strongly recommended that a more invasive Inspection be performed. Trees on and near the property up to a height of 2 metres, have been visually Inspected where possible and practicable, for evidence of Termite activity. It is very difficult to locate termite nests since they are underground, and evidence in trees is usually well concealed. Therefore, we strongly recommend that you arrange to have the medium to large eucalypt trees within a 50 metre radius of the property test drilled for evidence of termite nests.

### 3.0 BORER ACTIVITY

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#### 3.1 No visible evidence of borers was found.

The **Lyctid Borer** - The most common lyctid borer in Australia is **Lyctus brunneus (powder post beetle)**. Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers, and joists) in a building are seldom weakened significantly to cause collapse. The **Anobiid Borer** There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g., from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

**Other Borers:** A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

**Management Program:** Wherever practical, remove any conditions conducive to attack (e.g., *Anobium* borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## 4.0 DECAY FUNGI

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### 4.1 No evidence of damage caused by wood decay (rot) fungi was found.

**NB.** If any evidence of fungal decay or damage is reported, you should consult a building expert to determine the full extent of damage, and the estimated cost of repairs or timber.

**General Description of Attack** Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

**Economic Significance** Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g., from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g., from a licensed or registered building contractor). This may require monitoring of the timber over a period and include the assessment of conditions conducive to attack in different weather conditions (e.g., to determine the adequacy of existing drainage).

**Management Program** Remove any conditions conducive to attack (e.g., lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## 5.0 CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

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### 5.1 Water leaks: At the time of the inspection no leaks were found to be present.

Water leaks, especially in or into the subfloor, or against the external walls; increase the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

**NB.** We claim no expertise in building, and if any leaks were reported, you should consult a plumber or other building expert to determine the full extent of damage, and the estimated cost of repairs.

### 5.2 Moisture/drainage: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) regarding upgrading ventilation. The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g., from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

### 5.3 Ventilation: Not applicable as the home is built on a concrete slab.

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g., from a licensed or registered building contractor) in regard to upgrading ventilation.

### 5.4 Hot water services and air conditioning units: There is no need for this work to be carried out.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several metres away from the building), as the resulting wet area is highly conducive to termites.

### 5.5 Slab edge exposure: The slab edge inspection zone does not apply to this property.

Where external concrete slab edges are not exposed, there is a high risk of concealed termite entry.

In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings an Inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for Inspection.

Concealed termite entry may already be taking place but could not be detected at the time of the Inspection. This may have resulted in concealed timber damage.

**NB.** A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and/or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

**5.6 Weep holes in external walls: Weep holes were clear allowing the free flow of air.**

It is very important that soil, lawn, concrete paths, or pavers do not cover the weep holes. Sometimes, they have been covered during the rendering of the brick work. They should be clean and free flowing and covering the weep holes in part or in whole may allow undetected termite entry.

**5.7 Termite shields: Not applicable as the home is built on a concrete slab.**

Termite Shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps prevent termites from gaining undetected entry. Joins in the shielding should have been soldered during the installation. If it is observed that the joins in the shielding have not been soldered, then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate, a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

**5.8 Bridging or breaching of termite barriers and inspection zones: No bridging or breaching was found.**

“Bridging” is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. “Breaching” is the making of a hole or gap in a termite barrier so that termites are provided with a passage through that barrier.

**5.9 Other area(s) and/or situations that appear conducive to (may attract) subterranean termite infestation: Nil**

## 6.0 OVERALL ASSESSMENT OF THE PROPERTY

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**6.1** Where evidence of live termites, termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high.

Where evidence of live termites, termite damage or termite workings was found in the grounds but not in the building(s) then the risk to buildings must be reported as high to extremely high.

**6.2** At the time of the Inspection, the degree of risk of subterranean termite infestation to the overall property was considered to be **Moderate**.

**6.3 Subterranean Termite Treatment Recommendation:** A management program in accordance with AS 3660-2000 to protect against subterranean termites is considered **not essential, but 6 to 12 monthly inspections are essential**.

**6.4 Future Inspections:** AS 3660.0-2000 recommends “regular competent Inspections should be carried out at least on an annual basis, but more frequent Inspections are strongly recommended”.

It goes on to inform that “regular Inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner, and damage to be minimized”.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this Report; we strongly recommend that a full Inspection and written Report in accordance with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months, but no more than 12 months.

## DEFINITIONS

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**Timber Pest Attack:** Means Timber Pest Activity and/or Timber Pest Damage.

**Timber Pest Activity:** Means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

**Timber Pest Damage:** Means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

**Major Safety Hazard:** Means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Conditions Conducive to Timber Pest Attack:** Means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

**Readily Accessible Areas:** Means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e., 400 mm high by 600 mm wide); and areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

**Client:** Means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e., the person or persons for whom the report was being obtained).

**Timber Pest Detection Consultant:** Means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

**Building and Site:** Means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

**Timber Pests:** Means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:

**Chemical Delignification:** The breakdown of timber through chemical action.

**Fungal Decay:** The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include Mould, which is a type of fungus that does not structurally damage wood.

**Wood Borers:** Wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

**Termites:** Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

**Tests:** Means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

**Instrument Testing:** Means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) Electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements.
- (b) Stethoscope - an instrument used to hear sounds made by termites within building elements.
- (c) Probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g., bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) Sounding - a technique where timber is tapped with a solid object.

## IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS

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You should read and understand the following important information. It will help explain what is involved in a Timber Pest Inspection, the difficulties faced by a Timber Pest Inspector, and why it is not possible to guarantee that a property is free of Timber Pests. It also details important information about what you can do to help protect your property from Timber Pests. This information forms an integral part of the Report. Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways, or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions DO NOT occur around your property. We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers, but they can be detected more readily during routine inspections."

### **Reasonable access:**

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior, the Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures, or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

Building Exterior, Roof Exterior and Site, the Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris, or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g., wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weep hole or vent at the base of external walls is concealed by pavements, gardens, lawns, or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood near the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking, and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

**A more invasive physical inspection is available and recommended:**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting insulation, stored items, furniture, or foliage during the inspection. We WILL physically touch, tap, test and when necessary, force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes.

This style of Report is available by ordering with several days' notice. Inspection time for this style of Report will be greater than for a VISUAL INSPECTION.

It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property.

A price is available on request.

**Concrete slab homes:**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to affect concealed entry into the property, and they can then cause extensive damage to concealed framing timbers. Even the most experienced Inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is in the roof, it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home, it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.

It is strongly recommended that you have a Termite Inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

**Subterranean termites:**

No property is safe from termites. General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

**Important note:**

As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A furthermore invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

**Previous Treatments** Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

**Frequency of Future Inspections** Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

**Risk management options:**

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack. To further reduce the risk of subterranean termite attacks, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

**CONTACT THE INSPECTOR**

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Please feel free to contact the Inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, then you should immediately contact the Inspector and have the matter explained to you.

If you have any questions at all or require any clarification, then contact the Inspector prior to acting on this Report.

## NOTICE TO THE PURCHASER

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**(a)** Prior to or on Exchange, and prior to the commencement of the 'Cooling-off Period', you were given an Inspection Report on the Property you intend on purchasing ("the Report"). The Purchaser is advised that this Report reflects the condition of the property existing at the time of the Inspection (Inspection Date) and may not reflect the current state. Timber Pests, particularly Termites, may have gained entry to the property since the Inspection Date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the Property.

Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists, then it may cost thousands of dollars to repair.

It is, therefore, very strongly recommended that you urgently arrange for another Inspection and Report in accordance with AS4349.3 to be carried out prior to exchange, or prior to the expiration of any 'Cooling off Period', and prior to settlement.

**(b)** If the Report indicated the presence of Termites, termite damage or recommends any treatments or other Inspections and Reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices, and any other Reports.

It is strongly recommended that you arrange for an Inspection and Report in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and a further building Inspection in accordance with AS 4349.1.

**(c)** If you fail to procure a further Inspection and report as recommended in (a) and (b), or fail to obtain copies of the treatment proposal, certificates of treatment carried out, details of all repairs including copies of quotations, invoices and any other reports as recommended in (b) above, then it will be deemed that you have decided not to have a further Inspection and report carried out, or to obtain copies of certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports.

It will be deemed that you have relied upon your own enquiries and the report, knowing the possible consequences and that the condition of the property, as stated in the report, may have changed.

**(d)** The person carrying out the Inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in (a) and (b) and the warning contained in (c) above, and may use such failure in defense of any claim that you may later make against any of them.

# Compliance Report



## COMPLIANCE REPORT

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This is a Compliance Report regarding any unapproved structures or alterations. ACT Property Inspections have accessed the attached Building File from ACT Planning and Land Authority (ACTPLA) and hold no responsibility for any inaccuracies in the Building File supplied by ACTPLA. The Compliance report is based solely upon the information available from the Building File which does not contain information regarding Plumbing or Electrical work that has taken place since the original construction. Information regarding the Plumbing and Electrical is available upon application from ACTPLA. Since we are not Plumbers or Electricians, we are unable to comment on those works. If structures have been noted as requiring approval, a Certifier should be engaged to assess if the structure will comply with the relevant ACT legislation. Owners must be aware that unapproved structures may not comply and may require significant repair, design change or possible removal.

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**Property Address:** 16 Jamrozik St, Denman Prospect ACT 2611  
**Block & Section:** Block 1 Section 17 DENMAN PROSPECT  
**Inspection Date:** Tuesday, February 10<sup>th</sup> 2026

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## APPROVAL STATUS

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Description	Plan number	Certificate of occupancy date	Approval status
Residence, Garage, Terrace & Retaining Wall	B20165394/A/B/C	18/10/2017	Approved.
New Swimming Pool	B20212576/A/B	14/11/2022	Approved.
Front fencing and retaining walls	-	-	These structures are unapproved as they have been constructed forward of the front building line. Development approval is required.

## SURVEY REPORT

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Survey Report completed by	Date Survey report was completed	Comments
P.J. Shaw & Associates	Tuesday, 20 June 2017	There are no apparent encroachments upon this land or by this property on adjoining lands or street.

# Conveyancing File





## CONVEYANCING PART 2

No information is provided in respect of electrical, drainage or sewer matters and or to the location of overhead power lines or underground cables in relation to the building.

	<u>Yes</u>	<u>No</u>
1. (a) Is this a government or ex government house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If yes, is there a building file with approvals on it?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there any record of incomplete building work on the building file? If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are there any records on the building file of current (within 5 years) housing Indemnity insurance policies for building work? If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there any records on the building file showing building applications still being processed? (Current within 3 years) If yes - file copies attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any records on the building file in relation to loose-fill asbestos insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If available, copies of the following documents are provided:**

• Certificate/s of Occupancy and Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Survey Certificates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Unit Plan/Unit Entitlements (if property is unit titled)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Approved Building Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ex- government Building Plans*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**If requested:**

• Drainage Plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### ASBESTOS

The ACT Government is not able to guarantee the accuracy of the information in this report.

You should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose fill asbestos insulation (and other forms of asbestos) on the premises. For more information go to the Asbestos Awareness Website –

[www.asbestos.act.gov.au](http://www.asbestos.act.gov.au)

**Please note:** Development Approval plans will not be included in this report (We do not receive Development Approval Plans unless they are part of a Building Approval in which case they become Building Approval Plans), if development approval was granted you can request copies of the Development Approval plans from [ACEPDcustomerservices@act.gov.au](mailto:ACEPDcustomerservices@act.gov.au).

**Please Note:** Building approvals that have been generated via eDevelopment will be issued with a project number prefixed by the letter B. Initial building approval documentation will be identified with project number B20XXXX only but will be referenced as B20XXXX/A on the Certificate of Occupancy and Use. Any amendments to the original approval will be issued with the project number and an alphanumeric digit. The first amendment will be identified as B20XXXX/B, the second amendment B20XXXX/C etc. Not all eDevelopment plans will be stamped with the plan number.

**\*Ex Government plans:** Plans are typical and not specific to each residence. There may be slight changes to the layout or window locations that were not required to be approved.

Search officer comments (if any?)

Search officer initials: Tony

Cost of application: \$ 144.79

Date completed:

06/02/2026



# P.J. SHAW & ASSOCIATES PTY LTD

ABN 50 008 520 358

4/10 Kennedy Street  
PO Box 4297  
Kingston ACT 2604

## Consulting Surveyors

Established 1982

Telephone: (02) 6260 7002  
Facsimile: (02) 6260 7004  
Email: survey@pjshaw.com.au

20 June 2017

Our Ref: 15679\R292

**BETTER BUILDING SERVICES  
PO BOX 21  
FYSHWICK ACT 2609**

Dear Sir,

### BLOCK 1 SECTION 17 DENMAN PROSPECT

As instructed by you we have surveyed, for identification purposes only, the land being Block 1 Section 17 shown in Deposited Plan No.11390 Division of Denman Prospect in the Molonglo Valley District of the Australian Capital Territory and being the land shown edged red on the sketch.

Upon the land and being wholly within the boundaries stands the brick base of a residence in the course of construction. The position of the base in relation to the boundaries is as shown on the sketch.

This report is supplied to assess compliance with the A.C.T. Building Act and is not to be used for any other purpose.

Yours Faithfully,  
P.J. SHAW AND ASSOCIATES PTY. LTD.

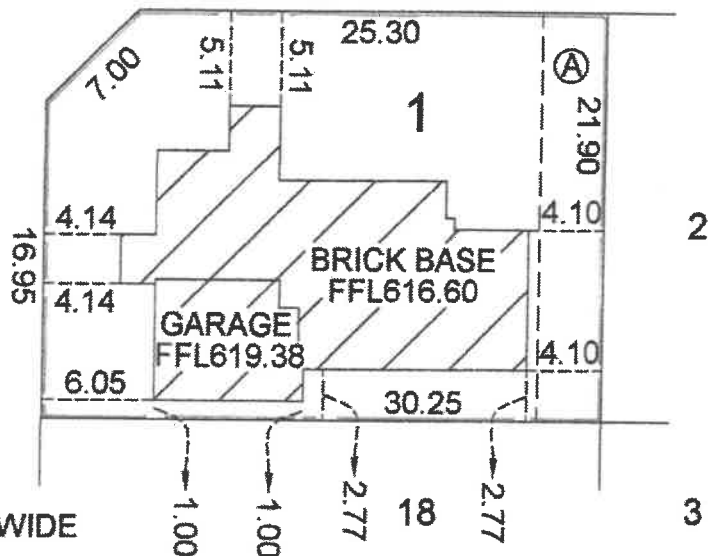
PETER J. SHAW  
REGISTERED SURVEYOR  
Cc. Surveyor-General of the ACT

## WYNDHAM AVE



SEC 17  
DP 11390

JAMROZIK ST



Ⓐ DENOTES PROPOSED DRAINAGE & SEWERAGE SERVICE EASEMENT 3.5 WIDE



# Certificate of Occupancy and Use

Certificate No.: **B20165394C1**

**Access Canberra Building Services**

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	17	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20165394/A
B20165394/B
B20165394/C

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
1a(l)	New	RESIDENCE		NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED
10a	Other	SEE DESCRIPTION	Garage & Terrace	NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED
10b	New	WALL	Retaining Wall	NA		B20165394N1	BETTER BUILDING HOLDINGS PTY LIMITED

## Comments

## Important Note:

1. Statutory warranties and statutory warranty insurance or a statutory warranty fidelity certificate apply in relation to some or all of the building work.

2. The issue of this certificate in respect of a building or a portion of a building does not affect the liability of a person or other entity to comply with the provisions of an ACT law, including the Building Act 2004, relating to the building or portion of the building.

**Issued by:** Angelina Aloisi

**Issued on:** 18/10/2017

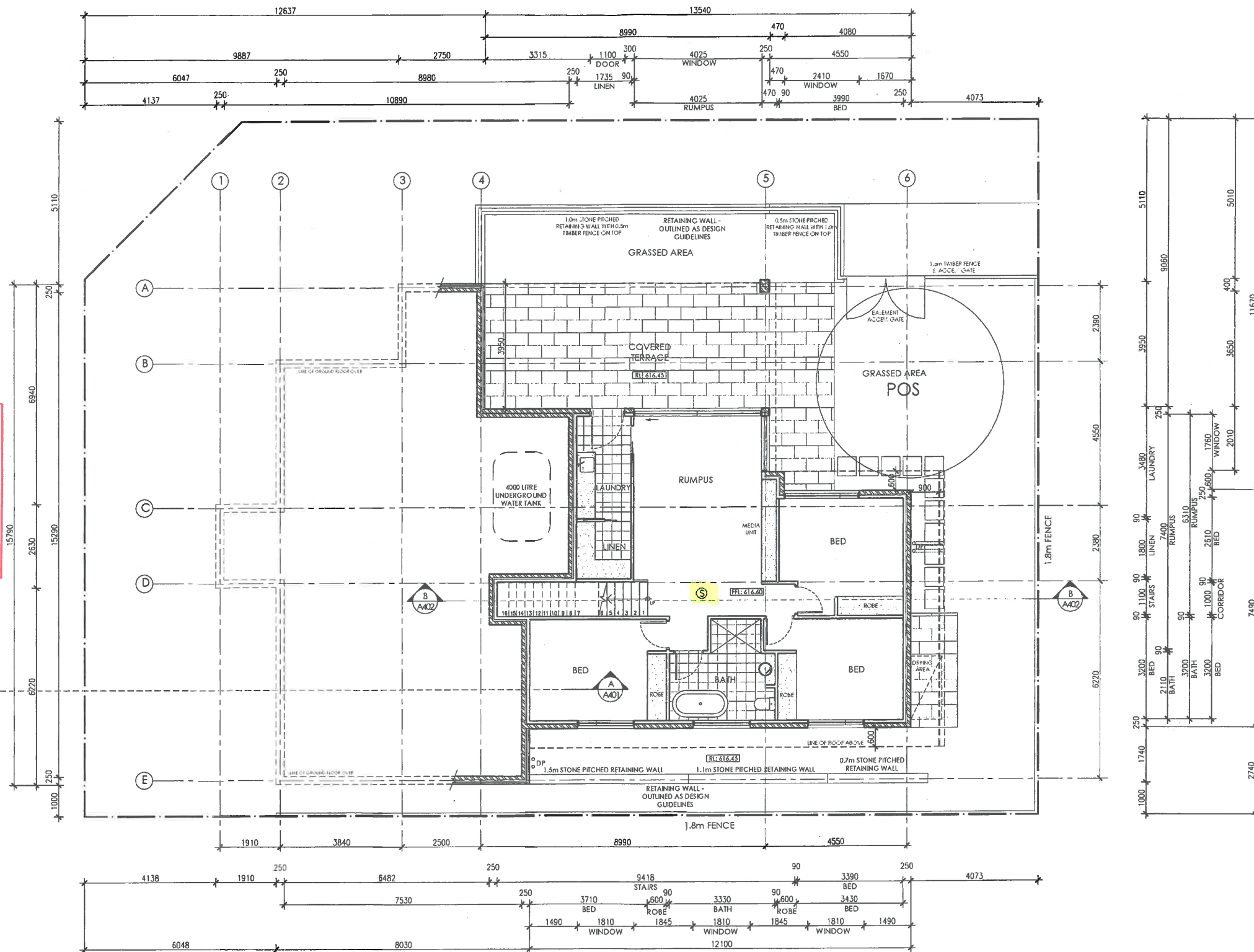
Delegate of the ACT Construction  
Occupations Registrar.



<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	50.6m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>322.1m<sup>2</sup></b>
PLOT RATIO	49.5%



**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No:  
 200426203



**LOWER FLOOR PLAN**  
 1:100 @ A2

STAIR SUP RESISTANCE  
 P3 - INTERNAL  
 P4 - EXTERNAL



**GENERAL NOTE**  
 This plan is to be read in conjunction with the relevant Australian Standards. It is the responsibility of the client to ensure that the design complies with all applicable regulatory requirements. The client is advised that this plan is a preliminary design and is not intended to be used for construction without the approval of the relevant authorities. The client is advised that this plan is a preliminary design and is not intended to be used for construction without the approval of the relevant authorities. The client is advised that this plan is a preliminary design and is not intended to be used for construction without the approval of the relevant authorities.

**AMENDMENTS**  
 REVISION NO. DESCRIPTION DATE

**7.5**  
 STARS  
 This rating is completed by a qualified assessor.  
 ACT COLA 20111218

Block 1  
 Section 17  
 Address 16 JAMROZIK STREET  
 Suburb DENMAN PROSPECT  
 State ACT  
 Scale 1:100 @ A2

**BA APPLICATION**  
 DATE: 30.11.2016  
 NOT FOR CONSTRUCTION

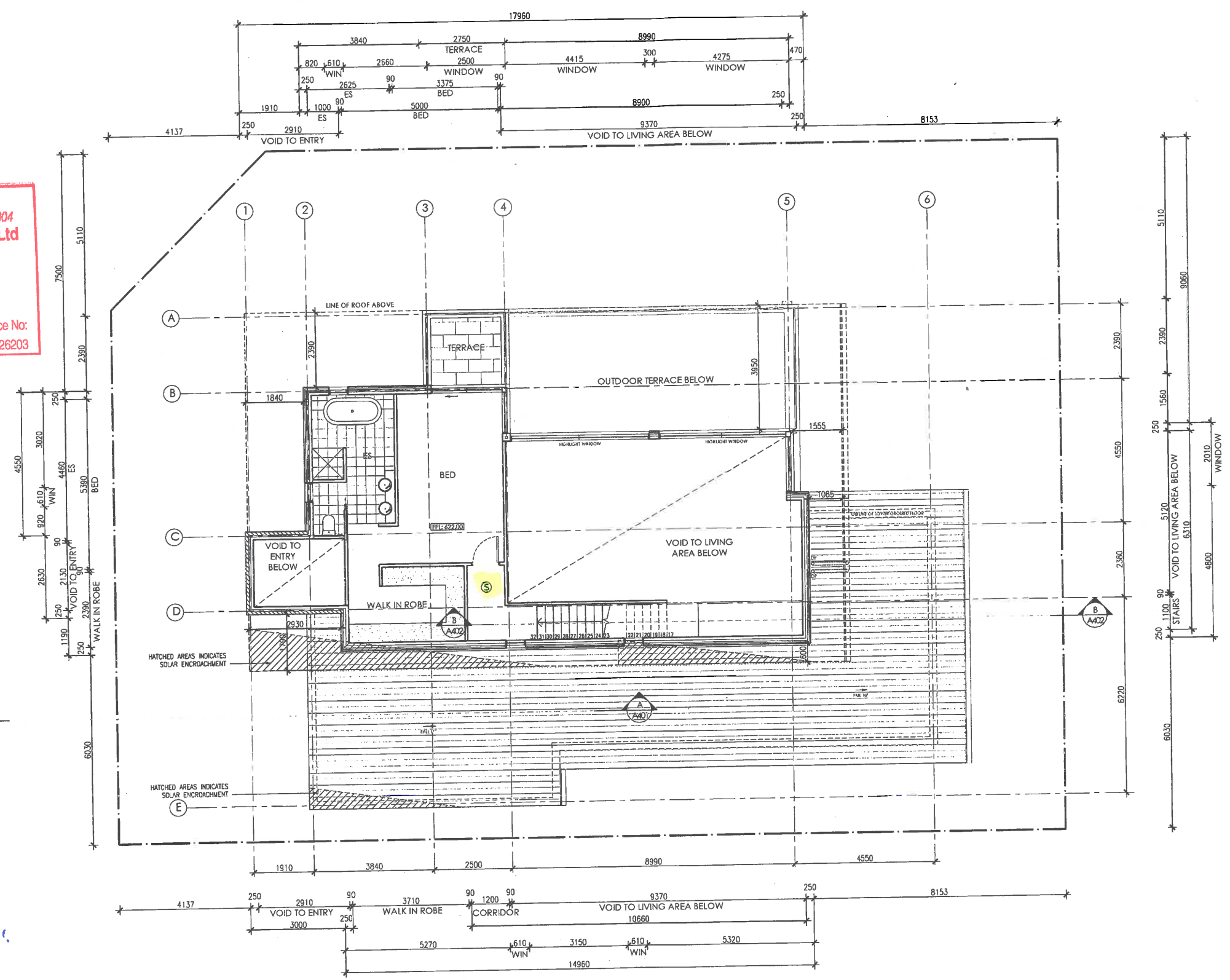
**DRAWING LOWER FLOOR PLAN**  
 PROJECT PROPOSED DISPLAY HOME  
 CLIENT BETTER BUILDING

DRAWN RN/LM  
 REVISION  
 REVISION DATE  
 PROJECT NO 1593  
 PRINT DATE 30.11.2016  
 DWG NO A201



<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	50.6m <sup>2</sup>
GARAGE AREA 49.0m <sup>2</sup>	
<b>TOTAL AREA</b>	<b>322.1m<sup>2</sup></b>
PLOT RATIO	49.5%

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No:  
 200426203



**UPPER FLOOR PLAN**  
 1:100 @ A2

STAIR SLIP RESISTANCE:  
 P3 INTERNAL  
 P4 EXTERNAL



SUITE 10, 14 LINDSAY ST  
 BRISBANE QLD 4000  
 ABN 45 077 309 325  
 T 02 6230 4088  
 F 02 6230 4089  
 www.dna.com.au

Principal: Glenn Dwyer

**AMENDMENTS**  
 REVISIONS: DE:OPFON

**BA APPLICATION**  
 DATE: 30.11.2016  
 NOT FOR CONSTRUCTION

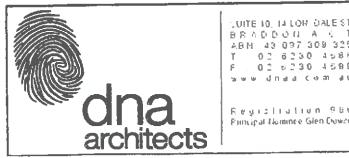
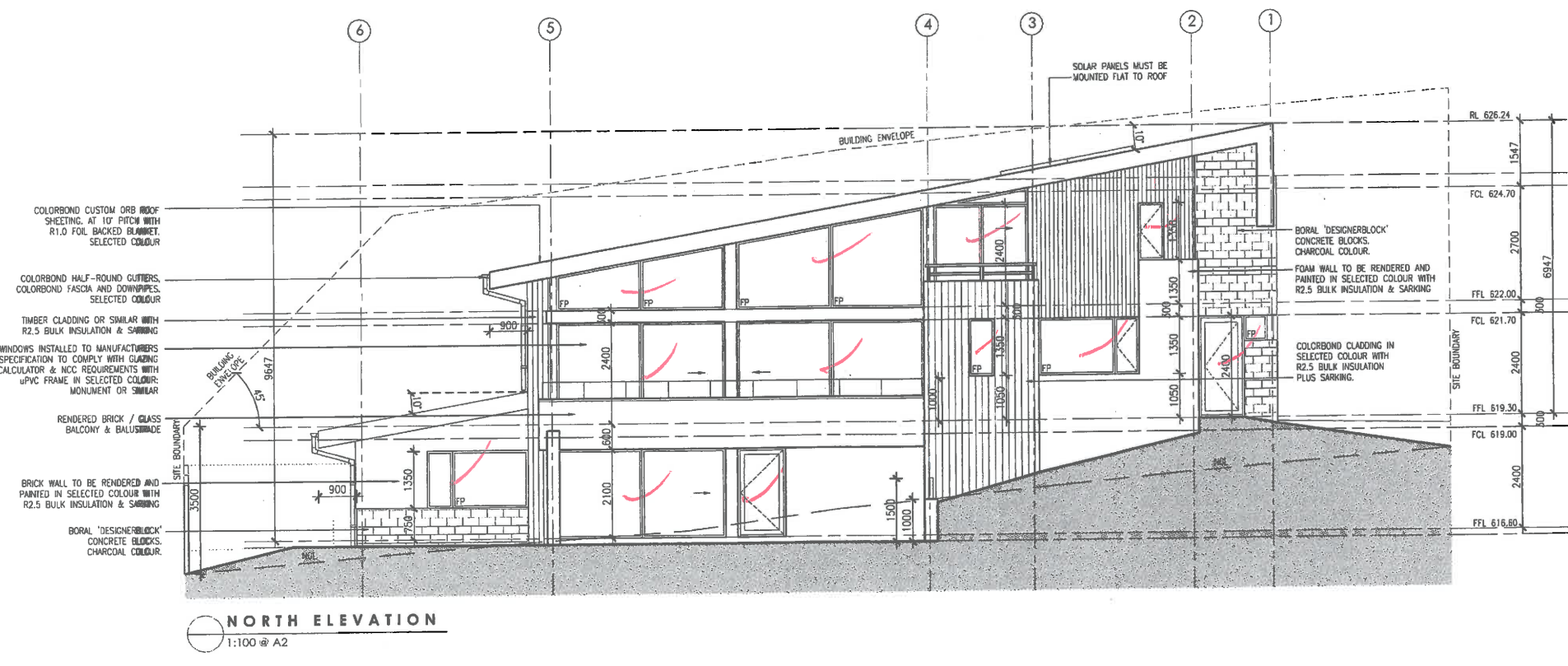
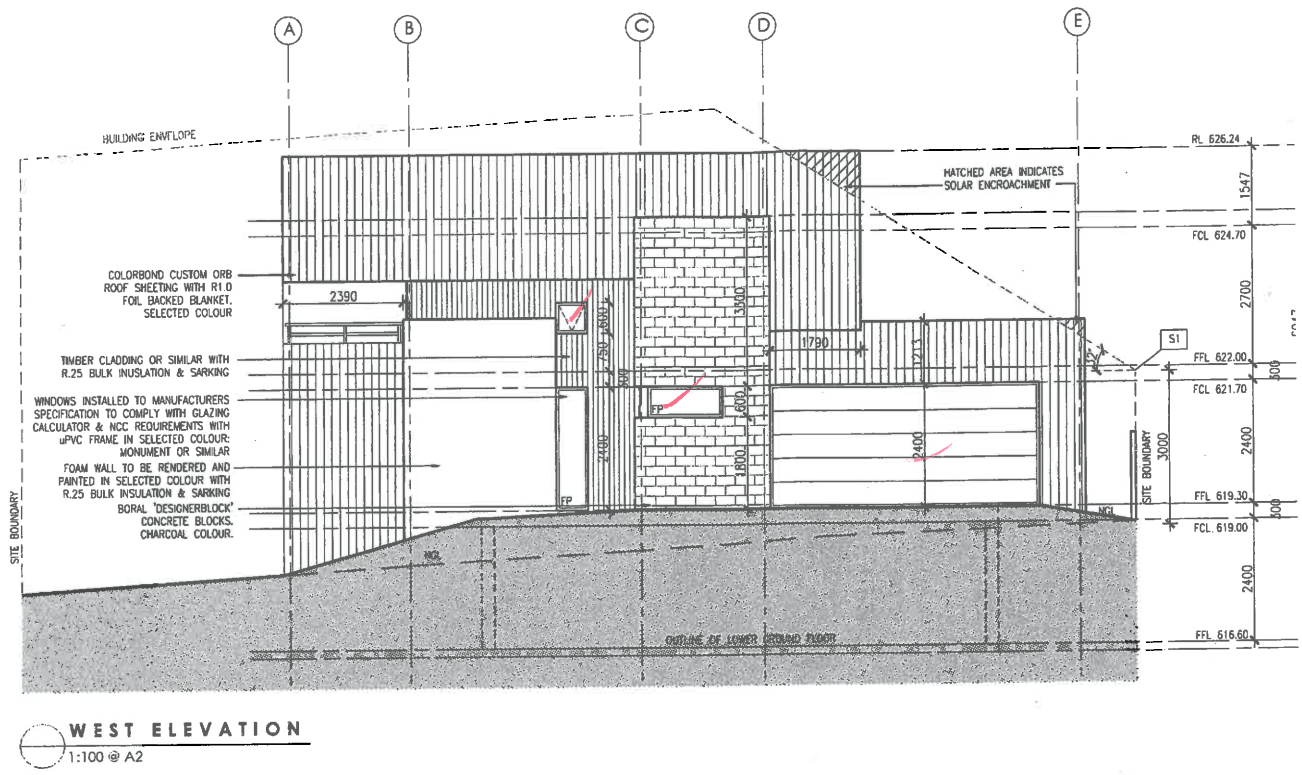
**7.5 STARS**  
 Certificate no: 0001107508-02  
 Assessor Name: Glenn Dwyer  
 Certificate date: 24 Nov 2016  
 16 JACOBYS STREET  
 DENMAN PROSPECT, ACT 2611  
 ACT COLAP 2011:18

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
 STATE ACT  
 SCALE 1:100 @ A2

DRAWING UPPER FLOOR PLAN  
 PROJECT PROPOSED DISPLAY HOME  
 CLIENT BETTER BUILDING

DRAWN RN/LM  
 REVISION  
 REVISION DATE  
 PROJECT NO 1593  
 PRINT DATE 30.11.2016  
 DWG NO A203

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No:  
 200426203



**GENERAL NOTE:**  
 All work shall comply with the relevant Australian standards, all relevant authority requirements, and any other relevant standards or codes of practice.  
 The client is responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.  
 The client is responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.  
 The client is responsible for ensuring that the building is constructed in accordance with the approved plans and specifications.

**AMENDMENTS**  
 REVISION NO. DESCRIPTION

**BA APPLICATION**  
 DATE: 30.11.2016  
 NOT FOR CONSTRUCTION

**7.5 STARS**  
 This rating is completed by a registered assessor.  
 ACT COLA# 20111318

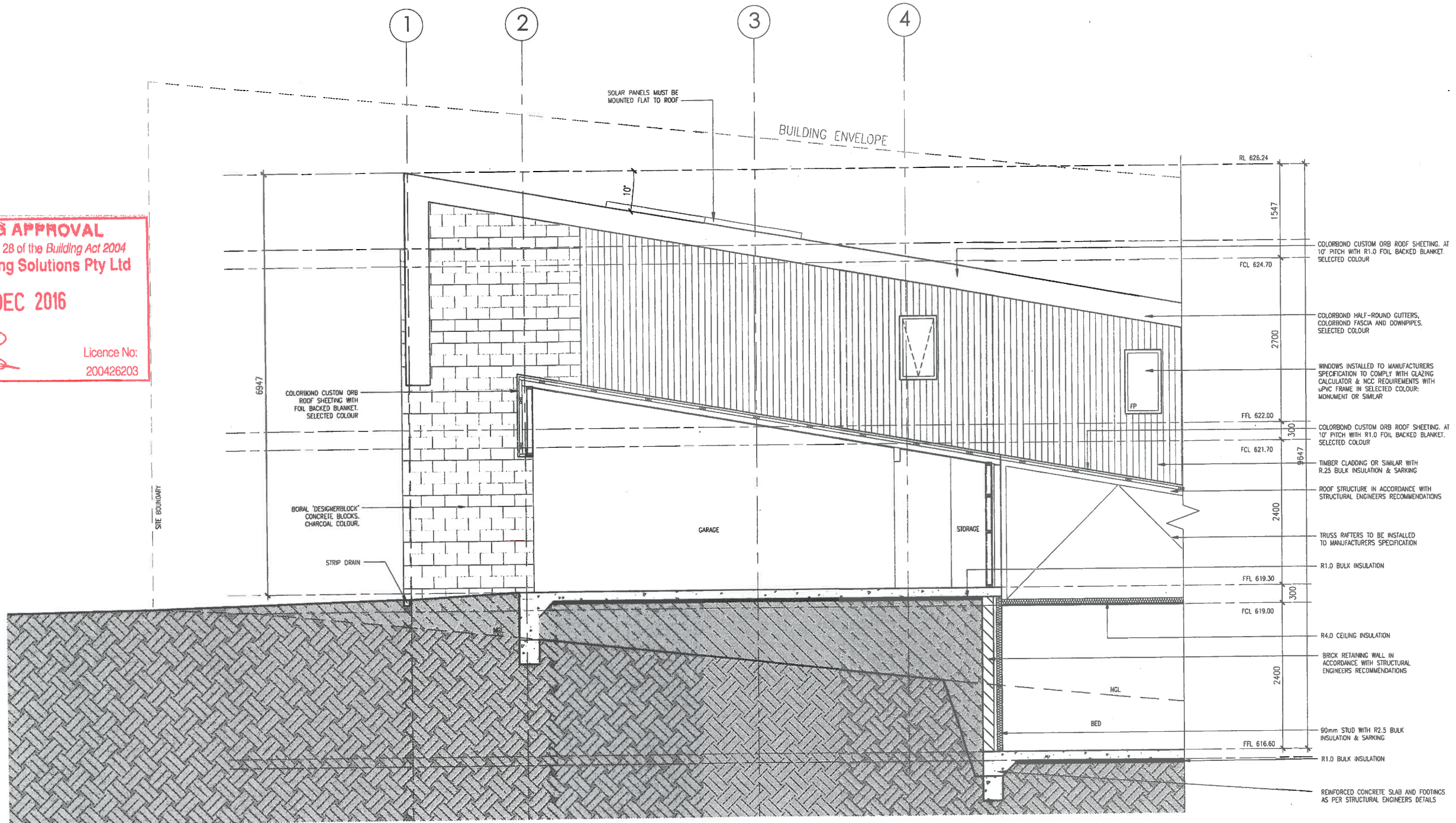
**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURBS DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING ELEVATIONS 1 - WEST AND NORTH**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM**  
**REVISION**  
**REVISION DATE**  
**PROJECT NO 1593**  
**PRINT DATE 30.11.2016**  
**DWG NO A301**



**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No:  
 200426203



SECTION A-A  
 1:50 @ A2

**dna architects**  
 16 JAMROZIK STREET  
 DENMAN PROSPECT  
 ACT 2611  
 PHONE: 02 6230 4089  
 FAX: 02 6230 4169  
 WWW.DNAARCHITECTS.COM.AU

**GENERAL NOTES:**  
 1. All work to comply with the relevant Australian Standards & all relevant authority requirements.  
 2. All dimensions are in millimetres unless otherwise stated.  
 3. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 4. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 5. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 6. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 7. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 8. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 9. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.  
 10. All work to be completed in accordance with the Building Act 2004 & all relevant authority requirements.

**AMENDMENTS**  
 REVISION NO. DESCRIPTION  
 DATE

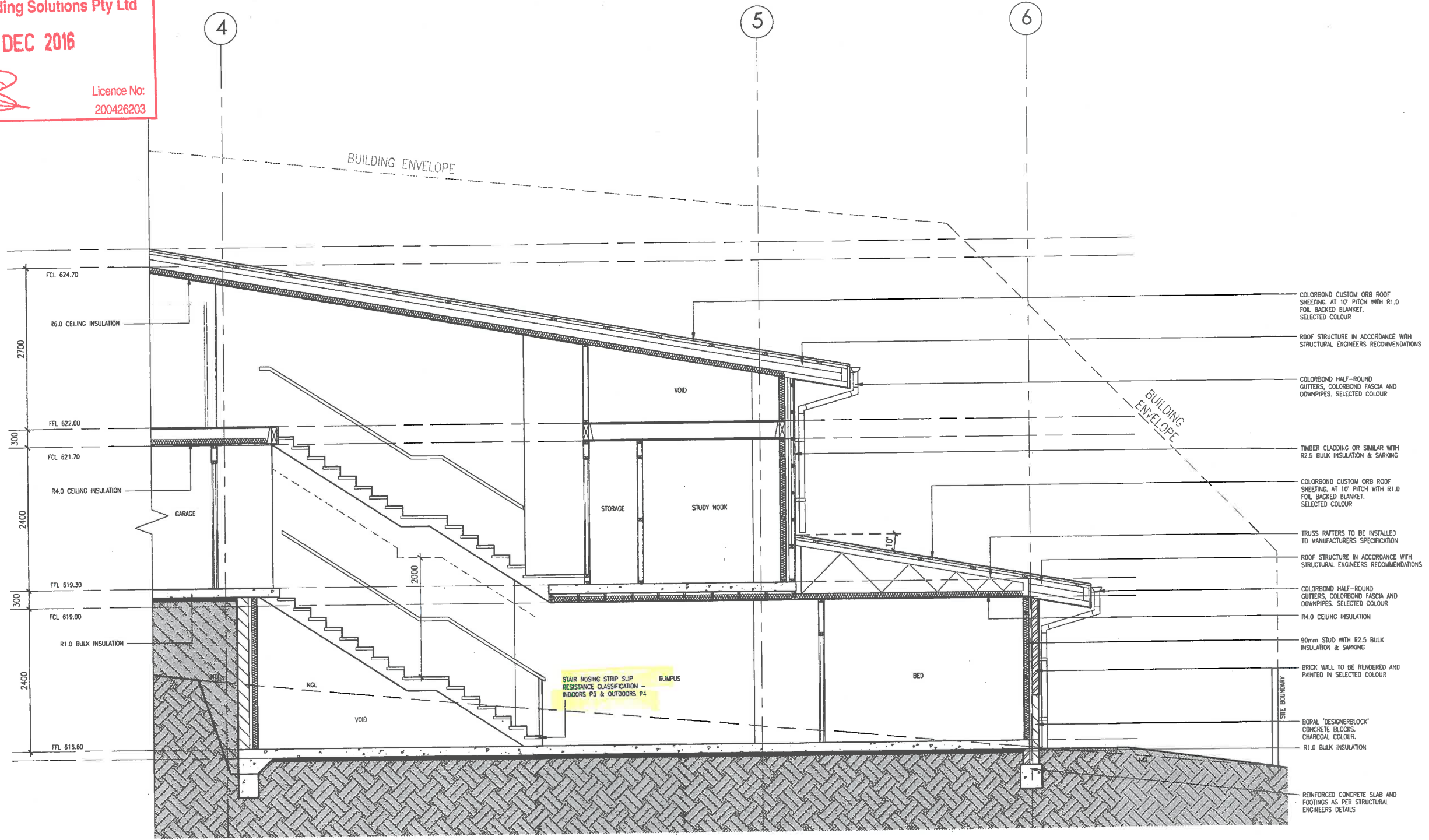
**BA APPLICATION**  
 DATE: 30.11.2016  
 NOT FOR CONSTRUCTION

**7.5 STARS**  
 This rating is awarded by a government body.  
 Certificate no.: 02011007236-02  
 Assessor Name: Glenn Coyne  
 Certificate date: 24 Nov 2016  
 Dwelling Address:  
 16 Jamrozik Street  
 Denman Prospect, ACT  
 2611  
 ACT COLAS# 20111318

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:50 @ A2**

**DRAWING CROSS SECTIONS 1 - SECTION A-A**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**  
 DRAWN RN/IM  
 REVISION  
 REVISION DATE  
 PROJECT NO 1593  
 PRINT DATE 30.11.2016  
 DWG NO A401

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No:  
 200426203



**SECTION B - B**  
 1:50 @ A2



**GENERAL NOTE**  
 All work to be completed in accordance with the relevant Australian Standards, all relevant authority requirements and any other applicable codes of practice. All work to be completed in accordance with the relevant authority requirements and any other applicable codes of practice. All work to be completed in accordance with the relevant authority requirements and any other applicable codes of practice.

AMENDMENTS	DESCRIPTION

**BA APPLICATION**  
 DATE: 30.11.2016  
 NOT FOR CONSTRUCTION

**7.5 STARS**  
 This rating is completed by a registered energy assessor in accordance with the National Energy Rating Scheme (NERS) and is subject to verification by the relevant authority.

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:50 @ A2**

**DRAWING CROSS SECTIONS 2 - SECTION B-B**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM**  
**REVISION**  
**REVISION DATE**  
**PROJECT NO 1593**  
**PRINT DATE 30.11.2016**  
**DWG NO A402**



WYNDHAM AVENUE

615

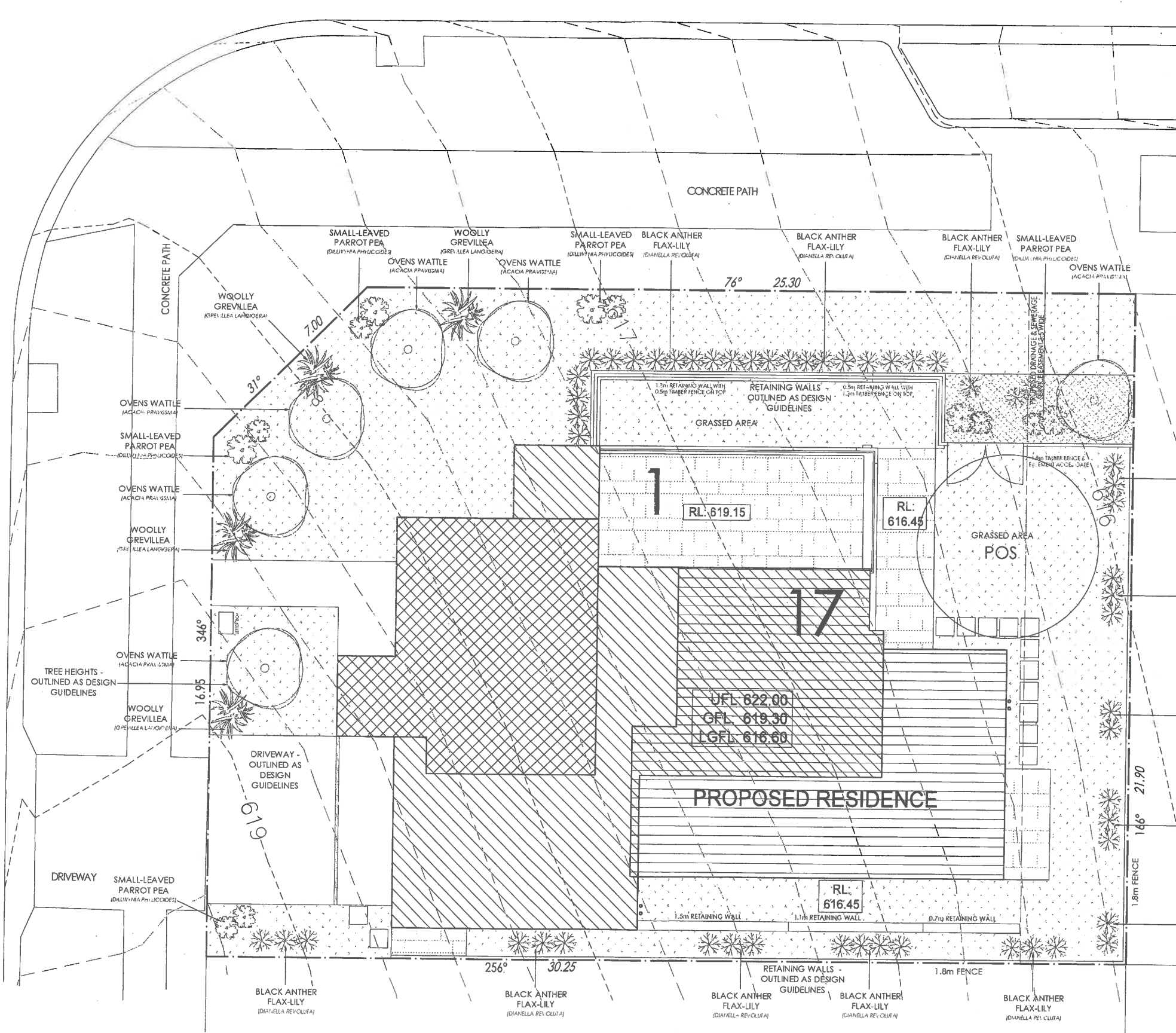
**LEGEND**

- OVENS WATTLE (ACACIA PRAEVISSIMA) TREE HEIGHT: 10-15M (OUTLINED AS DESIGN GUIDELINE)
- WOOLLY GREVILLEA (GREVILLEA LAEVOGEBRA)
- BLACK ANTHUR FLAX-LILY (DIANELLA REVOLUTA)
- SMALL-LEAVED PARROT PEA (DILLWYHA PHYLLOIDES)
- MULCHED GARDENS
- TURF
- PAVED HARD-STANDING

JAMROZIK STREET

**BUILDING APPROVAL**  
 Issued under section 28 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
 - 1 DEC 2016  
 Licence No: 200426203

LANDSCAPE PLAN  
 1:100 @ A2



<p>dn architects</p>	<p>REGISTRATION NO. 200426203</p> <p>PROJECT NO. 1593</p> <p>PRINT DATE 30.11.2016</p> <p>DWG NO. A102</p>	<p>AMENDMENTS</p> <p>REVISION NO. DESCRIPTION</p>	<p>DATE</p> <p>BA APPLICATION</p> <p>DATE: 30.11.2016</p> <p>NOT FOR CONSTRUCTION</p>	<p>7.5 STARS</p> <p>ACT COLAS 2011:1318</p>	<p>BLOCK 1</p> <p>SECTION 17</p> <p>ADDRESS 16 JAMROZIK STREET</p> <p>SUBURB DENMAN PROSPECT</p> <p>STATE ACT</p> <p>SCALE 1:100 @ A2</p>	<p>DRAWING LANDSCAPE PLAN</p> <p>PROJECT PROPOSED DISPLAY HOME</p> <p>CLIENT BETTER BUILDING</p>	<p>DRAWN RN/LM</p> <p>REVISION</p> <p>REVISION DATE</p> <p>PROJECT NO 1593</p> <p>PRINT DATE 30.11.2016</p> <p>DWG NO A102</p>
	<p>GENERAL NOTE</p> <p>1. All dimensions are in metres unless otherwise stated.</p> <p>2. All dimensions are to the face of the wall unless otherwise stated.</p> <p>3. All dimensions are to the face of the wall unless otherwise stated.</p> <p>4. All dimensions are to the face of the wall unless otherwise stated.</p> <p>5. All dimensions are to the face of the wall unless otherwise stated.</p> <p>6. All dimensions are to the face of the wall unless otherwise stated.</p> <p>7. All dimensions are to the face of the wall unless otherwise stated.</p> <p>8. All dimensions are to the face of the wall unless otherwise stated.</p> <p>9. All dimensions are to the face of the wall unless otherwise stated.</p> <p>10. All dimensions are to the face of the wall unless otherwise stated.</p>	<p>Page 50 of 113</p>	<p>ACT COLAS 2011:1318</p>	<p>ACT COLAS 2011:1318</p>	<p>ACT COLAS 2011:1318</p>		

PROJECT NAME:

# PROPOSED RESIDENCE

JOB NUMBER:

# 151209

PROJECT LOCATION:

# BLOCK 1 SECTION 17 DENMAN PROSPECT ACT

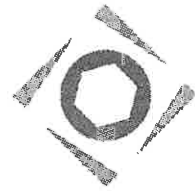
DISCIPLINE:

# STRUCTURAL

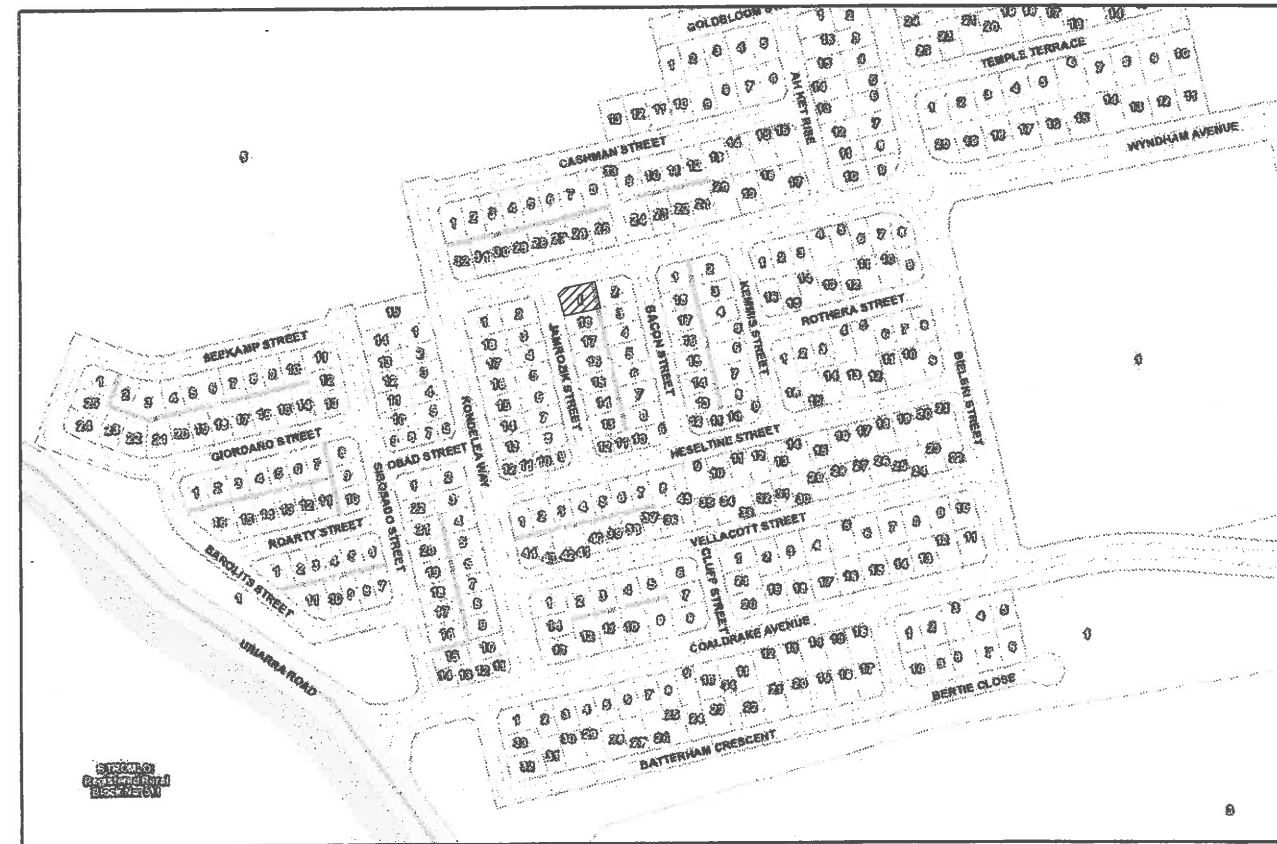
SUBMISSION TYPE:

# FOR BA / TENDER

CLIENT NAME:



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## LOCATION MAP

# GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND OTHER RELEVANT REFERENCE DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO SUPERINTENDENT FOR DECISION BEFORE PROCEEDING.

G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS. FIGURED DIMENSIONS ONLY SHALL BE USED. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER, FROM ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REFERRED TO ARCHITECT FOR RESOLUTION.

G3. DURING CONSTRUCTION, STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. TEMPORARY SUPPORT SHALL BE PROVIDED BY THE BUILDER IN ORDER TO KEEP THE WORKS AND ANY EXCAVATIONS STABLE AT ALL TIMES.

G4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT STANDARDS AUSTRALIA CODES, AND THE BUILDING CODE OF AUSTRALIA.

G5. THE STRUCTURAL COMPONENTS DETAILED ON THE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS:

- I) LIVE LOADS IN ACCORDANCE WITH AS 1170 - PART 1
- II) WIND LOADS IN ACCORDANCE WITH AS 1170 - PART 2 TERRAIN CATEGORY 3 REGION A3

G6. THE RELEVANT PROVISIONS OF AS 1100.4 - 1999 HAVE BEEN APPLIED FOR A TYPE '1' STRUCTURE WITH AN EARTHQUAKE DESIGN CATEGORY, OF '1H'.

G7. CONSTRUCTION USING THE STRUCTURAL DRAWINGS SHALL NOT COMMENCE UNTIL A CONSTRUCTION CERTIFICATE IS ISSUED BY THE PRINCIPAL CERTIFYING AUTHORITY.

G8. THE CONTRACTOR SHALL GIVE AT LEAST FORTY-EIGHT HOURS NOTICE OF ANY INSPECTIONS OF STRUCTURAL WORK.

## SITE PREPARATION NOTES

SP1. BUILDER TO PROVIDE AND VERIFY SITE CLASSIFICATION PRIOR TO CONSTRUCTION.

SP2. REMOVE ALL ORGANIC AND FOREIGN MATTER FROM SITE. GRADE ROLL AND PREPARE TO AS 3798.

SP3. NO SIGNIFICANT SILTY MATERIALS ARE TO BE INCORPORATED WITHIN THE SOIL PROFILE SUPPORTING THE SLAB (OTHERWISE TECHNICAL ADVICE MUST BE SOUGHT AS TO THE LONG TERM INTEGRITY OF THE PLATFORM).

SP4. IF THE SITE IS BENCHED WITH A CUT AND FILL APPLICATION THE FILL IS TO BE CERTIFIED BY A QUALIFIED PRACTISING GEOTECHNICAL ENGINEER OTHERWISE STRUCTURAL PIERS MUST BE INSTALLED IN ACCORDANCE WITH STRUCTURAL ENGINEERING DESIGN ADOPTING SUSPENDED WORKS.

SP5. COMPACTED FILL TO AS 3798 AND AS 2870.

SP6. GRADING OF THE NATURAL OR FILL LEVELS ARE TO FALL AWAY FROM THE SLAB FACE ENSURING NO PONDING OF RAINWATER OR EROSION MATERIAL.

SP7. SUBSOIL DRAINS CONSTRUCTED WHERE DESIRABLE TO ALLEVIATE SUBTERRANEAN WATER AND POTENTIAL EXCESSIVE MOISTURE RETENTION WITHIN THE STRUCTURAL PLATFORM.

SP8. ALL EXCAVATIONS FOR DRAINAGE (SEWER AND STORMWATER) RUNNING PARALLEL OR WITHIN THIS VICINITY NOT TO EXTEND BELOW A LINE DRAWN AT 45 DEGREE + 300mm TO THE HORIZONTAL FOR CLAY AND 30 DEGREES + 300mm FOR SAND OR GRANULAR MATERIAL FROM THE BOTTOM OF THE FOOTING OR EXCAVATED BASE OF PIERS.

SP9. ALL DRAINAGE EXCAVATIONS TO BE REINSTATED WITH COMPACTED GRANULAR TYPE FILL COMPACTED TO 90% MMD.

SP10. MINIMUM DESIGN BEARING CAPACITY FOR STRUCTURAL PLATFORMS TO BE 50kPa (UNO) WHERE CONCRETE SLABS ARE TO BE SUPPORTED.

SP11. BUILDER TO ISSUE CSIRO REPORT TO HOMEOWNER "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE".

## FOOTINGS

F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 100 kPa.

F2. FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

F3. FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION. IF CONCRETE IS NOT PLACED IMMEDIATELY AFTER EXCAVATION OF FOOTING, PROVIDE A 50mm BLINDING LAYER OF WEAK (10MPa) CONCRETE TO THE BASE OF EXCAVATION FOUNDATION.

F4. EXCAVATE FOR FOUNDATIONS TO THE REQUIRED SIZES AND DEPTH. FOOTING FOUNDING LEVELS ARE PROVISIONAL SUBJECT TO ACTUAL SITE CONDITIONS.

## BONDEK/CONDECK FORMWORK

B1. UNLESS NOTED OTHERWISE BONDEK PANELS SHALL BE 10mm.

B2. BONDEK PANELS ARE TO BE SECURELY FIXED OR HELD DOWN TO PREVENT DISPLACEMENT DUE TO CONSTRUCTION LOADING OR WIND UPLIFT PRIOR TO CONCRETING.

B3. FIX BONDEK PANELS TO STEELWORK BY PUDDLE WELDING, DRIVE PINS, OR OTHER SUITABLE METHODS. SLIP JOINTS SHALL BE LOCATED AS SHOWN.

B4. FIXING TO MASONRY IS NOT NECESSARY PROVIDED CONCRETE IS PLACED IMMEDIATELY AFTER PANELS ARE LAID. TOP COURSE OF BRICKWORK IS TO BE STRAIGHT AND LEVEL. IF REQUIRED PROVIDE LAYER OF SMOOTH HARD MORTAR. SLIP JOINTS SHALL BE PROVIDED AT ALL MASONRY SUPPORTS UNLESS NOTED OTHERWISE.

B5. BEFORE CONCRETE IS PLACED, ANY ACCUMULATED DEBRIS, GREASE OR ANY OTHER SUBSTANCE WILL NEED TO BE REMOVED TO ENSURE CLEAN BONDING SURFACE. ANY PONDING RAINWATER SHOULD BE REMOVED BY BLOWING OR SWEEPING.

B6. FASTENING OF SIDE LAP JOINTS OF BONDEK SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS, AND GENERALLY ONE 10-24x16mm SELF-DRILLING TAPPING SCREW IS REQUIRED MID-SPAN FOR SUPPORT SPACING OF 2750mm OR GREATER. FOR POINT LOAD RATINGS OR EXPOSED SURFACES ADDITIONAL FIXINGS MAY BE REQUIRED.

B7. UNLESS NOTED OTHERWISE PROPPING OF THE BONDEK SHALL BE IN ACCORDANCE WITH LYSAGHT PUBLICATIONS.

B8. PROPS SHOULD NOT BE REMOVED UNTIL CONCRETE HAS REACHED SUFFICIENT STRENGTH.

## STRUCTURAL STEELWORK

S1. DESIGN CONFORMS TO AS 4100. FABRICATION AND ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS 4100.

S2. UNLESS NOTED OTHERWISE, ALL STEEL SHALL CONFORM TO THE FOLLOWING AUSTRALIAN STANDARDS, IN RESPECT OF GRADE AND CONDITIONS OF SUPPLY.

• ROLLED SECTIONS:	AS 3679.1	GRADE 300
• WELDED SECTIONS:	AS 3679.2	GRADE 300
• FLAT BARS:	AS 3679.1	GRADE 300
• PLATE/FLOOR PLATE:	AS 3678	GRADE 250
• HOLLOW SECTIONS:	AS 1163	GRADE C350
• PURLINS/GIRTS:		GA50 Z250

TEST CERTIFICATES CONFIRMING CONFORMANCE ISSUED BY SUPPLIER SHALL BE AVAILABLE FOR INSPECTION.

S3. MEMBER SIZES SHALL BE AS SHOWN ON THE STRUCTURAL DRAWINGS.

S4. THE CONTRACTOR SHALL PREPARE WORKSHOP (SHOP DETAIL) DRAWINGS AND SHALL SUBMIT 2 COPIES OF EACH DRAWING FOR EXAMINATION OF CONNECTION DETAILS. FABRICATION SHALL NOT COMMENCE UNTIL THE WORKSHOP DRAWINGS HAVE BEEN APPROVED. APPROVAL WILL BE PROVIDED FOR MEMBER SIZES AND CONNECTION STRENGTHS, BUT WILL NOT EXTEND TO DIMENSIONS. ALL DIMENSIONS AND SETOUTS SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS. SHOULD VARIATIONS BE NECESSARY TO THE STRUCTURAL DETAILS, PROVIDED, THESE SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL BEFORE BEING INCLUDED ON SHOP DETAIL DRAWINGS. SHOP DETAIL DRAWINGS SHALL CLEARLY INDICATE:

- DIMENSIONS OF ITEMS, IDENTIFICATION, STEEL GRADE
- LOCATION, TYPE AND SIZE OF WELDS AND BOLTS
- PROCEDURES NECESSARY FOR SHOP AND SITE ASSEMBLY
- ORIENTATION OF MEMBERS
- CAMBER
- LOCATION OF TEMPORARY CONNECTIONS AND BRACING
- SURFACE PREPARATION METHOD AND COATING SYSTEM
- WELDING AND BOLTING CATEGORIES
- SHOP DETAILS SHALL PROVIDE FOR FIXING OR SUPPORT OF ANY BUILDING ELEMENTS SHOWN ON ARCHITECTURAL DRAWINGS.

S5. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1554.1. ELECTRODES SHALL BE TO AS 1553, AS1688 AS 2203 OR AS 2717 AS APPROPRIATE. WELDS FOR STRUCTURAL CONNECTIONS SHALL BE WELD CATEGORY SP UNLESS NOTED OTHERWISE.

S6. BOLTING CATEGORIES ARE IDENTIFIED ON THE DRAWINGS IN THE FOLLOWING MANNER:

BOLTING CATEGORY	BOLT GRADE	BOLT TO AUSTRALIAN STANDARD	METHOD OF STANDARD INSTALLATION TO AS 4100
4.6/S	4.6	AS 1111	SNUG TIGHTENED
8.8/S	8.8	AS 1252	SNUG TIGHTENED

S7. UNLESS NOTED OTHERWISE, HOLES SHALL BE 2mm LARGER THAN THE NOMINAL BOLT DIAMETER WHERE SLOTTED OR OVERSIZE HOLES ARE PERMITTED ON THE STRUCTURAL DRAWINGS, THEY SHALL COMPLY WITH AS 4100. HAND FLAME CUTTING OF BOLT HOLES IS NOT PERMITTED.

S8. UNLESS NOTED OTHERWISE, ALL BOLTS AND WASHERS SHALL BE GALVANISED.

S9. FABRICATION TOLERANCES SHALL COMPLY WITH AS 4100, SECTION 14 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

S10. ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP. PROVIDE STRUCTURAL MEMBERS IN SINGLE LENGTHS UNLESS SPLICES ARE SHOWN ON THE STRUCTURAL DRAWINGS.

S11. NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS FOLLOWS:

NON-DESTRUCTIVE WELD EXAMINATION (NDE) TABLE		
TYPE OF WELD AND CATEGORY	EXAMINATION METHOD	EXTENT (% OF TOTAL LENGTH WELD TYPE)
FILLET WELDS	VISUAL INSPECTION	100
BUTT WELDS, GP	VISUAL INSPECTION	100
BUTT WELDS, SP	VISUAL INSPECTION	100
BUTT WELDS, SP	RADIOGRAPHIC OR ULTRASONIC INSPECTION	100

S12. SURFACE TREATMENT AND PAINTING OF STEELWORK TO BE IN ACCORDANCE WITH AS 2812 AND AS FOLLOWS:

- 12.1 ALL STEELWORK NOT ENCASED IN CONCRETE OR 'GALVANISED' SHALL HAVE THE SURFACES CLEANED BY ABRASIVE BLAST CLEANING TO CLASS 2-1/2 STANDARD IN ACCORDANCE WITH AS 1627.4.
- 12.2 ALL AREAS INACCESSIBLE AFTER FABRICATION SHALL BE CLEANED AND PAINTED PRIOR TO FABRICATION.
- 12.3 UNLESS OTHERWISE NOTED ALL STEEL SURFACES SHALL BE COATED WITH LUXAPRIME ZINC PHOSPHATE, OR APPROVED EQUIVALENT, TO A DRY FILM THICKNESS OF 75 MICRONS AND:
  - a) TOP COATS TO BE IN ACCORDANCE WITH THE ARCHITECTS SPECIFICATION. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. MEMBERS BUILT INTO WALLS NOT MARKED GALVANISED TO BE COATED WITH JOTAPRIME TO 75 MICRONS IN TOP COAT OR EQUAL.
  - b) 12.4 WHERE NOTED 'GALVANISED', STEELWORK SHALL BE CHEMICALLY DESCALED AND CLEANED IN ACCORDANCE WITH AS1627.5 TO REMOVE ALL RUST, MILL SCALE, OIL, GREASE AND FOREIGN MATTER OF ALL DESCRIPTION LEAVING A UNIFORM SURFACE OF CLEAN METAL OR A TIGHTLY ADHERING COATING OF ZINC OR IRON PHOSPHATE. STEELWORK SHALL THEN BE GALVANISED IN ACCORDANCE WITH AS1650 BY IMMERSING IN A BATH OF POLYMER ZINC TO PRODUCE A ZINC COATING WHICH SOLIDIFIES TO A DRY FILM MASS OF 600 G/M<sup>2</sup>.
- 12.5 ALL TRANSPORT AND ERECTION ABRASIONS, SITE WELDS, ETC. ARE TO BE REINSTATED BY THOROUGHLY WIRE BRUSHING ALL AFFECTED AREAS TO ACHIEVE A CLEAN SOUND SUBSTRATE AND PATCH COATED AS FOR PRIMING EXCEPT THAT THE MINIMUM FILM THICKNESS SHALL BE 50% GREATER THAN THE ORIGINAL PRIMER.
- 12.6 ALL COMMERCIAL AND HIGH STRENGTH STRUCTURAL BOLTS USED SHALL BE GALVANISED BOLTS UNO.
- 12.7 ALL LOAD INDICATOR WASHERS SHALL BE SHERARDIZED. PROVIDE SEAL PLATES TO ALL HOLLOW SECTIONS, WITH BREATHER HOLES IF MEMBERS ARE TO BE HOT DIP GALVANISED.

S13. ERECTION TOLERANCES SHALL COMPLY WITH AS 4100 SECTION 15 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

S14. ALL STEELWORK SHALL BE TEMPORARILY BRACED IN A SECURE MANNER IN ORDER TO STABILISE THE STRUCTURE DURING ERECTION.

S15. FOR EACH GROUP OF ANCHOR BOLTS PROVIDE A TEMPLATE WITH SETTINGS OUT LINES CLEARLY MARKED FOR POSITIONING THE BOLTS WHEN CASTING IN.

S16. GALVANISING SHALL BE TO AS 4680 (MEMBERS) OR AS 1216 (THREADED FASTENERS).

COATING MASS OF MEMBERS:	AVERAGE	- 600 GRAMS PER SQUARE METER
	MINIMUM	- 550 GRAMS PER SQUARE METER

S17. REMOVE ALL TEMPORARY CLEATS ON COMPLETION AND RESTORE THE SURFACE IN AN APPROVED MANNER.

S18. GROUT UNDER ALL BASE PLATES. BEFORE GROUTING, SUPPORT BASE PLATES ON STEEL PACKERS OR WEDGES. GROUT UNDER BASE PLATES AND INTO CORED HOLES WITH CONCREXTRA GP NON-SHRINK GROUT OR EQUIVALENT, MINIMUM COMPRESSIVE STRENGTH 32MPa, MIN. THICKNESS 15mm, MAX. THICKNESS 40mm.

## CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. PLACING OF CONCRETE SHALL GENERALLY BE IN ACCORDANCE WITH AS 3600 CLAUSE 19.1.

C2. CONCRETE QUALITY (UNO. ON OTHER STRUCTURAL DRAWINGS)

ELEMENT	STRENGTH GRADE	CEMENT TYPE	MIN. CEMENT CONTENT	MAX. AGG. SIZE (mm)	MAX. SLUMP
PAD FOOTINGS	20	GP	250	20	80
STRIP FOOTINGS	20	GP	250	20	80
SLAB ON GROUND	20	GP	230	20	80
SUSPENDED	32	GP	270	20	80
SLABS/BEAMS					
COLUMNS	N/A	GP	290	20	80

C3. MIX DESIGNS SHALL BE SUBMITTED FOR APPROVAL. THE USE OF BLENDED CEMENTS, FLYASH AND/OR CHEMICAL ADMIXTURES WILL NOT BE PERMITTED EXCEPT WITH PRIOR APPROVAL OF THE ENGINEER IN WRITING. IF FLYASH IS USED WITH APPROVAL, THEN THIS SHOULD NOT EXCEED 80kg/m<sup>3</sup>. CONCRETE AGGREGATE SHALL CONSIST OF CRUSHED RIVER GRAVEL OR BASALT IN ACCORDANCE WITH AS 2758.1. SLAG AGGREGATES WILL NOT BE PERMITTED.

C4. PROJECT ASSESSMENT SHALL BE IN ACCORDANCE WITH AS 1979. ALL ORGANISATIONS RESPONSIBLE FOR TESTING AND ASSESSMENT OF CONCRETE AND CONCRETE MATERIALS SHALL BE NATA REGISTERED. SAMPLING AND TESTING SHALL BE TO AS 1012. ACCEPTANCE CRITERIA - AVERAGE MUST EXCEED REQUIRED VALUE, NO SAMPLE TO BE LESS THAN 85% OF REQUIRED VALUE.

C5. SUPPLY OF READY MIXED CONCRETE SHALL COMPLY WITH AS 1979.

C6. CLEAR CONCRETE COVER SHALL BE IN ACCORDANCE WITH TABLE BELOW UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

ELEMENT	POURED AGAINST GROUND	POURED AGAINST SURFACE FORMS OR PLASTIC SHEETING	TOP
PAD AND STRIP FOOTINGS	65	50	50
SLABS ON GROUND	-	30	35
RETAINING WALLS	65	40	-
SUSPENDED FLOORS	-	25	25

C7. REINFORCEMENT SHALL GENERALLY COMPLY WITH AS 3600 CLAUSE 19.2. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION ON STRUCTURAL DRAWINGS. ALL REINFORCING BARS SHALL BE GRADE C5000 TO AS4671. ALL WELDED MESH SHALL BE GRADE 500L TO AS4671 AND SHALL BE SUPPLIED IN FLAT SHEETS. REINFORCEMENT SYMBOLS:

- N GRADE 500N DEFORMED BAR TO AS4671
- R GRADE 250R ROUND BAR TO AS4671
- RL RECT. MESH GRADE 500L TO AS4671
- SL SQUARE MESH GRADE 500L TO AS4671
- TM TRENCH MESH GRADE 500L TO AS 4671

THE NUMBER IMMEDIATELY FOLLOWING THE N SYMBOL IS THE BAR DIAMETER IN MILLIMETERS. (E.G. N20 IS A 20mm BAR GRADE 500N)

C8. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON PLASTIC TIPPED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 500mm CENTERS BOTH WAYS. BARS ARE TO BE TIED AT ALTERNATE INTERSECTIONS WITH WIRE TIES. IN EXPOSURE CONDITIONS OF B2 OR C, USE ONLY PLASTIC CHAIRS.

C9. LAPS AND SPLICES SHALL BE MADE ONLY IN THE POSITIONS AND TO THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS. FABRIC SHALL BE LAPPED TWO TRANSVERSE WIRES PLUS 50mm JOGGLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS. BUNDLED BARS SHALL BE TIED TOGETHER AT CENTERS OF 30 BAR DIAMETERS WITH THREE (3) WRAPS OF THE WIRE.

C10. DO NOT WELD REINFORCEMENT EXCEPT AS SHOWN ON THE DRAWINGS, OR AS APPROVED BY THE ENGINEER. IF APPROVED, SUCH WELDING SHALL COMPLY WITH AS 1554.3.

C11. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS. CONCRETE SIZES DO NOT INCLUDE THICKNESS OF APPLIED TOPPING IF APPROVED, SLUG WELDING SHALL COMPLY WITH AS 1554.3.

C12. NO PENETRATIONS, HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE APPROVAL OF THE ENGINEER.

C13. FOR CHAMFERS, GROOVES, REGLETS REFER TO ARCHITECTURAL DETAILS. MAINTAIN COVER AT ALL DETAILS.

C14. PLACE CONCRETE IN LAYERS SUCH THAT EACH SUCCEEDING LAYER IS BLENDED INTO THE PRECEDING ONE BY THE COMPACTION PROCESS. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS COMPLETELY FILLING THE FORMWORK AND THOROUGHLY EMBEDDING THE REINFORCEMENT.

C15. COMPACTION: USE IMMERSION AND SCREED VIBRATORS ACCOMPANIED BY HAND METHODS AS APPROPRIATE TO REMOVE AIR BUBBLES AND COMPACT THE MIX. USE FORM VIBRATORS WHERE USE OF IMMERSION VIBRATORS IS IMPRACTICABLE. ENSURE CONCRETE IS FULLY COMPACTED AND ENTRAPPED AIR REMOVED, BUT AVOID OVER VIBRATION THAT MAY CAUSE SEGREGATION. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG THE FORMS.

C16. CURE AS SOON AS THE SURFACE OF THE CONCRETE HAS HARDENED SEVEN DAYS. CURE BY ONE OF THE FOLLOWING MEANS:

- PONDING OR CONTINUOUS SPRINKLING WITH WATER, OR
- THE USE OF WET COVERINGS SUCH AS HESSIAN OR SAND.

**SHEETING MUST BE PROTECTED FROM WIND AND TRAFFIC.**

C17. DURING HOT OR WINDY WEATHER, USE ALIPHATIC ALCOHOL SPRAYED ON AFTER SCREEDING TO PREVENT PLASTIC SHRINKAGE OF TOP SURFACE UNTIL CURING IS APPLIED.

C18. THE SUBCONTRACTOR SHALL GIVE AT LEAST TWENTY FOUR HOURS NOTICE SO THAT INSPECTION MAY BE MADE OF THE FOLLOWING:

- MEMBRANE INSTALLED ON THE SUB-BASE (WHERE APPLICABLE)
- REINFORCEMENT AND TENDONS FIXED IN PLACE;
- CORES AND EMBEDMENTS FIXED IN PLACE;

NO CONCRETE SHALL BE PLACED UNTIL INSPECTION IS COMPLETED.

C19. UNDERLAY MEMBRANE SHALL BE HIGH-IMPACT RESISTANCE POLYETHYLENE FILM TO AS 1206 GRADE IRL. LAP JOINTS SHALL HAVE AT LEAST 200mm OVERLAP, SEALED WITH PRESSURE-SENSITIVE ADHESIVE TAPE. PLACE METAL OR PLASTIC PLATES UNDER REINFORCING CHAIRS TO AVOID PUNCTURING MEMBRANE.

C20. MAKE CONSTRUCTION JOINTS WHERE SHOWN ON THE STRUCTURAL DRAWINGS. DO NOT RELOCATE OR ELIMINATE A CONSTRUCTION JOINT, DO NOT MAKE A CONSTRUCTION JOINT NOT SHOWN ON THE STRUCTURAL DRAWINGS, WITHOUT PRIOR APPROVAL OF THE ENGINEER. BEFORE FRESH CONCRETE IS PLACED AT A CONSTRUCTION JOINT, ROUGHEN AND CLEAN THE HARDENED CONCRETE SURFACE OF THE JOINT, SO THAT ALL SOFT MATERIAL FOREIGN MATTER AND LANTANCE IS REMOVED. JUST PRIOR TO PLACEMENT, DAMPEN THE HARDENED CONCRETE SURFACE, WITHOUT LEAVING FREE WATER. JUST BEFORE PLACING CONCRETE.

C21. CONSTRUCTION SUPPORT PROPPING SHALL BE LEFT IN PLACE AS REQUIRED IN ORDER TO AVOID OVERSTRESSING A COMPLETED FLOOR DUE TO CONSTRUCTION LOADING. ALL BACKPROPPING SHALL BE APPROVED BY THE ENGINEER.

C22. BRICKWORK OR UNREINFORCED CONCRETE MASONRY BLOCKWORK SHALL NOT BE BUILT ON SUSPENDED CONCRETE SLABS OR BEAMS UNTIL SUPPORTING FORMWORK HAS BEEN REMOVED.

C23. CONDUITS AND PIPES SHALL BE LOCATED IN THE MIDDLE OF THE SLAB OR BEAM DEPTH AND SHALL BE SPACED HORIZONTALLY AT A MINIMUM OF 3 TIMES THE CONDUIT DIAMETER. CONDUITS AND PIPES.

## UNREINFORCED STONEMASONRY

SM1. UNREINFORCED STONEMASONRY SHALL GENERALLY BE IN ACCORDANCE WITH AS3700 UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

SM2. STONE MASONRY ELEMENTS SHALL BE BUILT UP FROM RANDOMLY PLACED STONES, OF UNIFORM QUALITY AND FREE FROM DEFECTS LIABLE TO AFFECT ITS STRENGTH, APPEARANCE, AND DURABILITY UNDER THE INTENDED CONDITIONS OF USE.

SM3. STONE MASONRY SHALL BE SELECTED WITH REFERENCE TO THE ARCHITECTURAL INTENT FOR COLOUR AND PATTERNING.

SM4. CONSTRUCTION TOLERANCES FOR STONEMASONRY ELEMENTS SHALL GENERALLY COMPLY WITH TABLE 12.1 OF AS 3700. ALL LOAD BEARING STONE ELEMENTS SHALL DEVIATE FROM THE NOTED DIMENSIONS BY NO MORE THAN ±2.0mm. ALL NON-LOAD BEARING STONE ELEMENTS SHALL DEVIATE FROM THE NOTED DIMENSIONS BY NO MORE THAN ±10.0mm.

SM5. STONE SHALL BE NATURAL SANDSTONE OR GRANITE AND WILL BE CHECKED FOR DEFECTS AGAINST THE FOLLOWING CRITERIA:

- SANDSTONE: MINOR SHALE LAMINAE OR INTERBEDS AND MINOR CONCENTRATIONS OF CARBONACEOUS MATERIAL (TEA LEAVES) ARE NOT ACCEPTABLE IN VISIBLE FACES.
- GRANITE: IGNEOUS QUARRY STONE EXTRACTED IN BLOCKS CONTAINING NO MORE THAN A SMALL DEGREE OF MICROCRACKING.

SM6. MORTAR USED SHALL BE TYPE GP AND CONFORM TO AS 3972 AND WILL NOT CONTAIN ADMIXTURES UNLESS APPROVED IN WRITING. FIBRES USED IN THE MORTAR MIX SHALL FORM NO MORE THAN 10% OF THE CEMENT MASS BY WEIGHT.

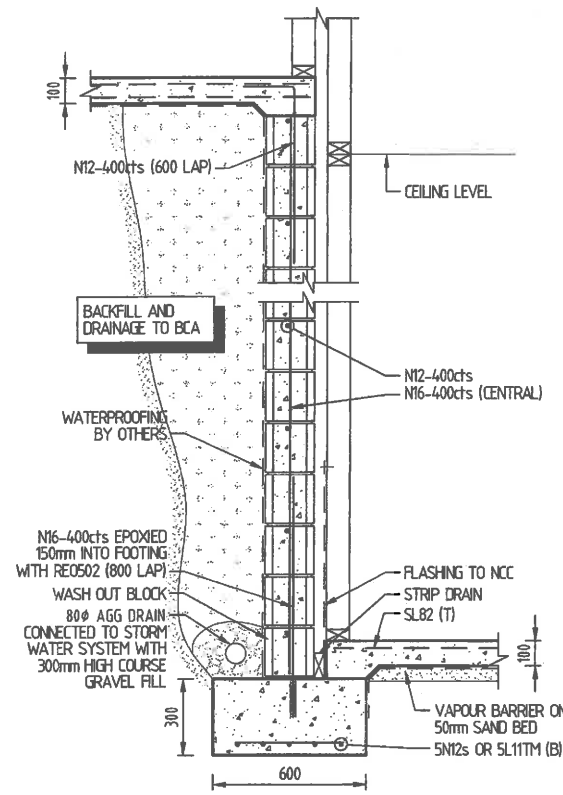
SM7. ALL WALL TIES SHALL BE IN ACCORDANCE WITH AS 2699.1. MEDIUM DUTY TYPE 'A' FOR CAVITIES LESS THAN 60mm AND HEAVY DUTY TYPE 'A' WALL TIES FOR CAVITIES GREATER THAN 60mm WILL BE USED. WALL TIES SHALL BE BUILT IN AND EMBEDDED AT LEAST 50mm WITH A MINIMUM 15mm COVER FROM THE EXTERNAL FACE.

SM8. ISOLATE CONTACT SURFACES OF DISSIMILAR TYPES OF STONE WITH A MEMBRANE OR CONTROL JOINT. ALL SEDIMENTARY STONEMASONRY SHALL BE ISOLATED FROM BRICKWORK AND OTHER MASONRY TO PREVENT SALTS MOVEMENT.

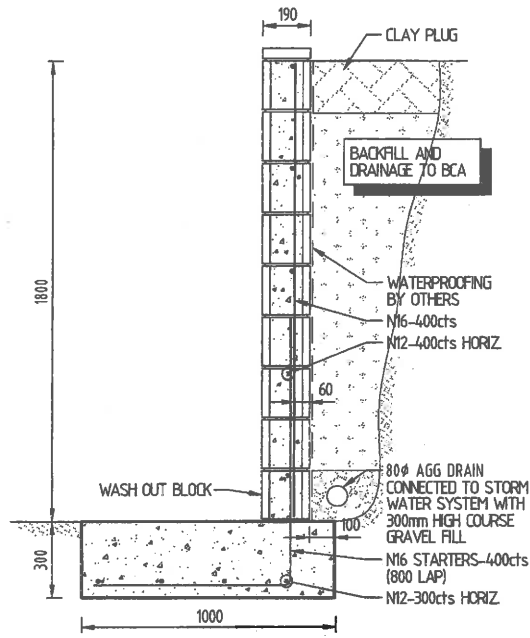
SM9. WEEP HOLES FOR CAVITY OR RETAINING ELEMENTS SHALL BE FORMED BY OPEN PERPENDS OF A FULL STONE COURSE AND AT LEAST 8mm WIDTH. SPACING OF WEEP HOLES SHALL NOT EXCEED 1000mm UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

			PROJECT TITLE <b>PROPOSED RESIDENCE</b>	DESIGNED BY DM:	DRAWING TITLE <b>GROUND MARKING PLAN</b>	SCALE AS SHOWN AT A2
			CHECKED BY DM:	PROJECT LOCATION <b>BLOCK 1 SECTION 17 DENMAN PROSPECT ACT</b>	JOB NO. 151209	DRAWING NO. S100-01
ISSUED FOR BA / TENDER	DATE 15.11.2016	DRAWN KM:	DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK <small>COPYRIGHT © 2016 Sellick Consultants. All rights reserved. This document is the property of Sellick Consultants. Use or supply of this document in whole or in part without written permission constitutes an infringement of copyright.</small>	AUTHORIZED BY DATE		

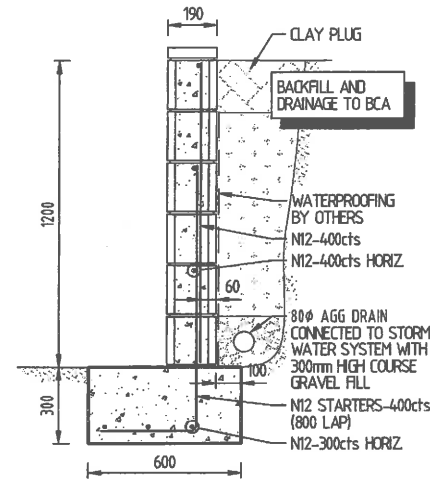




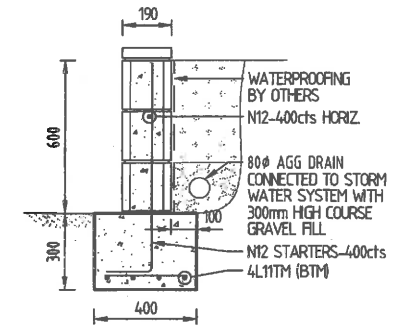
TYPICAL RW1  
SECTION 1  
SCALE = 1:20



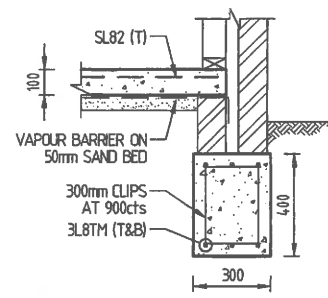
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SECTION 2  
SCALE = 1:20



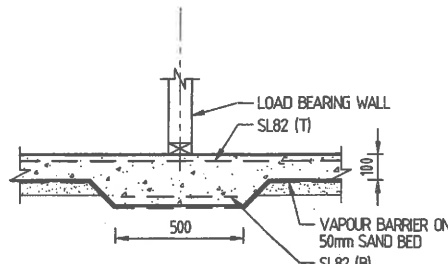
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SECTION 3  
SCALE = 1:20



TYPICAL RW4  
SECTION 4  
SCALE = 1:20

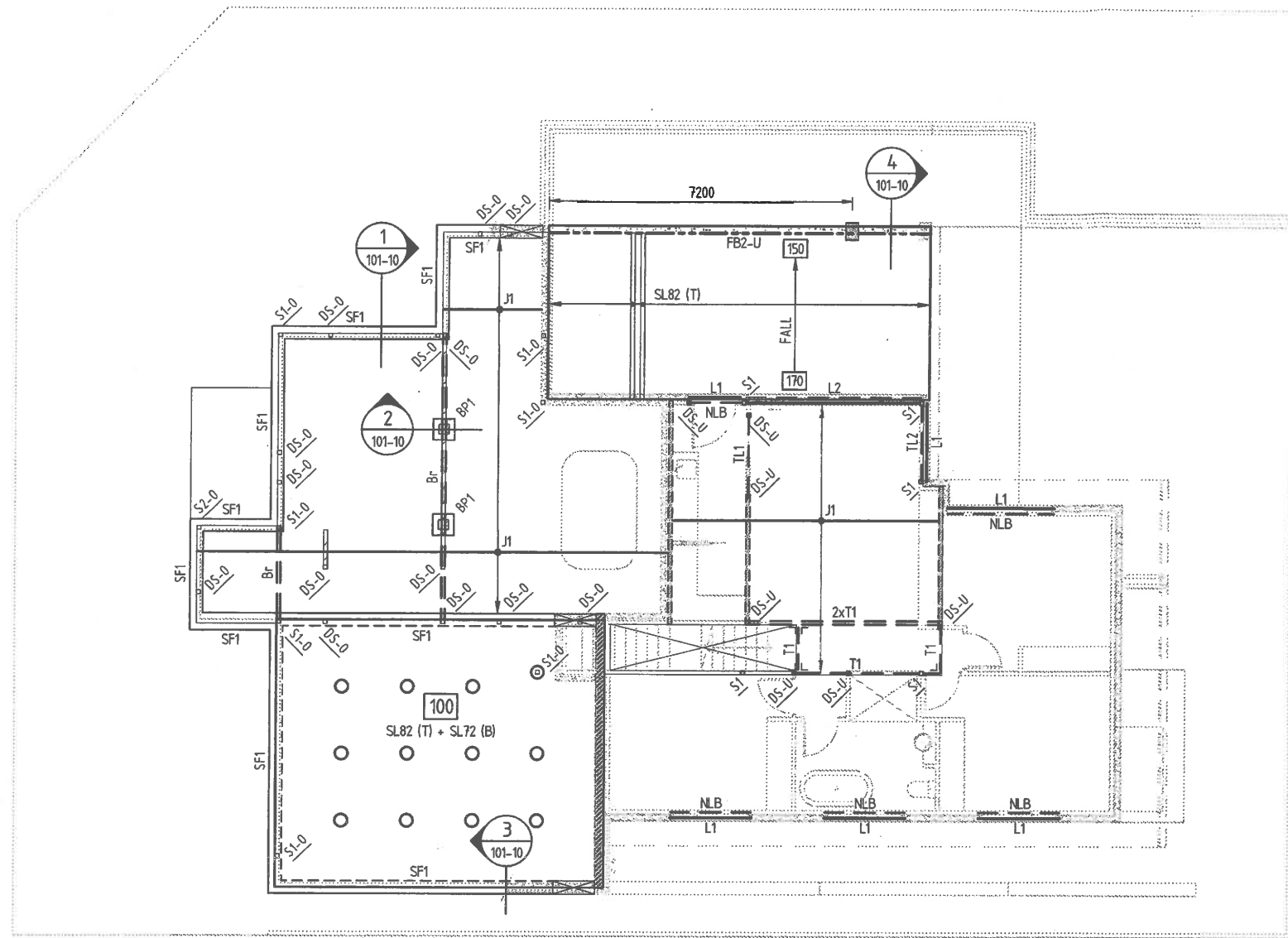


TYPICAL SF1  
SECTION 5  
SCALE = 1:20



TYPICAL TH1  
SECTION 6  
SCALE = 1:20

- RETAINING WALL NOTES:
1. PROP RETAINING WALLS WHILE FILLING CAVITY AND BACKFILL AGAINST UNTIL SLAB IS CURED.
  2. CONCRETE FILL FOR RETAINING WALL CAVITIES TO BE 20MPa WITH MAXIMUM 10mm AGGREGATE.
  3. CAVITY TO BE FILLED IN SECTIONS HORIZONTALLY TO PREVENT WALL BLOWOUT.
  4. ACTUAL LOCATION AND EXTENT OF RETAINING WALLS TO BE DETERMINED ON SITE.
  5. WATERPROOFING OF RETAINING WALLS BY OTHERS.



**GENERAL ARRANGEMENT LEGEND**

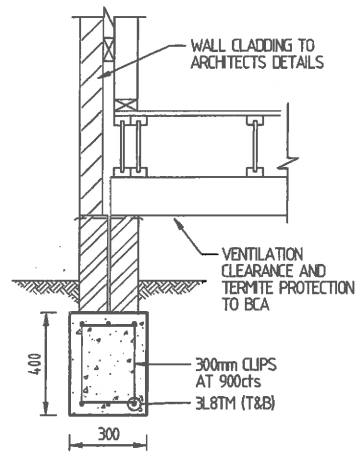
SCALE 1:100

- : INDICATES COLUMN UNDER AND OVER
- : INDICATES COLUMN UNDER
- : INDICATES COLUMN OVER
- : INDICATES LOADBEARING WALL OVER
- : INDICATES LOADBEARING WALL UNDER
- : INDICATES SLAB THICKNESS AND MESH OVERALL UNO
- : INDICATES STEP IN SLAB/FLOOR
- : INDICATES FLOOR PENETRATION LOCATION
- : INDICATES DIRECTION OF TIMBER JOISTS/TIMBER TRUSSES
- : INDICATES RIB DIRECTION OF 0.75mm STRUCTURAL DECK (CONDEK/BONDEK)
- : INDICATES Ø300 MASS CONCRETE PIERS TAKEN DOWN TO A BEARING STRATA OF 600KPa AT 1800cts (MAX)
- : INDICATES STEP/GRADE IN FOOTING TO BE DETAILED IN ACCORDANCE WITH AS2870-5.4.3 AND LOCATION TO BE CONFIRMED ON SITE

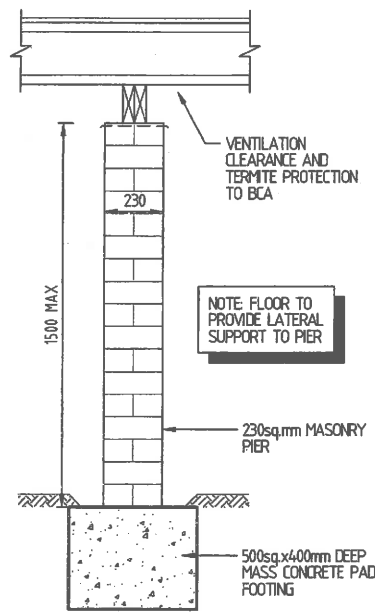
**MEMBER SCHEDULE**

MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x4.0mm SHS	PROVIDE 90x70mm BASE PLATE WITH RAMSET CHEMSET REC502 WITH 2/16/S.8 1125mm ANCHOR DEPTH MIN
S2	STANCHION	100x5.0mm SHS	PROVIDE 100x10mm BASE PLATE WITH RAMSET CHEMSET REC502 WITH 2/16/S.8 1125mm ANCHOR DEPTH MIN PROVIDE 6mm CAP PLATE FOR 4/M10/B.8/S FIXINGS THROUGH TIMBER TOP PLATE
Hs	HANGER	?	
Br	BEARER	2x200x45mm LVL	
DJ	DECK JOISTS	190x45mm MCP-10 T/PINE	JOISTS AT 450cts
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200UC2	
GB1	GLAZING BEAM	89x6.0mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MIN	JOISTS AT 450cts TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x10mm EA	
L2	LINTEL	200PFC	+ 100x150x10mm LA S/W
NLB	NON LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x35mm LVL	RAFTERS AT 600cts
RB1	ROOF BEAM	250UB31	
RB2	ROOF BEAM	250UB25	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TFaB	TIMBER FASCIA BEAM	300x45mm LVL	
TL1	TIMBER LINTEL	200x63mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
TS	TRIPLE STUD	3x90x45 MCP-10	PROVIDE 2 ROWS OF NOGGINS
DS	DOUBLE STUD	2x90x45 MCP-10	PROVIDE 2 ROWS OF NOGGINS
S/W	STITCH WELD		IDENTIFIES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 150mm AND HT 75mm THERE AFTER UNO

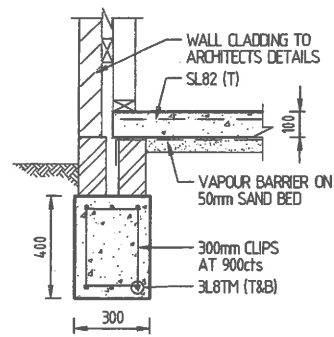
A ISSUE DESCRIPTION	15.11.2016 DATE KMc DRAWN	CLIENT 	ARCHITECT 	<b>sellick consultants</b> • STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE PH: (02) 6201 9200 www.sellickconsultants.com.au	PROJECT TITLE <b>PROPOSED RESIDENCE</b> <small>DO NOT SCALE OFF DRAWINGS          VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK          COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.</small>	DESIGNED BY D/Mc CHECKED BY D/Mc AUTHORISED BY DATE	DRAWING TITLE <b>GROUND MARKING PLAN</b> PROJECT LOCATION <b>BLOCK 1 SECTION 17          DENMAN PROSPECT</b>	SCALE AS SHOWN AT A2 JOB NO. <b>151209</b> DRAWING NO. <b>S101-01</b>
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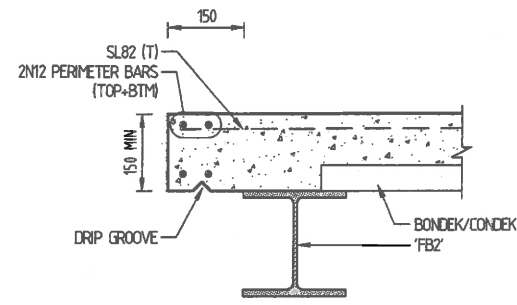
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SECTION 1  
SCALE = 1:20



TYPICAL BP1  
SECTION 2  
SCALE = 1:20

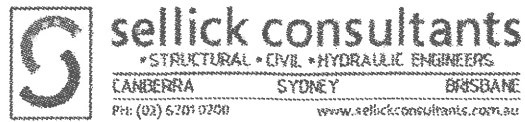


TYPICAL SF1  
SECTION 3  
SCALE = 1:20



SECTION 4  
SCALE = 1:10

ISSUED FOR BA / TENDER	15.11.2016	KAC
DESCRIPTION	DATE	DRAWN



PROJECT TITLE  
PROPOSED RESIDENCE

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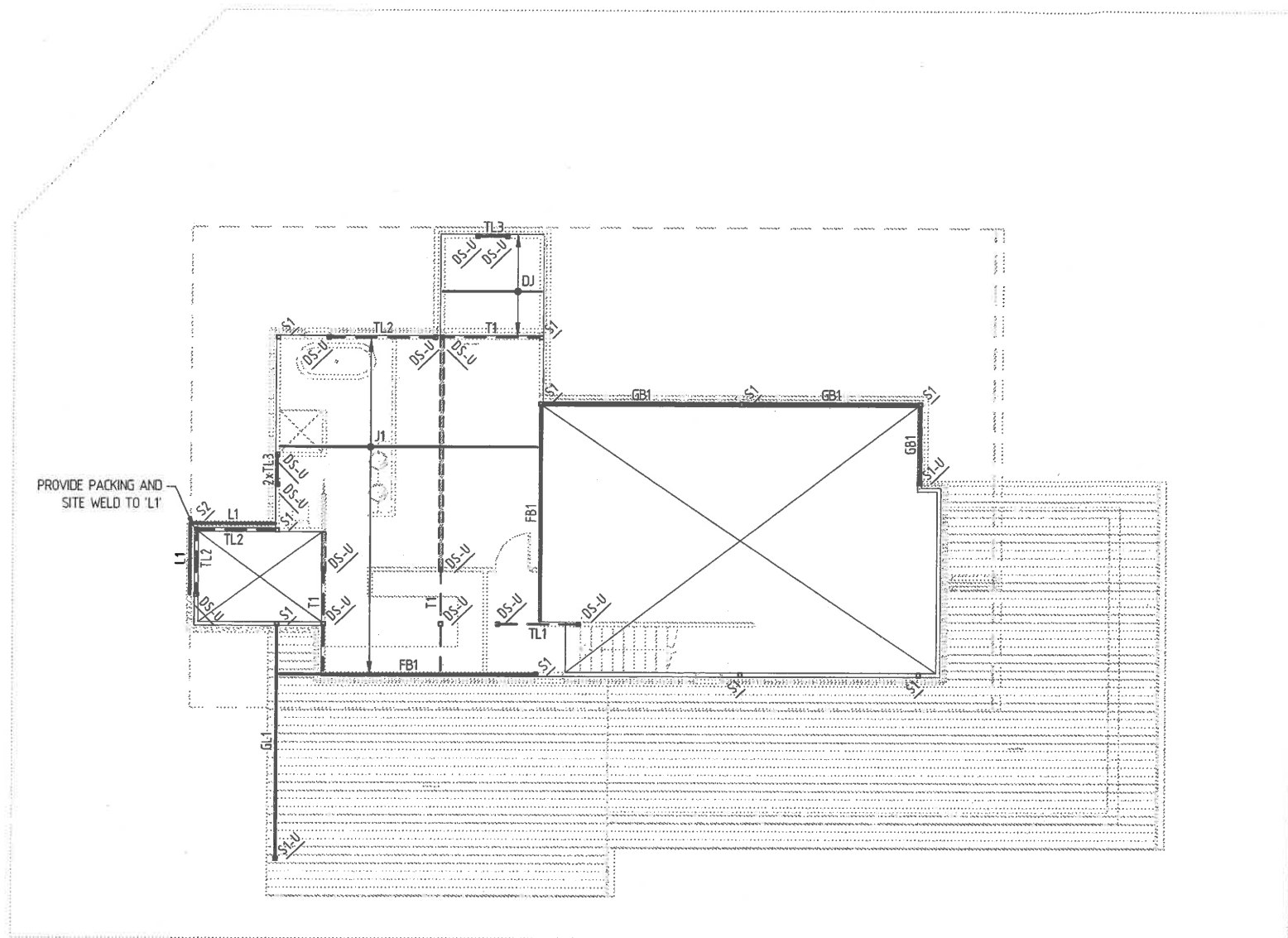
DESIGNED BY  
D/Mc  
CHECKED BY  
D/Mc  
AUTHORISED BY  
DATE

DRAWING TITLE  
GROUND DETAILS

PROJECT LOCATION  
BLOCK 1 SECTION 17  
DENMAN PROSPECT

SCALE  
AS SHOWN AT A2

JOB NO. 151209  
DRAWING NO. S101-10



**GENERAL ARRANGEMENT LEGEND**

SCALE 1:100

	: INDICATES COLUMN UNDER AND OVER
	: INDICATES COLUMN UNDER
	: INDICATES LOADBEARING WALL UNDER
	: INDICATES SLAB THICKNESS AND MESH OVERALL U.N.O
	: INDICATES FLOOR PENETRATION LOCATION
	: INDICATES DIRECTION OF TIMBER JOISTS/TIMBER TRUSSES
	: INDICATES RIB DIRECTION OF 0.75mm STRUCTURAL DECK (CONDEK/BONDEK)

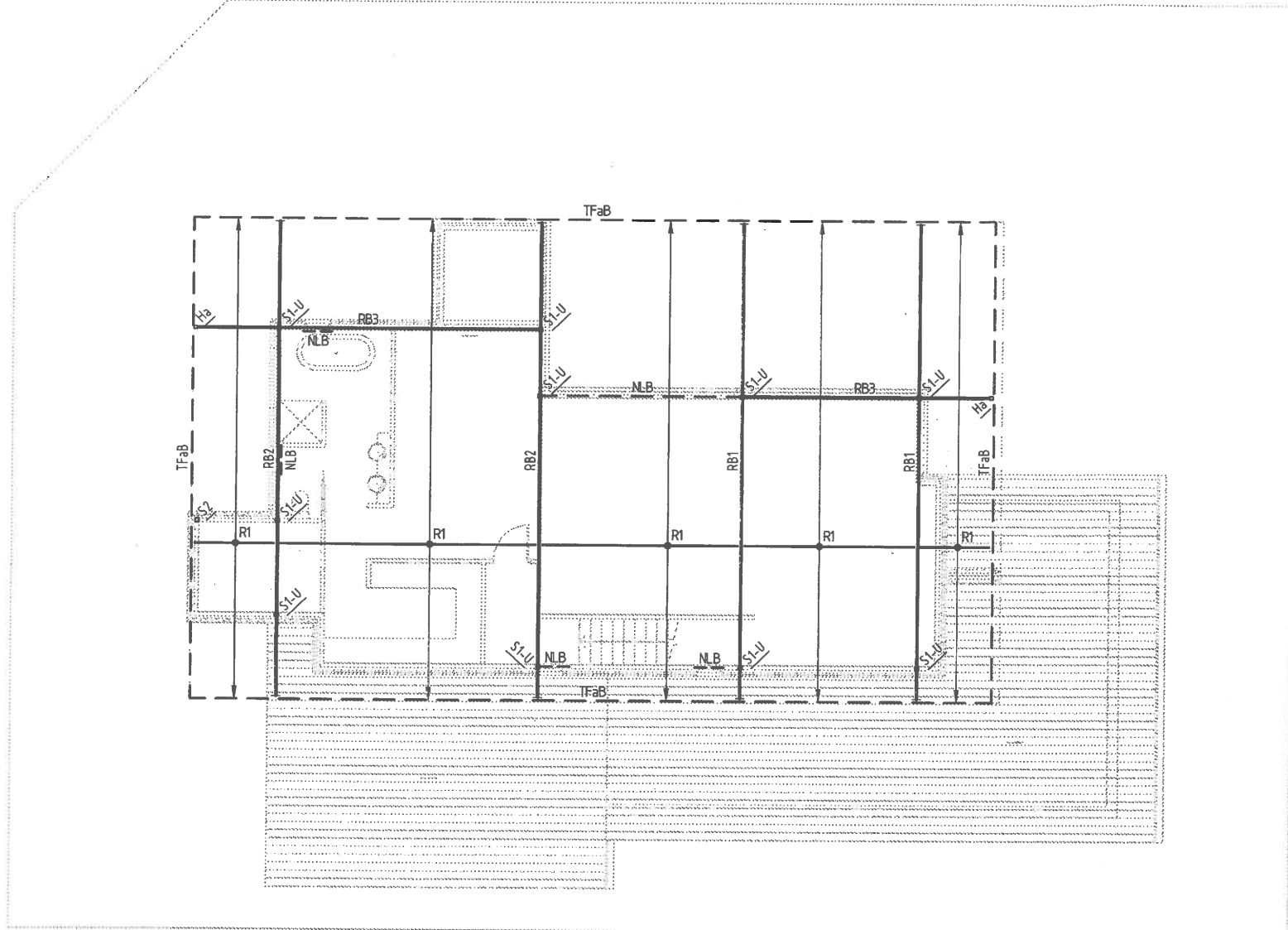
NOTES:

- REFER TO ARCHITECTS DRAWINGS FOR LOCATION & SETOUT OF ALL SLAB EDGES, COLUMNS, WALLS, HOBS, SETDOWNS ETC.

**MEMBER SCHEDULE**

MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x4.0mm SHS	PROVIDE 90x10mm BASE PLATE WITH RAMSET CHEMSET RE0502 WITH 2/M16/S.8 (125mm ANCHOR DEPTH MIN)
S2	STANCHION	100x5.0mm SHS	PROVIDE 100x10mm BASE PLATE WITH RAMSET CHEMSET RE0502 WITH 2/M16/S.8 (125mm ANCHOR DEPTH MIN) PROVIDE 6mm CAP PLATE FOR 4M10/R8/S FININGS THROUGH TIMBER TOP PLATE
H <sub>a</sub>	HANGER	?	
B <sub>r</sub>	BEARER	2x200x45mm LVL	
DJ	DECK JOISTS	190x45mm MGP-10 T/PINE	JOISTS AT 450cts
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200UC2	
GB1	GLAZING BEAM	89x6.0mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MIN	JOISTS AT 450cts TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x10mm EA	
L2	LINTEL	200PFC	+ 100x150x10mm UA S/W
NLB	NEW LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x35mm LVL	RAFTERS AT 600cts
RB1	ROOF BEAM	250UB31	
RB2	ROOF BEAM	250UB26	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TFAB	TIMBER FASCIA BEAM	300x45mm LVL	
TL1	TIMBER LINTEL	200x63mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
TS	TRIPLE STUD	3x90x45 MGP-10	PROVIDE 2 ROWS OF NOGGIN
DS	DOUBLE STUD	2x90x45 MGP-10	PROVIDE 2 ROWS OF NOGGIN
S/W	STITCH WELD		DENOTES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 150mm AND HT 75mm THERE AFTER, UNO

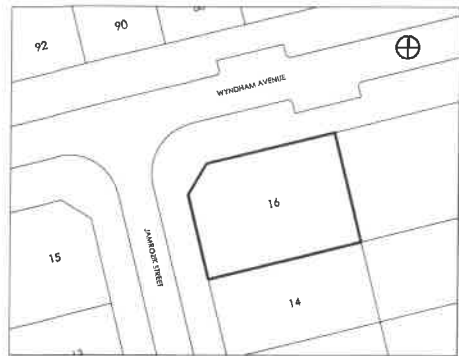
A ISSUE	ISSUED FOR BA / TENDER	15.11.2016 DATE	KPC DRAWN	 CLIENT	 ARCHITECT	 sellick consultants • STRUCTURAL • CIVIL • HYDRAULIC ENGINEERS CANBERRA SYDNEY BRISBANE Ph: (02) 6201 0300 www.sellickconsultants.com.au	PROJECT TITLE PROPOSED RESIDENCE	DESIGNED BY DMC CHECKED BY DMC AUTHORISED BY DATE	DRAWING TITLE LEVEL ONE MARKING PLAN	SCALE AS SHOWN AT A2
	DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.						PROJECT LOCATION BLOCK 1 SECTION 17 DENMAN PROSPECT	JOB NO. 151209	DRAWING NO. S102-01	



GENERAL ARRANGEMENT LEGEND	
SCALE 1:100	
	: INDICATES COLUMN UNDER AND OVER
	: INDICATES COLUMN UNDER
	: INDICATES LOADBEARING WALL UNDER
	: INDICATES DIRECTION OF TIMBER RAFTERS
NOTES:	
• REFER TO ARCHITECTS DRAWINGS FOR LOCATION & SETOUT OF ALL SLAB EDGES, COLUMNS, WALLS, HOBS, SETDOWNS ETC.	

MEMBER SCHEDULE			
MARK	TYPE	SIZE	REMARKS
S1	STANCHION	75x4.0mm SHS	PROVIDE 90x70mm BASE PLATE WITH RAMSET CHEMSET REC0502 WITH 2#16/S.8 (125mm ANCHOR DEPTH MIN)
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Ha	HANGER	?	
Bc	BEARER	2x200x45mm LVL	
DJ	DECK JOISTS	190x45mm MFP-10 T/PINE	JOISTS AT 450cts
FB1	FLOOR BEAM	250PFC	
FB2	FLOOR BEAM	200JCS2	
GB1	GLAZING BEAM	89x6.0mm SHS	
GL1	GARAGE LINTEL	250PFC	
J1	TIMBER JOISTS	240mm DEEP MN	JOISTS AT 450cts TO MANUFACTURERS SPECIFICATIONS
L1	LINTEL	100x10mm EA	
L2	LINTEL	200PFC	+ 100x150x10mm UA S/W
NLB	NON LOAD BEARING	200x45mm LVL	
R1	RAFTERS	240x35mm LVL	RAFTERS AT 600cts
RB1	ROOF BEAM	250LB31	
RB2	ROOF BEAM	250LB26	
RB3	ROOF BEAM	200PFC	
T1	TIMBER BEAM	240x45mm LVL	
TfAb	TIMBER FASCIA BEAM	300x45mm LVL	
TL1	TIMBER LINTEL	200x63mm LVL	
TL2	TIMBER LINTEL	200x45mm LVL	
TL3	TIMBER LINTEL	150x45mm LVL	
TS	TRIPLE STUD	3x90x45 MFP-10	PROVIDE 2 ROWS OF NOGGIN
DS	DOUBLE STUD	2x90x45 MFP-10	PROVIDE 2 ROWS OF NOGGIN
S/W	STITCH WELD		DENOTES MEMBERS TO BE STITCH WELDED 150mm EACH END, MISS 150mm AND HIT 75mm THERE AFTER, UNO

A ISSUE	ISSUED FOR BA / TENDER	15.11.2016 DATE	RMC DRAWN				PROJECT TITLE <b>PROPOSED RESIDENCE</b>	DESIGNED BY DHC	DRAWING TITLE <b>ROOF MARKING PLAN</b>	SCALE AS SHOWN AT A2
	DESCRIPTION							CHECKED BY DHC		



**LOCATION PLAN**

NTS

**SAFETY IN DESIGN STATEMENT:**

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER

**NOTE:**

- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

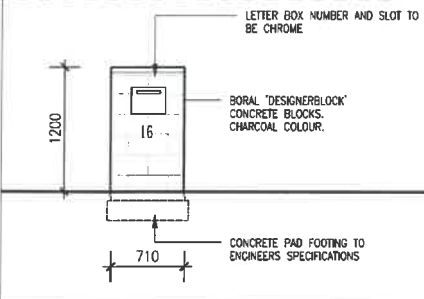
**SEDIMENT AND EROSION CONTROL:**

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2010

**AREA ANALYSIS:**

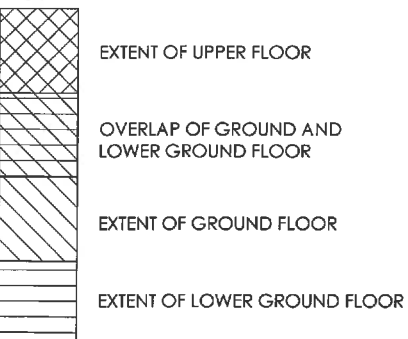
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
PLOT RATIO	49.9%

A1



**LETTER BOX DETAIL**

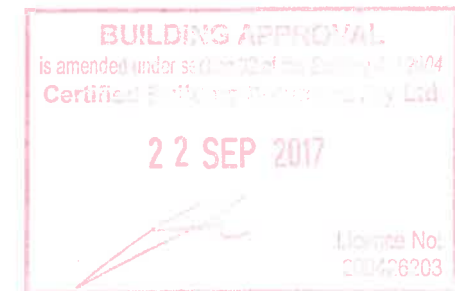
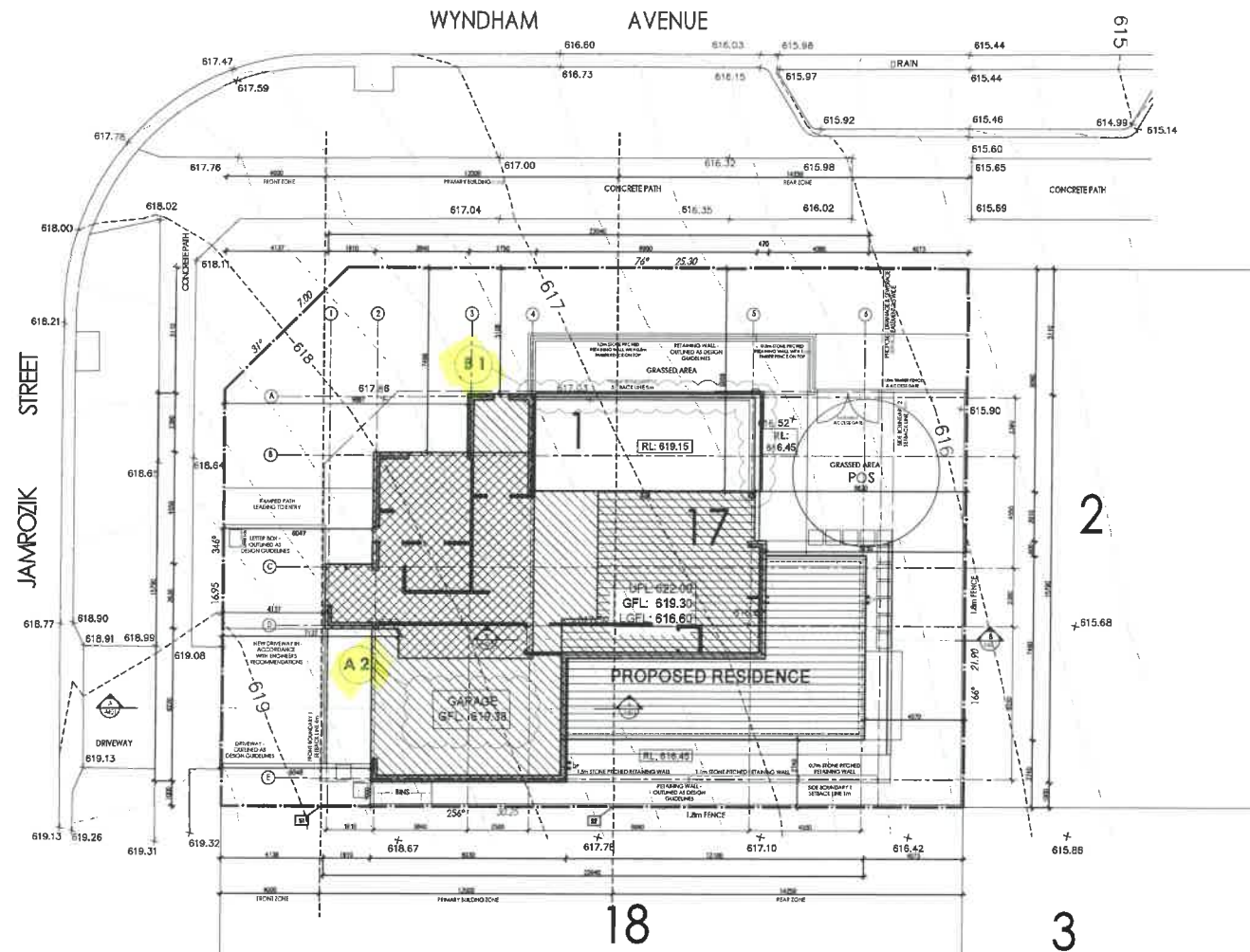
Scale 1:50



**LEGEND**

**SITE PLAN**

Scale 1:100



**GENERAL NOTES:**  
 All works are to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. **DO NOT SCALE OFF DRAWING.**  
 A registered surveyor to set out structures & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
 All timber framing & construction must comply with AS1604 The national timber framing code. Provide temporary & permanent bracing to all framing in accordance with the standard.  
 All concrete walls & footings are subject to a soil classification & are to comply with engineers drawings or AS2875 'vertical slabs & footings code' including all relevant specific supplements.  
 All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All brick, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
 provide termite control for sub-floor in accordance with the BCA & all relevant local authority requirements or provide ant capping and termite barrier.  
 The structure shall be maintained in a stable condition at all times. It is to be demolished, during & after construction.  
 All wet area fixtures shall be to a depth section or induction fit.  
 UNAUTHORISED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

AMENDMENTS REVISION NO	DESCRIPTION	DATE
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017
A2	F/L OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL	18.09.2017
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	
B2	WALL CLADDING UPDATE TO RENDERED WALL	

**BA APPLICATION/REV B**  
 DATE: 21.09.2017  
 NOT FOR CONSTRUCTION

**7.8 STARS**  
 Certificate no.: 0001007908-05  
 Assessor Name: Glen Downie  
 Certificate date: 04 Aug 2017  
 Dwelling Address: 16 Jamrozik Street, Denman Prospect, ACT 2611

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

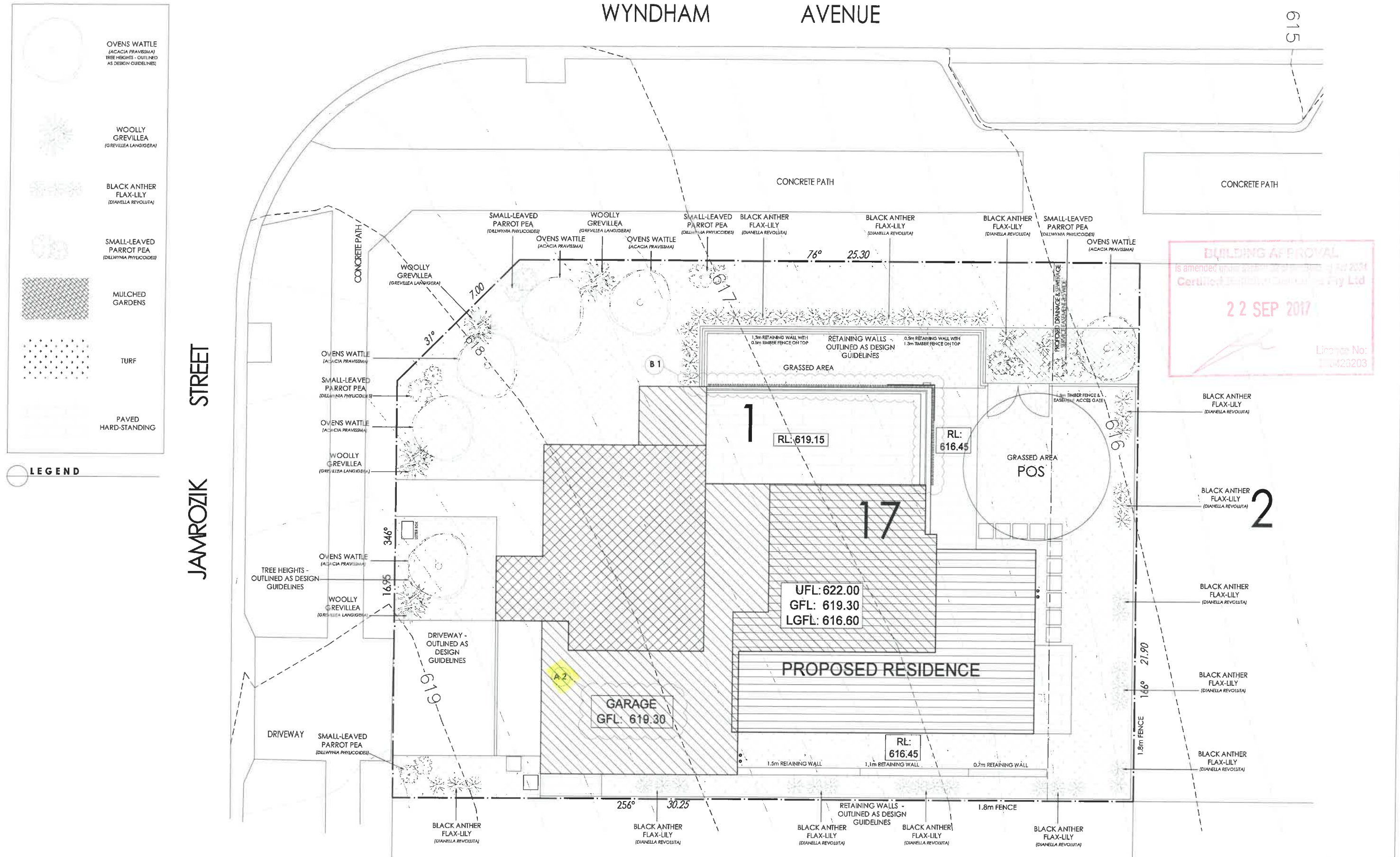
**DRAWING SITE PLAN**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM/JR**  
**REVISION B**  
**REVISION DATE 21.09.2017**  
**PROJECT NO 1593**  
**PRINT DATE 21.09.2017**  
**DWG NO A101**

5/2015/15/15 - 88 Denman Prospect - Denman Prospect (CAP1155) - DENMAN PROSPECT SA APPLICATION AMENDMENT 15/1593 - Denman Prospect - SA Amendment & Draw

# WYNDHAM AVENUE

615



**BUILDING APPROVAL**  
 is amended under section 22 of the Building Act 2011  
 Certified Building Consultant Pty Ltd  
**22 SEP 2017**  
 Licence No: 104423203

- OVENS WATTLE (ACACIA PRAEVISSIMA)  
TREE HEIGHTS - OUTLINED AS DESIGN GUIDELINES
- WOOLLY GREVILLEA (GREVILLEA LANGSDORFI)
- BLACK ANTHOR FLAX-LILY (DIANELLA REVOLUTA)
- SMALL-LEAVED PARROT PEA (DILLWYNIA PHYLLICOIDES)
- MULCHED GARDENS
- TURF
- PAVED HARD-STANDING

**LEGEND**

JAMROZIK STREET

**LANDSCAPE PLAN**  
1:100 @ A2

**GENERAL NOTES:**  
 All works are to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions shown on this drawing are to be used by the builder or site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
 A registered surveyor to set out structures & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
 All earth retaining & construction must comply with AS1554 - the national timber framing code. Provide temporary & permanent bracing to all framing in accordance with the standard.  
 All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2870 residential slabs & footings code including all relevant engineer specific requirements.  
 All water storage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All timber, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
 Provide timber treated in accordance with the BCA & all relevant local authority requirements or provide anti rotting and termiticidal barrier.  
 The structure shall be maintained in a stable condition at all times, if no element shall be compromised, during & after construction.  
 All wet areas fixtures shall be to client's selection or end-user's list.  
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AMENDMENTS	REVISION NO	DESCRIPTION
A2		FFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL
B1		SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN
B2		WALL CLADDING UPDATE TO RENDERED WALL

DATE: 18.09.2017  
**BA APPLICATION/REV B**  
 DATE: 21.09.2017  
 NOT FOR CONSTRUCTION

**7.8 STARS**  
 This rating is completed by a non-accredited rater.  
 Certificate no.: 0001007938-05  
 Assessor Name: Glen Downie  
 Certificate date: 04 Aug 2017  
 Dwelling Address:  
 16 JAMROZIK STREET  
 DENMAN PROSPECT, ACT  
 2811

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
 STATE ACT  
 SCALE 1:100 @ A2

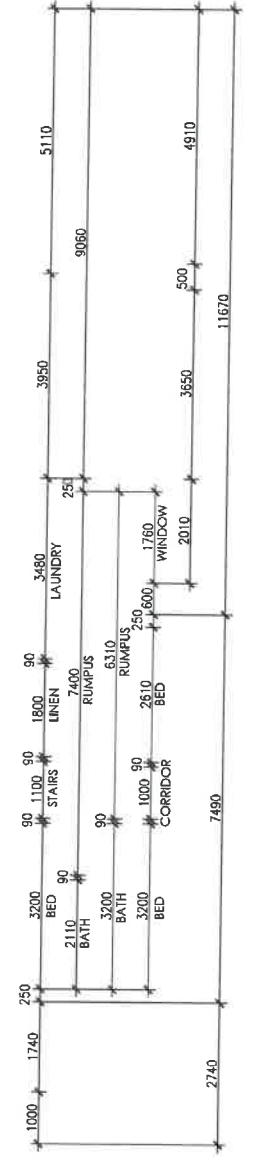
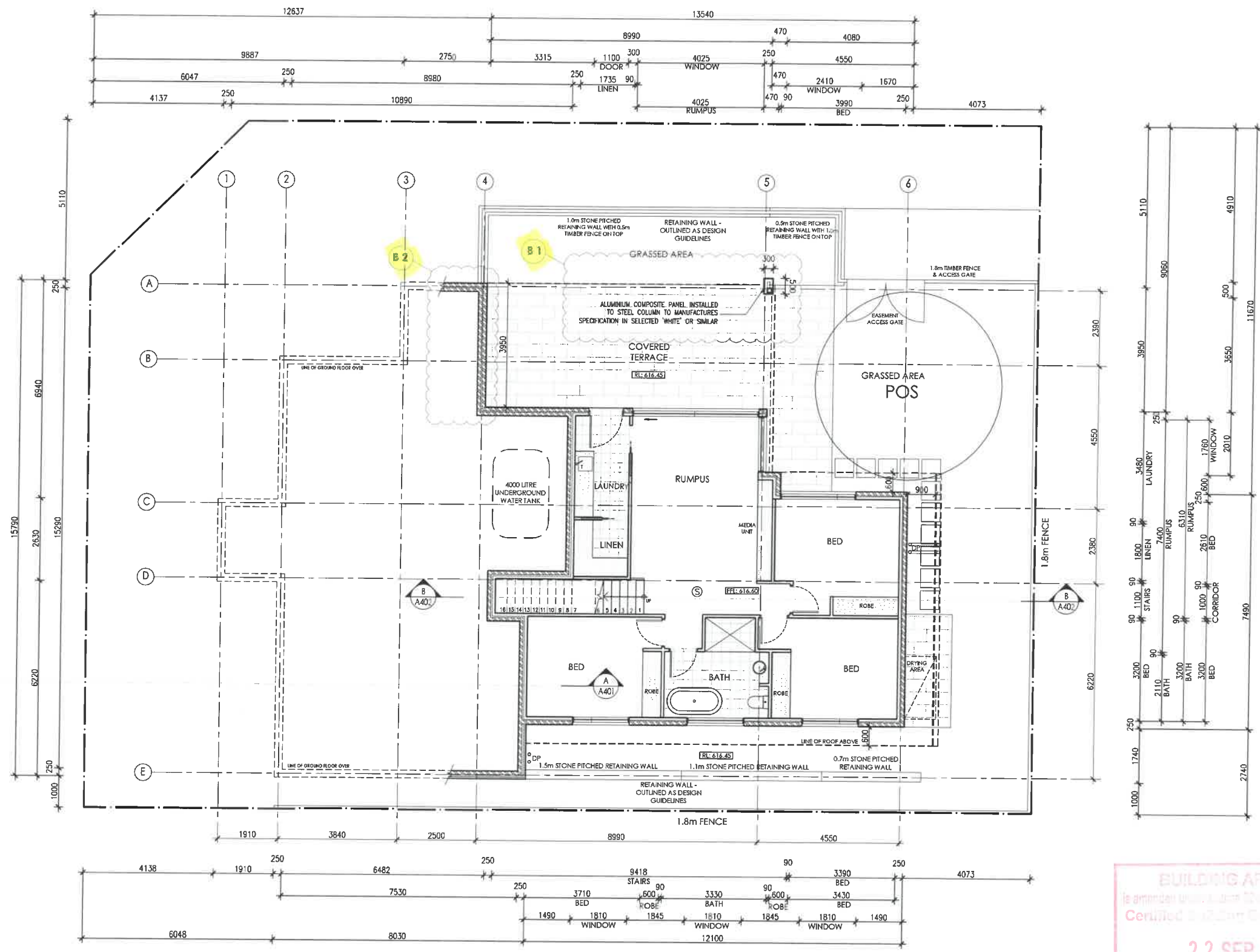
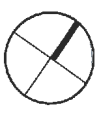
DRAWING LANDSCAPE PLAN  
 PROJECT PROPOSED DISPLAY HOME  
 CLIENT BETTER BUILDING

DRAWN RN/LM/JR  
 REVISION B  
 REVISION DATE 21.09.2017  
 PROJECT NO 1598  
 PRINT DATE 21.09.2017  
 DWG NO A102



<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
PLOT RATIO	49.9%

A1



**LOWER FLOOR PLAN**  
1:100 @ A2



**dna architects**  
 SUITE 10, 14 LONSDALE ST  
 BRADON A.C.T.  
 ABN: 63 697 369 325  
 T: 02 6230 4688  
 F: 02 6230 4699  
 www.dna.com.au  
 Registration 986  
 Principal Noreen Glen Cowie

**GENERAL NOTES:**  
 All works are to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
 A registered surveyor to set out structure & working positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
 All below slabs & construction must comply with AS1684 The National Timber Framing Code. Provide temporary & permanent bracing to all framing in accordance with the standard.  
 All concrete slabs & buildings are subject to a soil classification & are to comply with engineers drawings or ASD170 residential slabs & footings code including all relevant region specific requirements.  
 All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All walls, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
 Provide kerbs to be installed in accordance with the BCA & all relevant local authority requirements or provide and cap and kerbs to be installed.  
 The structure shall be maintained in a stable condition at all times. All elements shall be over-retained, during & after construction.  
 All wall and ceiling finishes shall be to client's selection or enclosure list.  
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 UNAUTHORISED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

AMENDMENTS	REVISION NO	DESCRIPTION	DATE
A1		BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017
B1		SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	
B2		WALL CLADDING UPDATE TO RENDERED WALL	

**BA APPLICATION/REV B**  
 DATE: 21.09.2017  
 NOT FOR CONSTRUCTION

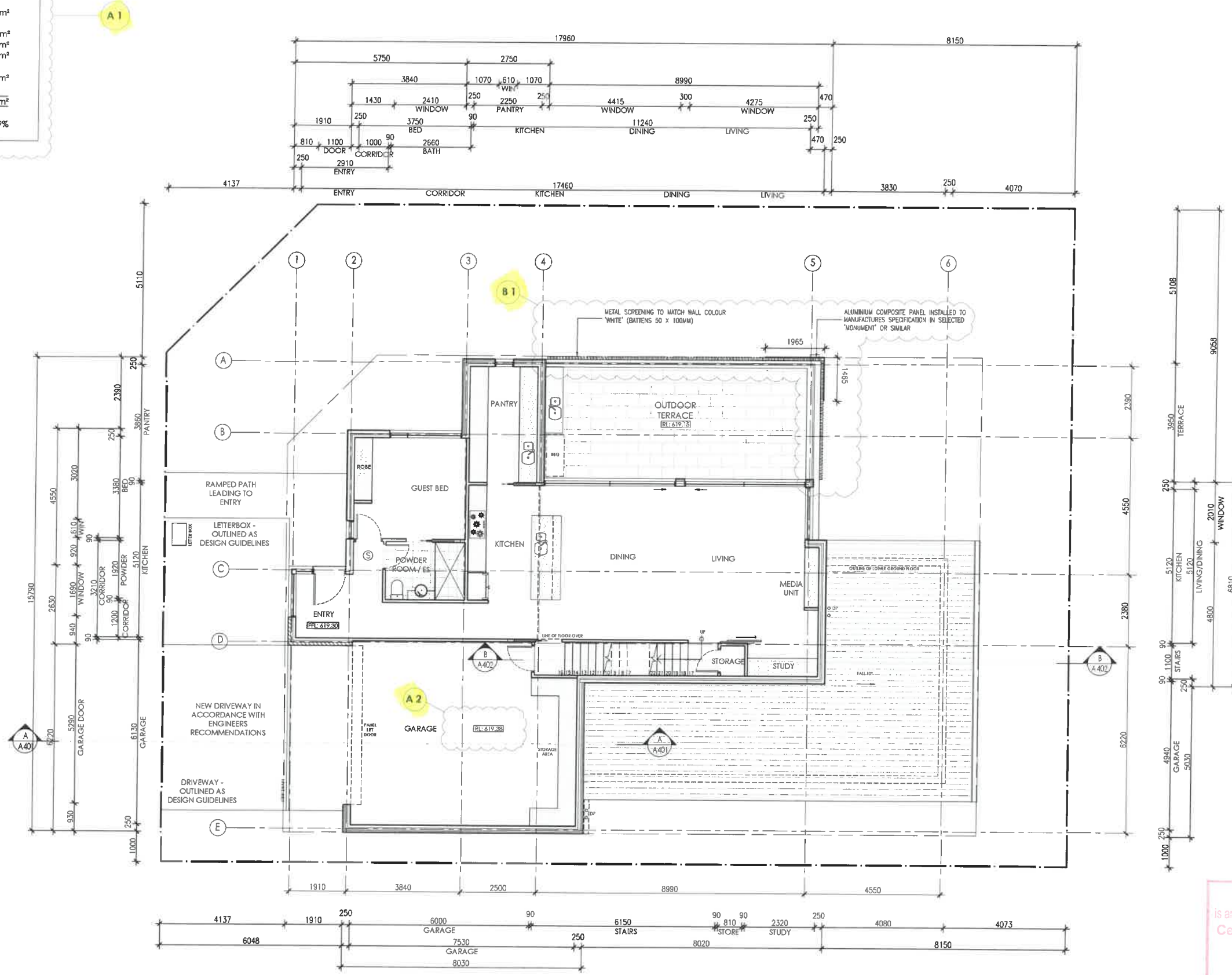
**7.8 STARS**  
 This rating completed by a non-accredited rater.  
 Certificate no.: 0001007939-05  
 Assessor Name: Glen Downes  
 Certificate date: 04 Aug 2017  
 Dwelling Address:  
 16 Jamrozik Street  
 Denman Prospect, ACT 2611

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING LOWER FLOOR PLAN**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**  
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 NOT FOR CONSTRUCTION - ALL RIGHTS RESERVED - ALL INFORMATION SUBJECT TO CHANGE

**DRAWN RN/LM/JR**  
**REVISION B**  
**REVISION DATE 21.09.2017**  
**PROJECT NO 1593**  
**PRINT DATE 21.09.2017**  
**DWG NO A201**

<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
<b>GARAGE AREA</b>	
	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
<b>PLOT RATIO</b>	<b>49.9%</b>



**GROUND FLOOR PLAN**  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 22 of the Building Act 2004  
Certified Building Surveyors Pty Ltd  
**22 SEP 2017**  
Licence No: 370422203

**dna architects**  
1/14 Lonsdale St  
BROADBENT A.C.T.  
ABN: 43 097 369 325  
T: 02 6230 4688  
F: 02 6230 4689  
www.dna.com.au  
Registration 966  
Principal Nominee Glen Dowse

**GENERAL NOTES:**  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
Approved surveyor to not out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All timber framing & construction must comply with AS1554. The relevant timber framing code. Provide temporary & permanent bracing to all framing in accordance with the relevant code.  
All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2875 (vertical slabs & footings code) including all relevant region specific requirements.  
All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
All brails, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
Provide kerbs, curbs & footings in accordance with the BCA & all relevant local authority requirements or provide all coping and kerbs to be specified.  
The structure shall be maintained in a stable condition at all times, it is to be maintained during & after construction.  
All wet area fixtures shall be to clients selection or inclusive list.  
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AMENDMENTS	REVISION NO	DESCRIPTION	DATE
A1		BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017
A2		FLL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL	18.09.2017
B1		SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	21.09.2017
B2		WALL CLADDING UPDATE TO RENDERED WALL	

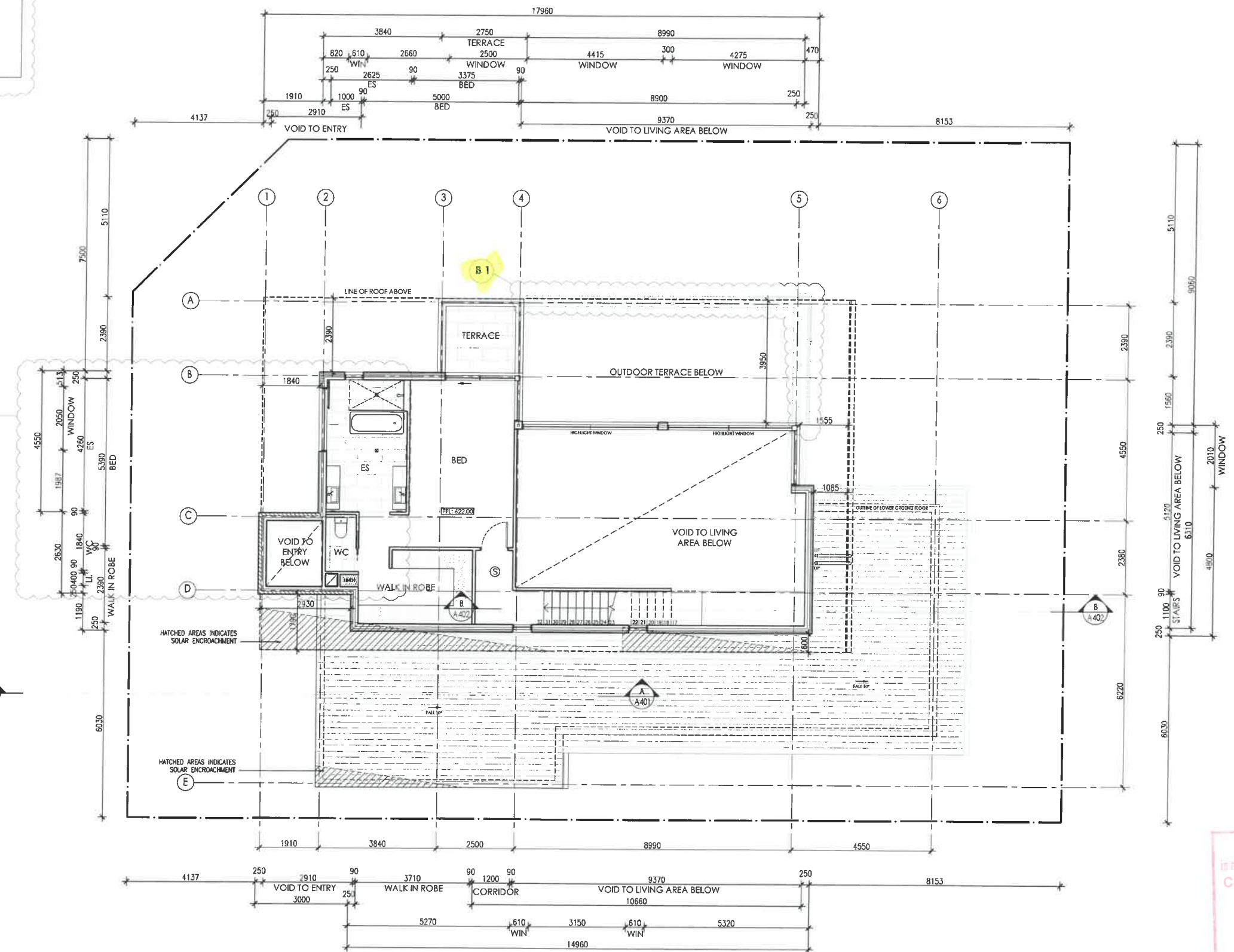
**BA APPLICATION/REV B**  
DATE: 21.09.2017  
NOT FOR CONSTRUCTION  
Page 62 of 113

**7.8 STARS**  
This rating is completed by a non-accredited rater.  
Certificate no: 0001007938-05  
Assessor Name: Glen Dowse  
Certificate date: 04 Aug 2017  
Dwelling Address: 16 Jamrozik Street, Denman Prospect, ACT 2611

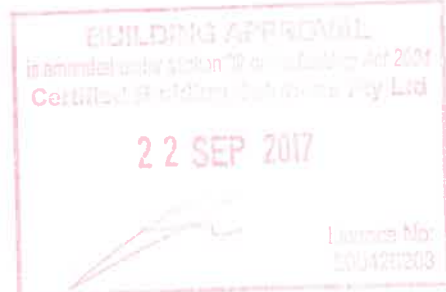
**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING GROUND FLOOR PLAN**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**  
DRAWN: RN/LM/JR  
REVISION: B  
REVISION DATE: 21.09.2017  
PROJECT NO: 1593  
PRINT DATE: 21.09.2017  
DWG NO: A202

<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
PLOT RATIO	49.9%



**UPPER FLOOR PLAN**  
1:100 @ A2



**dna architects**  
SUIITE 10, 14 LONSDALE ST  
BRADSDON ACT  
ABN: 43 097 309 325  
T: 02 6230 4688  
F: 02 6236 4689  
www.dnaa.com.au  
Registration 966  
Principal Notchew Glenn Dowe

**GENERAL NOTES**  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
A registered engineer to set out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All fabric cladding & construction must comply with AS1562.4 the national timber framing code. Provide temporary & permanent bracing to all framing in accordance with the standard.  
All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2875 residential slabs & footings code including all relevant region specific supplements.  
All storm water drainage & sewerage to be connected to existing services in accordance with the RICA & all local authority requirements or selected rainwater tank or septic system.  
All bricks, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
Provide written consent to sub-floor in accordance with the RICA & all relevant local authority requirements or provide soil capping and termite barrier.  
The structure shall be maintained in a stable condition at all times. It is to be inspected, during & after construction.  
All soil area features shall be to client's selection or engineer's list.  
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AMENDMENTS	REVISION NO	DESCRIPTION
A1		BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED
B1		SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN
B2		WALL CLADDING UPDATE TO RENDERED WALL

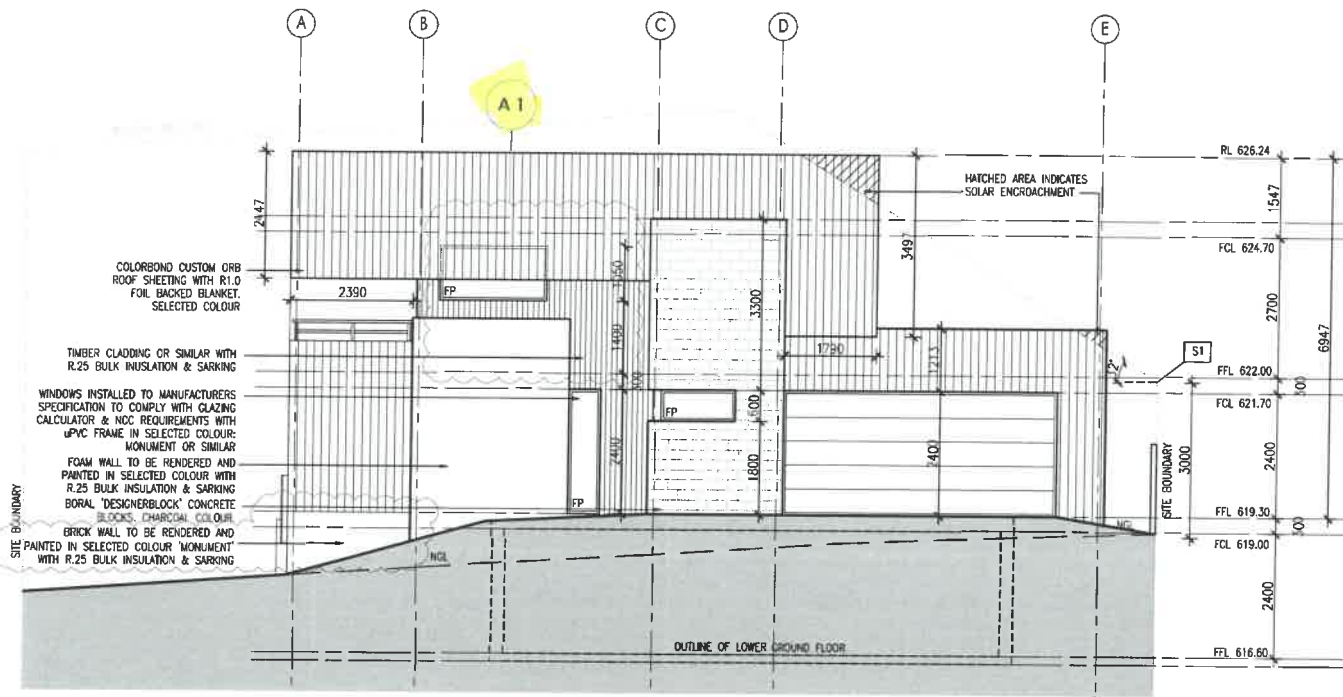
DATE: 03.08.2017  
**BA APPLICATION/REV B**  
DATE: 21.09.2017  
NOT FOR CONSTRUCTION

**7.8 STARS**  
This rating completed by a non-registered rater.  
Certificate no: 0001007936-05  
Assessor Name: Glenn Dowe  
Certificate date: 04 Aug 2017  
Dwelling Address: 16 JAMROZIK STREET, Denman Prospect, ACT 2511

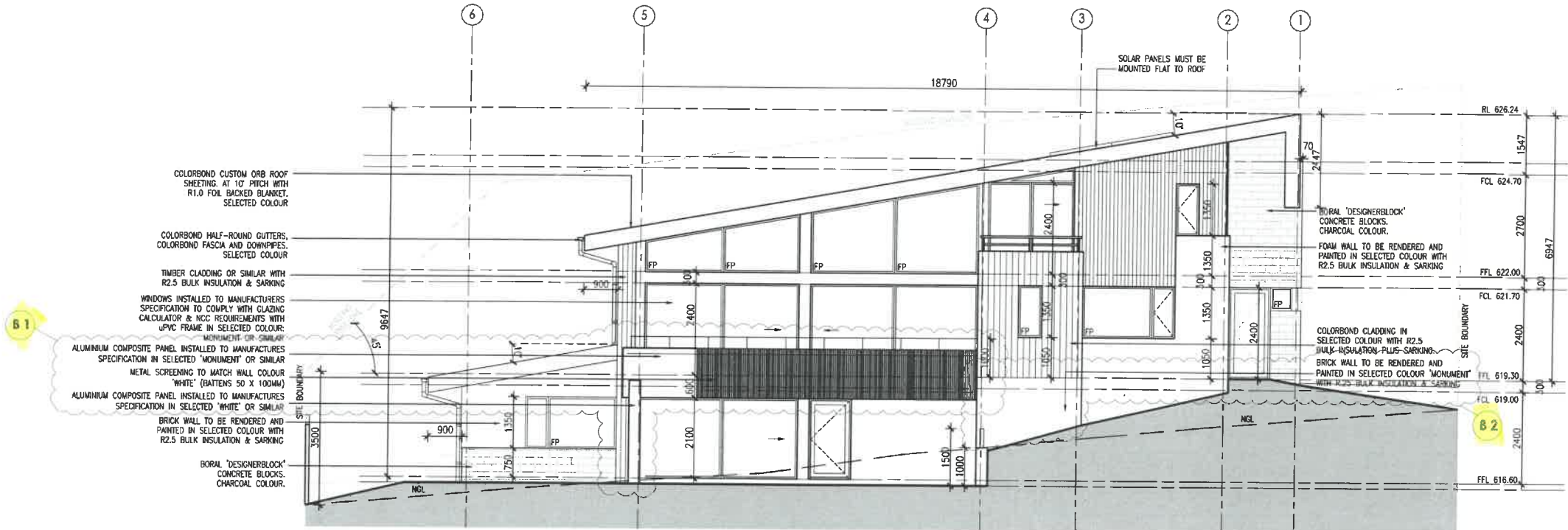
BLOCK 1  
SECTION 17  
ADDRESS 16 JAMROZIK STREET  
SUBURB DENMAN PROSPECT  
STATE ACT  
SCALE 1:100 @ A2

DRAWING UPPER FLOOR PLAN  
PROJECT PROPOSED DISPLAY HOME  
CLIENT BETTER BUILDING

DRAWN RN/LM/JR  
REVISION B  
REVISION DATE 21.09.2017  
PROJECT NO 1593  
PRINT DATE 21.09.2017  
DWG NO A203

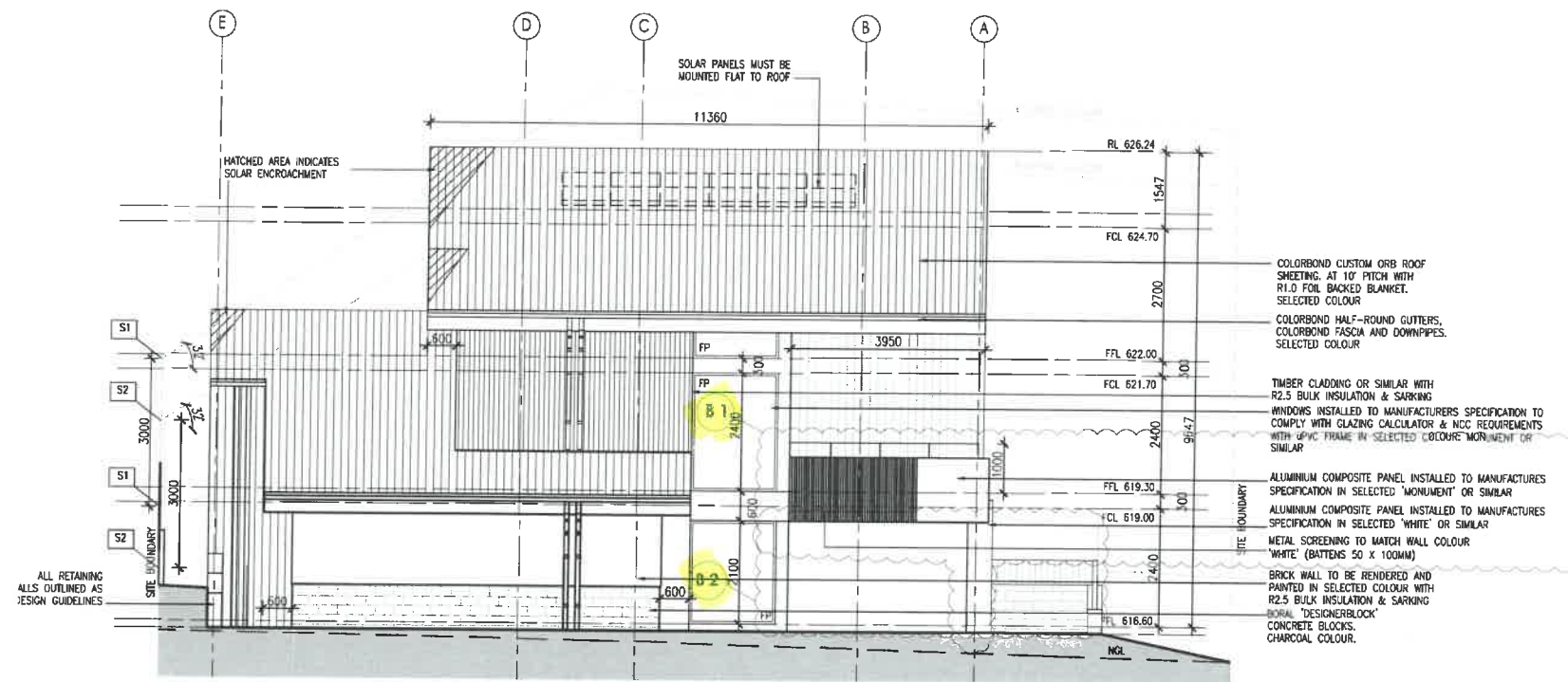


WEST ELEVATION  
1:100 @ A2

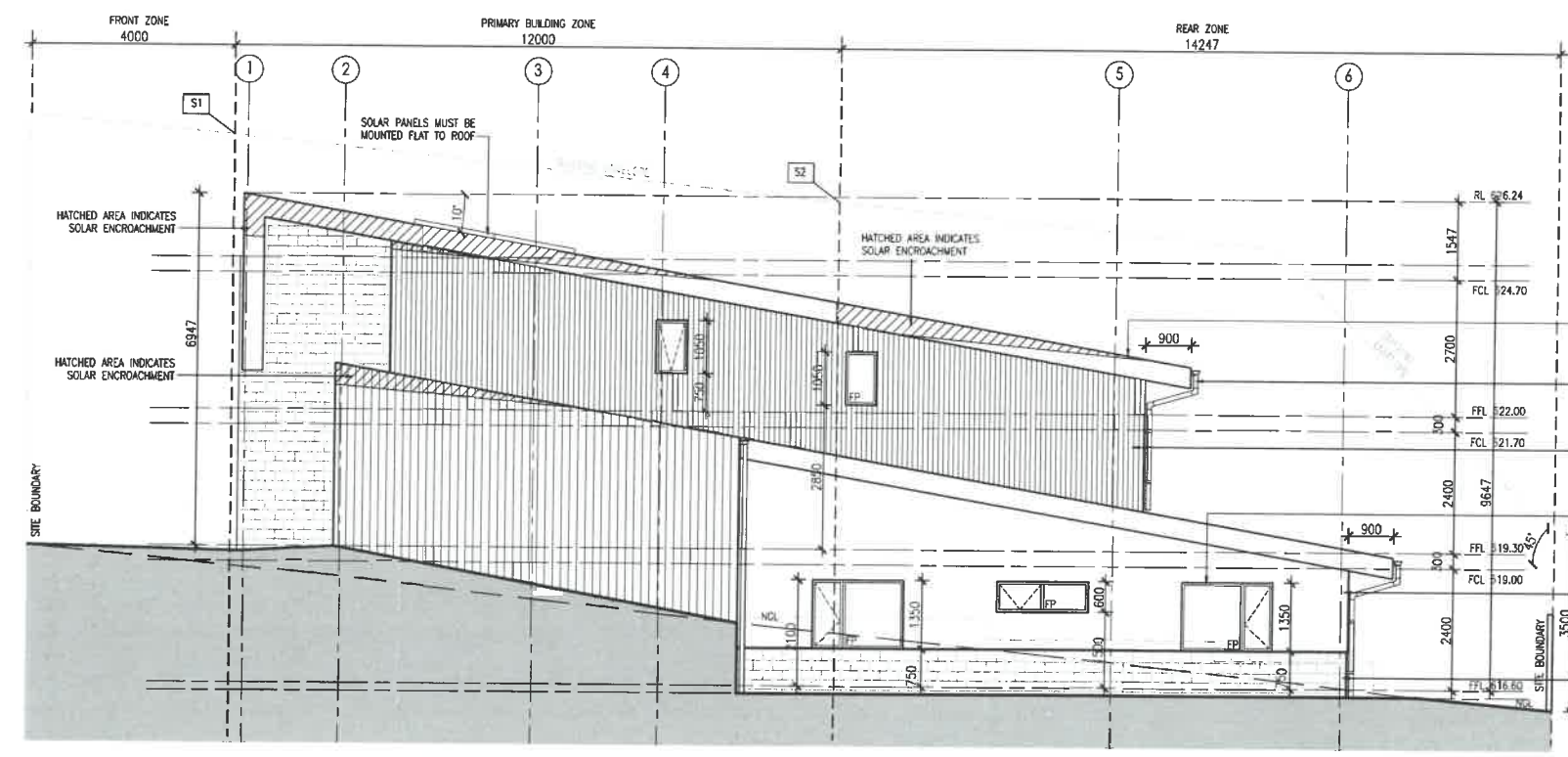


NORTH ELEVATION  
1:100 @ A2

<p>SUITE 10, 14 LONSDALE ST BRADDOCK ACT ABN: 43 097 309 325 T: 02 8230 4688 F: 02 8230 4699 www.dna.com.au</p> <p>Registration 966 Principal/Reserve Client/Designer</p>	<p><b>GENERAL NOTES</b></p> <p>All works are to comply with the relevant Australian standards &amp; all relevant authority requirements.</p> <p>All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.</p> <p>All proposed services to be installed shall be confirmed in position of all relevant building envelope setbacks &amp; easements prior to the commencement of the works.</p> <p>All fence building &amp; construction shall comply with AS1588 The relevant timber framing code. Provide temporary &amp; permanent bracing to all framing in accordance with the standard.</p> <p>All concrete slabs &amp; footings are subject to a soil classification &amp; are to comply with engineers drawings or AS2870 'residential slabs &amp; footings code' including all relevant region specific requirements.</p> <p>All storm water drainage &amp; sewerage to be connected to existing services in accordance with the BCA &amp; all local authority requirements or selected rainwater tank or septic system.</p> <p>All walls, beams, &amp; supports to be specified by a registered engineer or relevant Australian Standard.</p> <p>Provide tensile control to sub-floor in accordance with the BCA &amp; all relevant local authority requirements or provide ant capping and tensile barrier.</p> <p>The structure shall be maintained in a stable condition at all times, if no element shall be over-stressed, during &amp; after construction.</p> <p>All wall area failures shall be to client's selection or inclusion list.</p> <p>COPYRIGHT:</p> <p>UNAUTHORISED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.</p>	<p><b>AMENDMENTS</b></p> <table border="1"> <thead> <tr> <th>REVISION NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED</td> <td>03.08.2017</td> </tr> <tr> <td>B1</td> <td>SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN</td> <td></td> </tr> <tr> <td>B2</td> <td>WALL CLADDING UPDATE TO RENDERED WALL</td> <td></td> </tr> </tbody> </table>	REVISION NO	DESCRIPTION	DATE	A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017	B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN		B2	WALL CLADDING UPDATE TO RENDERED WALL		<p><b>7.8 STARS</b></p> <p>This rating completed by a non-accredited rater.</p> <p>Certificate no: 0001007830-06 Assessor Name: Glen Downe Certificate date: 04 Aug 2017 Building Address: 16 Jamrozik Street Denman Prospect, ACT 2811</p>	<p><b>BA APPLICATION/REV B</b></p> <p>DATE: 21.09.2017 NOT FOR CONSTRUCTION</p>	<p>BLOCK 1 SECTION 17 ADDRESS 16 JAMROZIK STREET SUBURB DENMAN PROSPECT STATE ACT SCALE 1:100 @ A2</p>	<p><b>DRAWING ELEVATIONS 1 - WEST AND NORTH</b></p> <p>PROJECT PROPOSED DISPLAY HOME CLIENT BETTER BUILDING</p>	<p>DRAWN RN/LM/JR REVISION B REVISION DATE 21.09.2017 PROJECT NO 1593 PRINT DATE 21.09.2017 DWG NO A301</p>
	REVISION NO	DESCRIPTION	DATE																
A1	BATHROOM LAYOUT CHANGED, ADDITIONAL WC, SIZE OF VOID CHANGED, GFA INCREASED, WINDOW LOCATION UPDATED	03.08.2017																	
B1	SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN																		
B2	WALL CLADDING UPDATE TO RENDERED WALL																		
<p>Page 4 of 113</p>																			



**EAST ELEVATION**  
1:100 @ A2



**SOUTH ELEVATION**  
1:100 @ A2

- COLORBOND CUSTOM ORB ROOF SHEETING, AT 10° PITCH WITH R1.0 FOIL BACKED BLANKET, SELECTED COLOUR
- COLORBOND HALF-ROUND GUTTERS, COLORBOND FASCIA AND DOWNPIPES, SELECTED COLOUR
- TIMBER CLADDING OR SIMILAR WITH R2.5 BULK INSULATION & SARKING
- WINDOWS INSTALLED TO MANUFACTURERS SPECIFICATION TO COMPLY WITH GLAZING CALCULATOR & NCC REQUIREMENTS WITH uPVC FRAME IN SELECTED COLOUR: MONUMENT OR SIMILAR
- BRICK WALL TO BE RENDERED AND PAINTED IN SELECTED COLOUR WITH R2.5 BULK INSULATION & SARKING
- BORAL 'DESIGNERBLOCK' CONCRETE BLOCKS, CHARCOAL COLOUR.

**dna architects**  
SUITE 10, 14 LONSDALE ST  
BRADRON A.C.T.  
ABN: 43 097 309 325  
T : 02 6230 4698  
F : 02 6230 4699  
www.dna.com.au  
Registration 966  
Principal Nicholas Glen Downe

**GENERAL NOTES:**  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
A registered engineer to seal and structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All fence framing & construction must comply with AS1544 - the national fence framing code. Provide temporary & permanent bracing to all framing in accordance with the standard.  
All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS1379 in identical sites & footings code including all relevant region specific requirements.  
All storm water storage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
All levels, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
Provide kerbside control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide and caping and kerbside barrier.  
The structure shall be maintained in a stable condition at all times. It is allowed to be over-rented, during & after construction.  
All site area barriers shall be to client's selection or inclusion list.  
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AMENDMENTS	REVISION NO	DESCRIPTION	DATE
B1		SCREENING ADDED TO BALUSTRADE, UPDATE POSITION AND CLADDING OF COLUMN	21.09.2017
B2		WALL CLADDING UPDATE TO RENDERED WALL	

**BA APPLICATION/REV B**  
DATE: 21.09.2017  
NOT FOR CONSTRUCTION

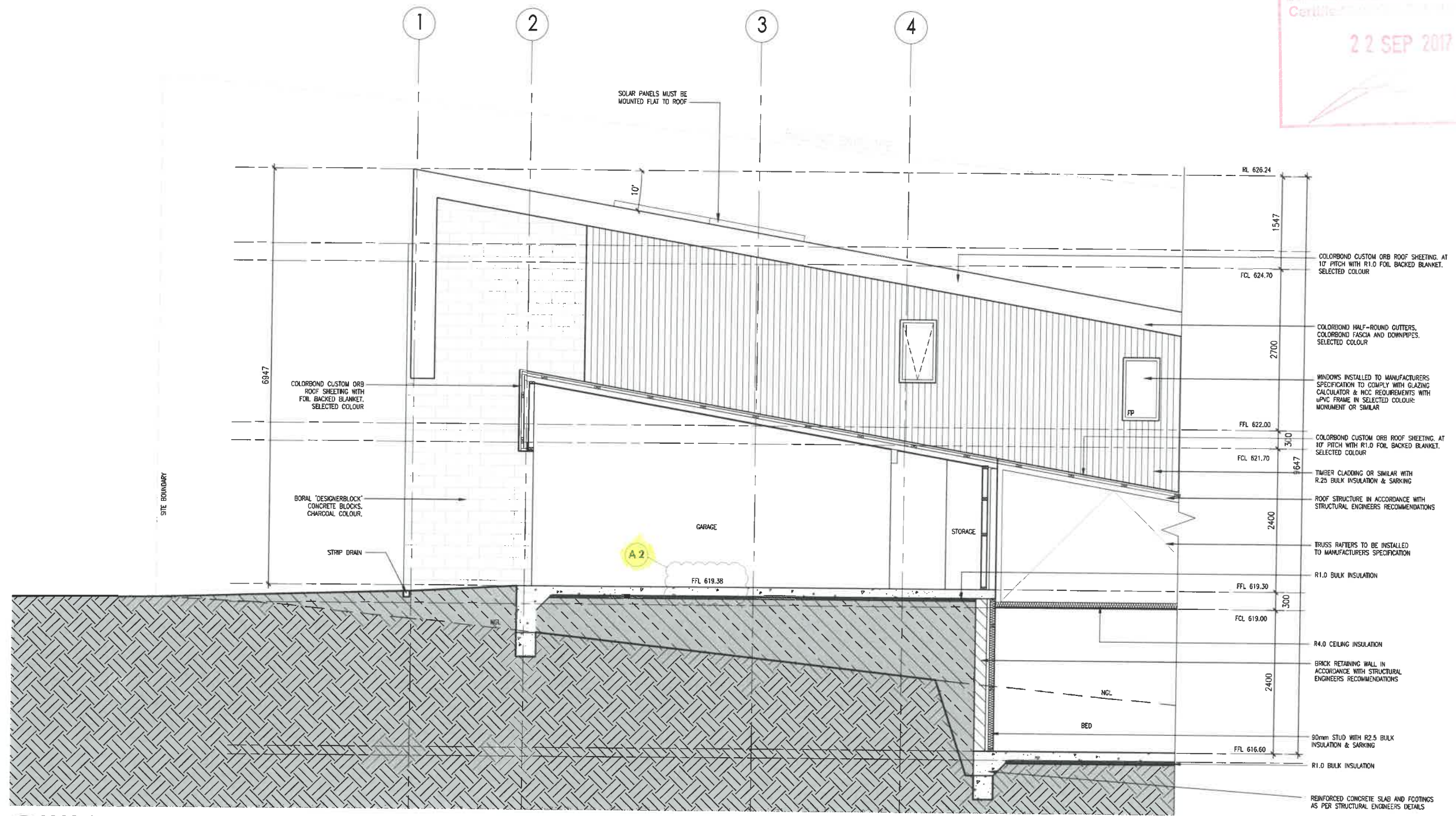
**7.8 STARS**  
This rating completed by a non-accredited rater.  
Certificate no.: 0001007930-05  
Assessor Name: Glen Downe  
Certificate date: 04 Aug 2017  
Dwelling Address:  
16 JAMROZIK STREET  
DENMAN PROSPECT, ACT  
2011

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING ELEVATIONS 2 - EAST AND SOUTH**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM/JR**  
**REVISION B**  
**REVISION DATE 21.09.2017**  
**PROJECT NO 1593**  
**PRINT DATE 21.09.2017**  
**DWG NO A302**

BUILDING APPROVAL  
 is granted until 11:59 PM on 21.09.2017  
 Certificate No. 0001007929-05  
**22 SEP 2017**  
 Licence No:  
 730420203



**SECTION A-A**  
 1:50 @ A2

**dna architects**  
 SUITE 10, 14 LONSDALE ST  
 BRADSDON A.C.T.  
 ABN: 43 097 309 325  
 T: 02 6230 4699  
 F: 02 6230 4699  
 www.dna.com.au  
 Registration 988  
 Principal/Designer Glen Downes

**GENERAL NOTES:**  
 All works are to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
 A registered surveyor to be called to establish positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
 All fence timbers & construction must comply with AS1544 - the national fence framing code. Provide temporary 1.0m vertical bracing to all framing in accordance with the standard.  
 All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS1270 'radical slabs & footings code' including all relevant region specific requirements.  
 All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All beams, joists, & supports to be specified by a registered engineer or relevant Australian Standard.  
 Provide kerbs to be installed in accordance with the BCA & all relevant local authority requirements or provide and coping and kerbs to be installed.  
 The structure shall be maintained in a stable condition at all times. A no element shall be over-stressed, during & after construction.  
 All site area features shall be to client's selection or inclusion list.  
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AMENDMENTS	REVISION NO	DESCRIPTION	DATE
A2		FFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL	18.09.2017

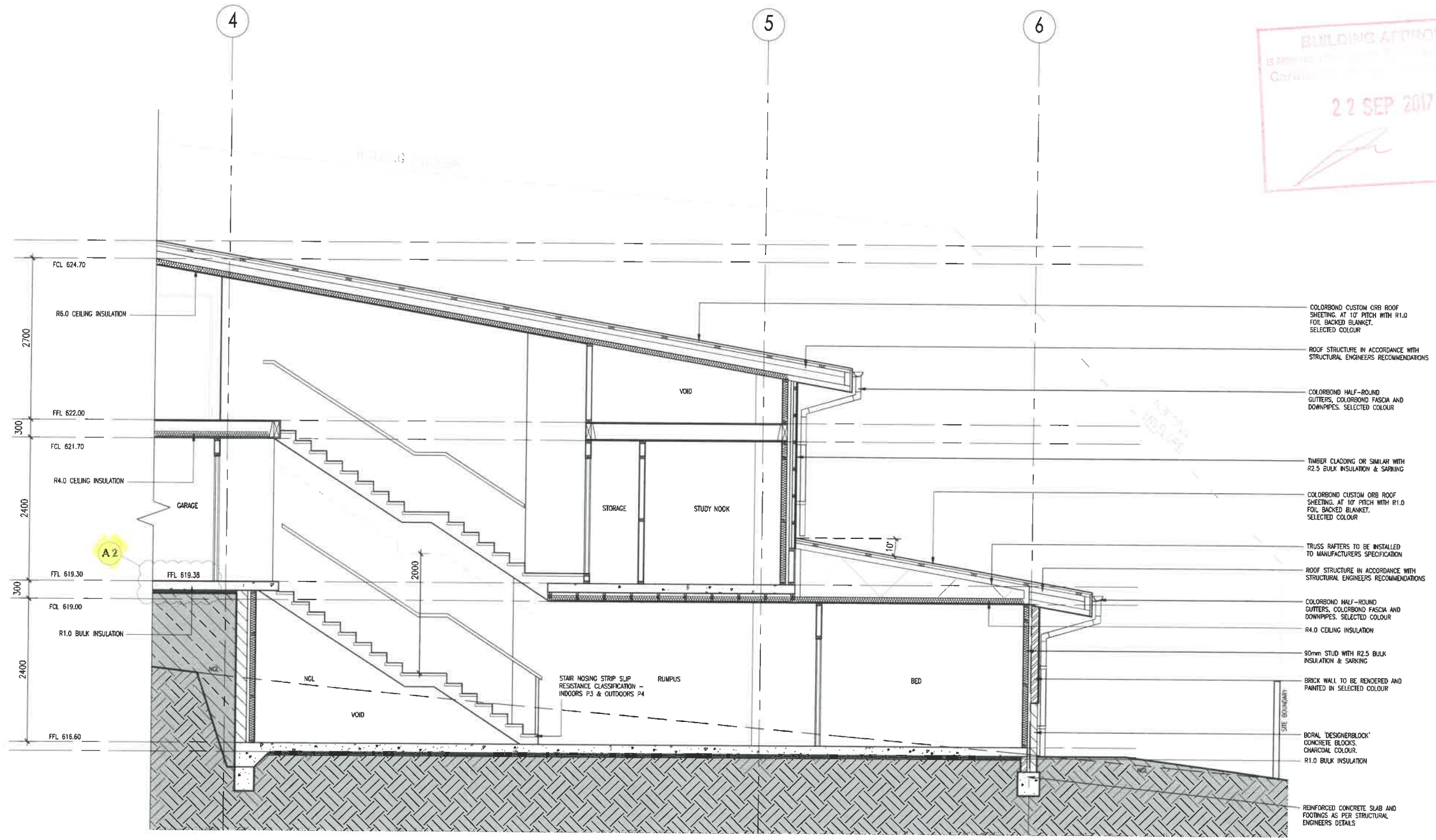
**BA APPLICATION/REV B**  
 DATE: 21.09.2017  
 NOT FOR CONSTRUCTION

**7.8 STARS**  
 This rating completed by a non-accredited rater.  
 Certificate no.: 0001007929-05  
 Assessor Name: Glen Downes  
 Certificate date: 04 Aug 2017  
 Drawing Address:  
 16 Jamrozik Street  
 Denman Prospect, ACT  
 2611

BLOCK **1**  
 SECTION **17**  
 ADDRESS **16 JAMROZIK STREET**  
 SUBURB **DENMAN PROSPECT**  
 STATE **ACT**  
 SCALE **1:50 @ A2**

DRAWING **CROSS SECTIONS 1 - SECTION A-A**  
 PROJECT **PROPOSED DISPLAY HOME**  
 CLIENT **BETTER BUILDING**

DRAWN **RN/JM/JR**  
 REVISION **B**  
 REVISION DATE **21.09.2017**  
 PROJECT NO **1593**  
 PRINT DATE **21.09.2017**  
 DWG NO **A401**



SECTION B - B  
1:50 @ A2

**GENERAL NOTES:**  
 All work is to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWINGS.  
 A registered surveyor to select structure & confirm positions of all relevant building envelope elements & easements prior to the commencement of the works.  
 All below kerbing & construction must comply with AS1564 'The national linear draining code'. Provide temporary & permanent tracing to all basins in accordance with the standard.  
 All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2870 'residential slabs & footings code' including all relevant region specific requirements.  
 All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All timber beams & supports to be specified by a registered engineer or relevant Australian Standard.  
 Provide kerbs to be installed in accordance with the BCA & all relevant local authority requirements or provide and cap and kerbs and kerbs barrier.  
 The structure shall be maintained in a stable condition at all times, & no element shall be overworked, during & after construction.  
 All soil areas below shall be to client's selection or inclusion list.  
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AMENDMENTS	REVISION NO	DESCRIPTION
A2	FFL OF GARAGE UPDATED & STEP ADDED FROM GARAGE TO GROUND FFL	

DATE: 18.09.2017  
**BA APPLICATION/REV B**  
 DATE: 21.09.2017  
 NOT FOR CONSTRUCTION

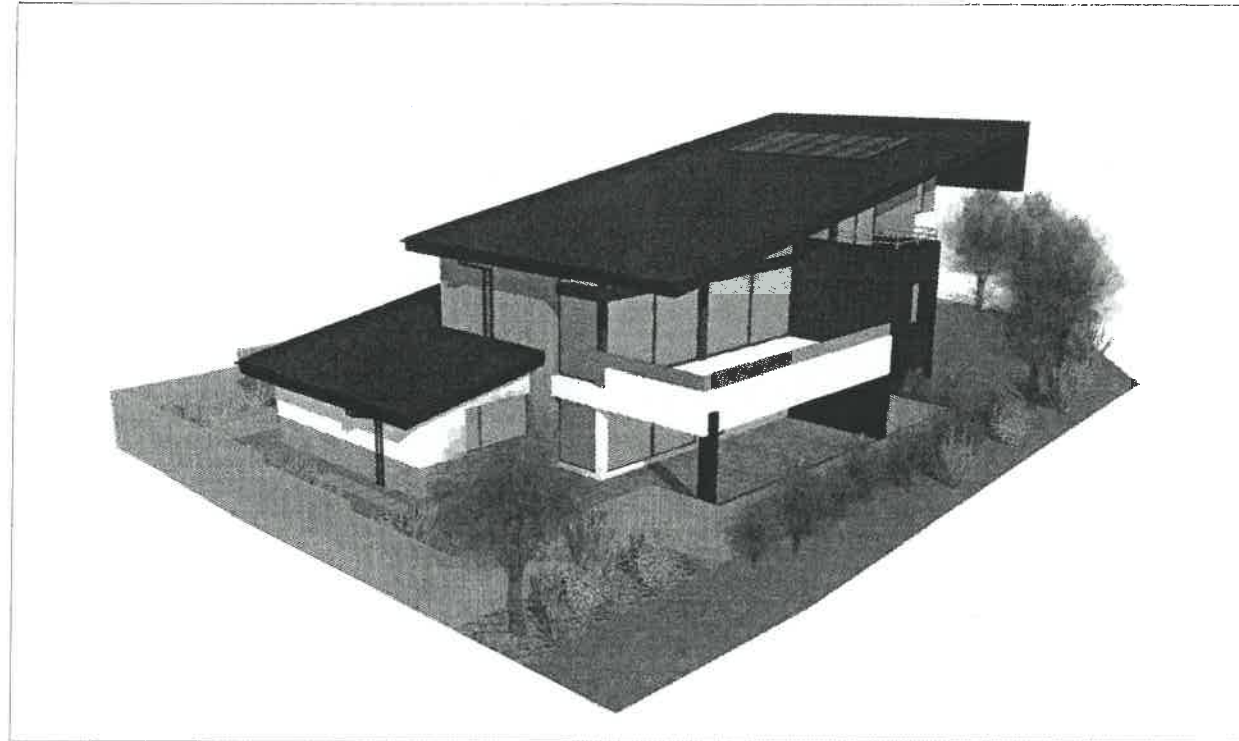
**7.8 STARS**  
 This rating completed by a non-connected rater.  
 Certificate no.: 0001007939-05  
 Assessor Name: Glen Downes  
 Certificate date: 04 Aug 2017  
 Drawing Address: 16 Jamrozik Street, Denman Prospect, ACT 2611

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
 STATE ACT  
 SCALE 1:50 @ A2

DRAWING CROSS SECTIONS 2 - SECTION B-B  
 PROJECT PROPOSED DISPLAY HOME  
 CLIENT BETTER BUILDING

DRAWN RN/LM/JR  
 REVISION B  
 REVISION DATE 21.09.2017  
 PROJECT NO 1593  
 PRINT DATE 21.09.2017  
 DWG NO A402





**PROPOSED DISPLAY HOME  
16 JAMROZIK STREET  
BLOCK 1 SECTION 17 DENMAN PROSPECT ACT**

REVISION D

- A001 TITLE PAGE
- A101 SITE PLAN
- A102 LANDSCAPE PLAN
- A201 LOWER GROUND FLOOR PLAN
- A202 GROUND FLOOR PLAN
- A203 UPPER FLOOR PLAN
- A204 ROOF FLOOR PLAN
- A301 ELEVATIONS 1
- A302 ELEVATIONS 2
- A401 CROSS SECTIONS 1
- A402 CROSS SECTIONS 2
- A601 COURTYARD ELEVATION
- A602 PLOT AREA RATIOS
- A701 VERGE NOTES
- A702 SEDIMENT AND EROSION NOTES
- A801 SHADOW DIAGRAMS

**BUILDING APPROVAL**  
is amended under section 32 of the *Building Act 2004*  
Certified Building Solutions Pty Ltd

**11 OCT 2017**

Licence No:  
2004 26203



**BA APPLICATION/REV D**  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

**7.8 STARS**  
This rating completed by a non-accredited rater.

Certificate no.: 0001007839-05  
Assessor Name: Glen Dowse  
Certificate date: 04 Aug 2017  
Dwelling Address:  
16 Jamrozik street  
Denman Prospect, ACT  
2611





**LOCATION PLAN**  
NTS

**SAFETY IN DESIGN STATEMENT:**

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER.

**NOTE:**

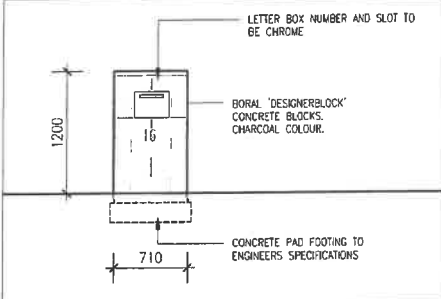
- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

**SEDIMENT AND EROSION CONTROL:**

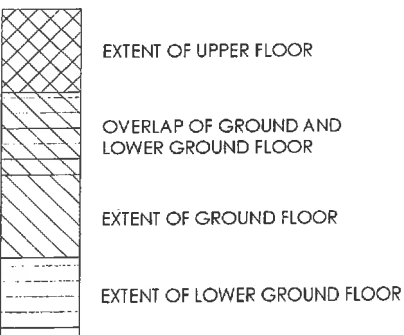
THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2010

**AREA ANALYSIS:**

SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
PLOT RATIO	49.9%

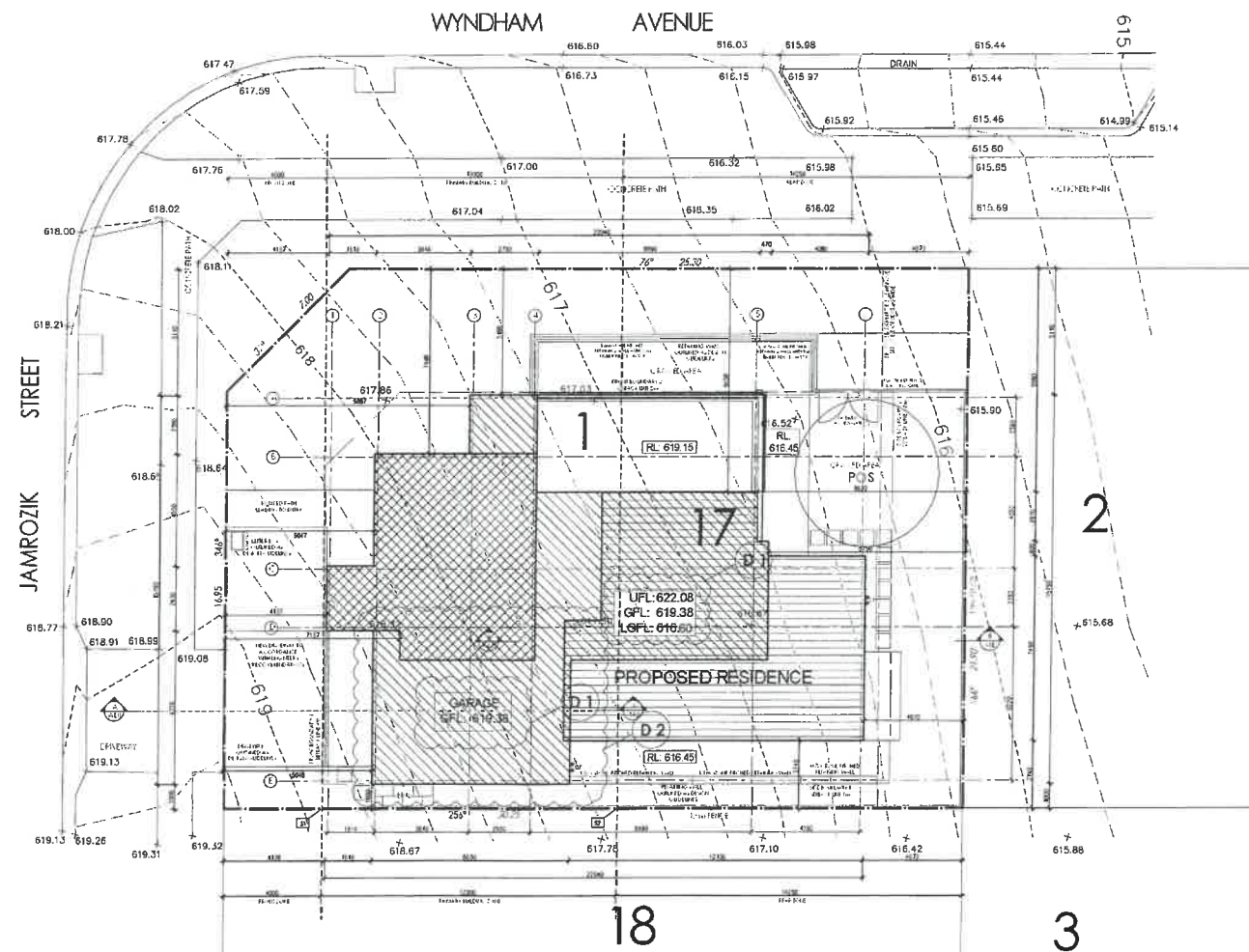


**LETTER BOX DETAIL**  
Scale 1:50



**LEGEND**

**SITE PLAN**  
Scale 1:100



**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
Licence No:  
2004 28203



**AMENDMENTS**  
D1 FFL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

DATE: 06.10.2017  
**BA APPLICATION/REV D**  
DATE: 06.10.2017  
Page 69 of 118 FOR CONSTRUCTION

7.8 STARS  
This work supported by a government grant.

Block: 1  
Section: 17  
Address: 16 JAMROZIK STREET  
Suburb: DENMAN PROSPECT  
State: ACT  
Scale: 1:100 @ A2

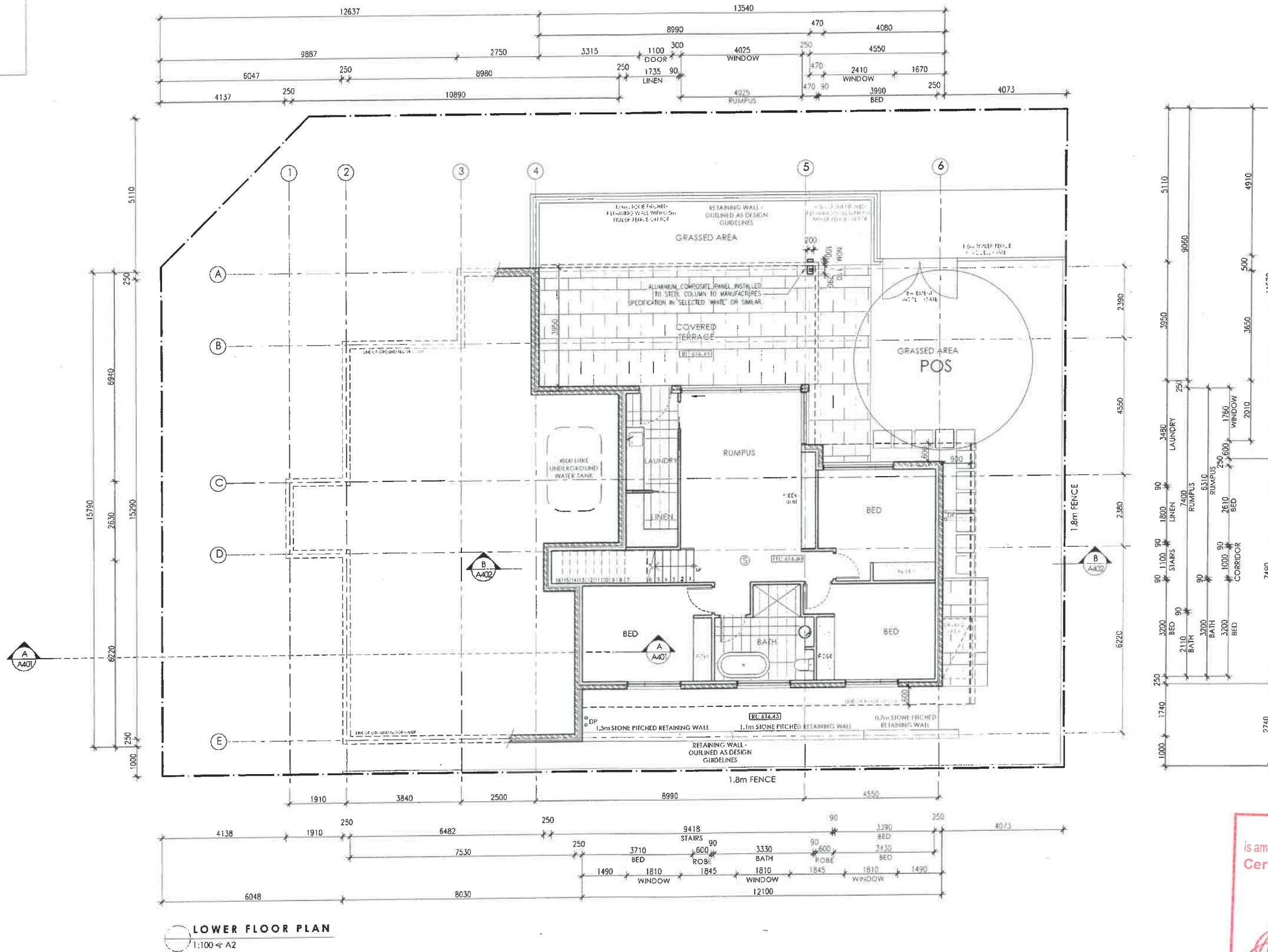
DRAWING: SITE PLAN  
PROJECT: PROPOSED DISPLAY HOME  
CLIENT: BETTER BUILDING

DRAWN: RN/LM/JR  
REVISION: D  
REVISION DATE: 06.10.2017  
PROJECT NO: 1593  
PRINT DATE: 06.10.2017  
DWG NO: A101

Application Amendment: 1593 - Denman Prospect - 16 JAMROZIK STREET



<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA 49.0m <sup>2</sup>	
TOTAL AREA	324.52m <sup>2</sup>
PLOT RATIO	49.9%



**LOWER FLOOR PLAN**  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
*[Signature]*  
Licence No:  
2004 26203



**GENERAL NOTES:**  
1. All dimensions are in millimetres unless otherwise stated.  
2. The building shall be constructed in accordance with the Building Act 2004 and the Building Regulations 2006.  
3. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for wind loading.  
4. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for snow loading.  
5. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for seismic loading.  
6. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for fire loading.  
7. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for sound loading.  
8. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for vibration loading.  
9. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for thermal loading.  
10. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for air quality loading.  
11. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for lighting loading.  
12. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for noise loading.  
13. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for electromagnetic interference loading.  
14. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for radio frequency interference loading.  
15. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for power quality loading.  
16. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for safety loading.  
17. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for security loading.  
18. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for accessibility loading.  
19. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for sustainability loading.  
20. The building shall be constructed in accordance with the Australian Standard AS/NZS 1170:2009 for energy efficiency loading.

**AMENDMENTS**  
D1 FFL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

**BA APPLICATION/REV D**  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

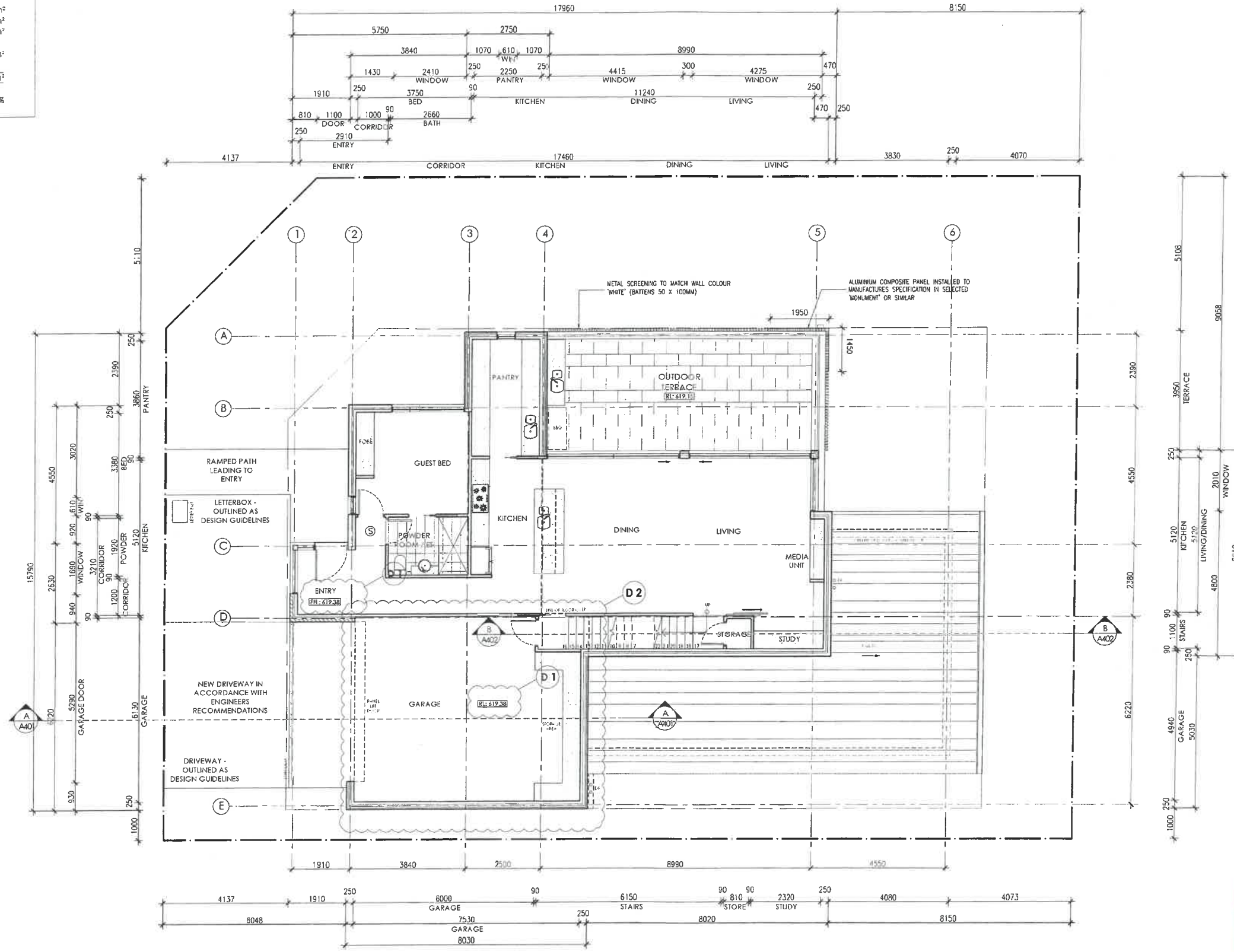
**7.8 STARS**  
This rating is completed by a registered energy assessor in accordance with the National Energy Rating Scheme (NERS) 2011.

BLOCK 1  
SECTION 17  
ADDRESS 16 JAMROZIK STREET  
SUBURB DENMAN PROSPECT  
STATE ACT  
SCALE 1:100 @ A2

DRAWING LOWER FLOOR PLAN  
PROJECT PROPOSED DISPLAY HOME  
CLIENT BETTER BUILDING

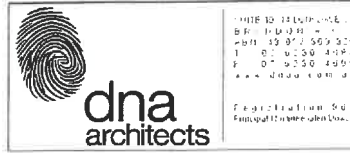
DRAWN RN/IM/JR  
REVISION D  
REVISION DATE 06.10.2017  
PROJECT NO 1593  
PRINT DATE 06.10.2017  
DWG NO A201

<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
TOTAL AREA	324.52m <sup>2</sup>
PLOT RATIO	49.9%



**GROUND FLOOR PLAN**  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
*[Signature]*  
Licence No:  
2004 26203



**NOTES:**  
1. THIS DRAWING IS THE PROPERTY OF dna architects. It is to be used only for the project and site for which it is prepared. It is not to be used for any other purpose without the written consent of dna architects.  
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.  
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.  
10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT PROFESSIONALS.

<b>AMENDMENTS</b>	DATE
D1	06.10.2017
D2	06.10.2017

**BA APPLICATION/REV D**  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

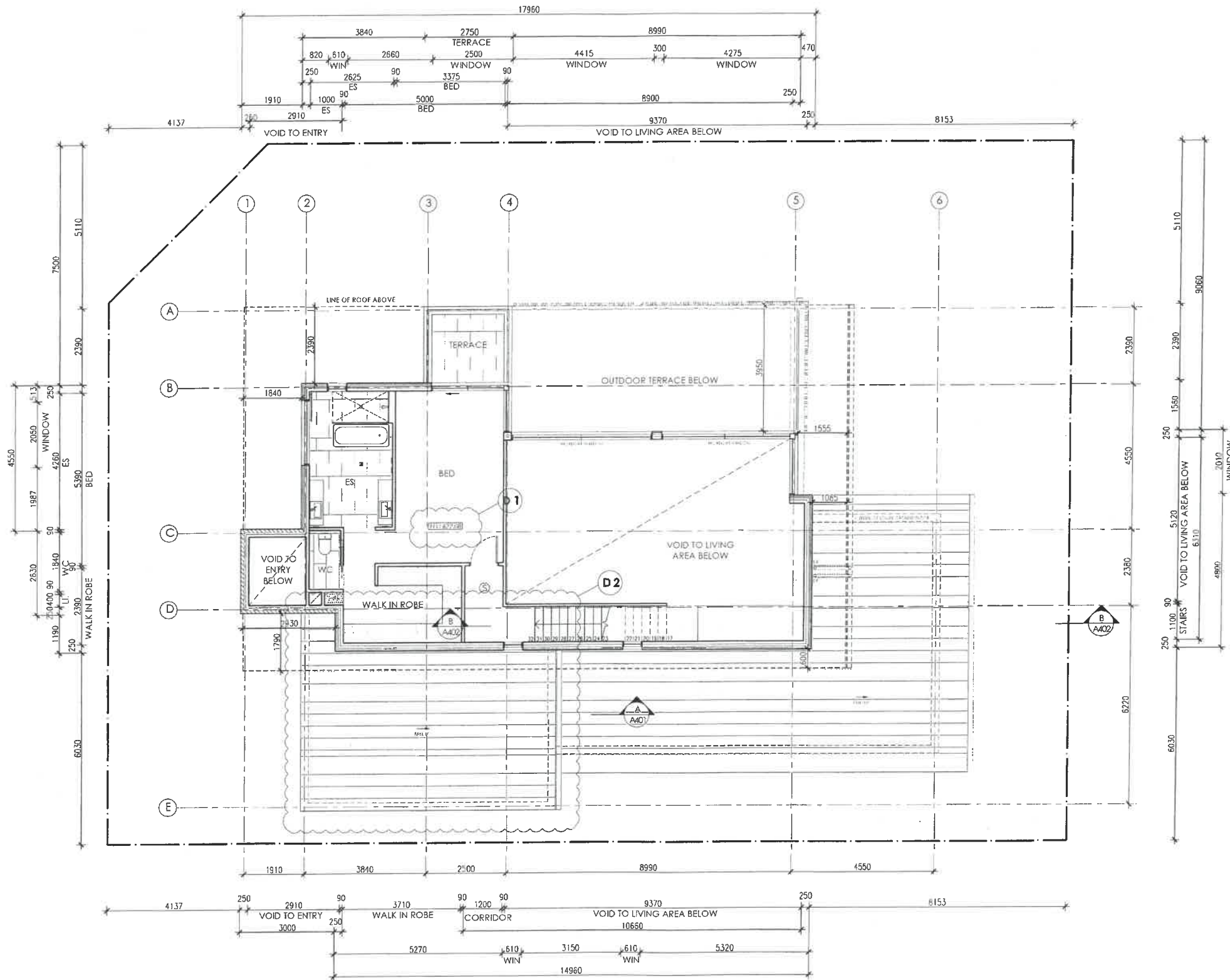
**7.8 STARS**  
This rating is provided by the Green Star Council.  
Green Star Council  
10 Jamrozik Street  
Denman Prospect ACT 2615

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING GROUND FLOOR PLAN**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM/JR**  
**REVISION D**  
**REVISION DATE 06.10.2017**  
**PROJECT NO 1593**  
**PRINT DATE 06.10.2017**  
**DWG NO A202**

<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
TOTAL AREA	324.52m <sup>2</sup>
PLOT RATIO	49.9%

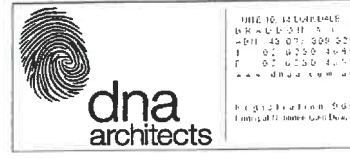


**UPPER FLOOR PLAN**  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd

**11 OCT 2017**

Licence No:  
2004 26203



**NOTES:**  
1. All dimensions are in millimetres unless otherwise stated.  
2. The client is responsible for ensuring that the proposed development complies with all applicable laws, regulations, codes of practice and standards.  
3. The architect is not responsible for the structural design of the proposed development.  
4. The architect is not responsible for the engineering design of the proposed development.  
5. The architect is not responsible for the fire engineering design of the proposed development.  
6. The architect is not responsible for the environmental impact assessment of the proposed development.  
7. The architect is not responsible for the traffic impact assessment of the proposed development.  
8. The architect is not responsible for the noise impact assessment of the proposed development.  
9. The architect is not responsible for the heritage impact assessment of the proposed development.  
10. The architect is not responsible for the social and economic impact assessment of the proposed development.

**AMENDMENTS**  
D1 FFL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

**BA APPLICATION/REV D**  
DATE: 06.10.2017  
**NOT FOR CONSTRUCTION**

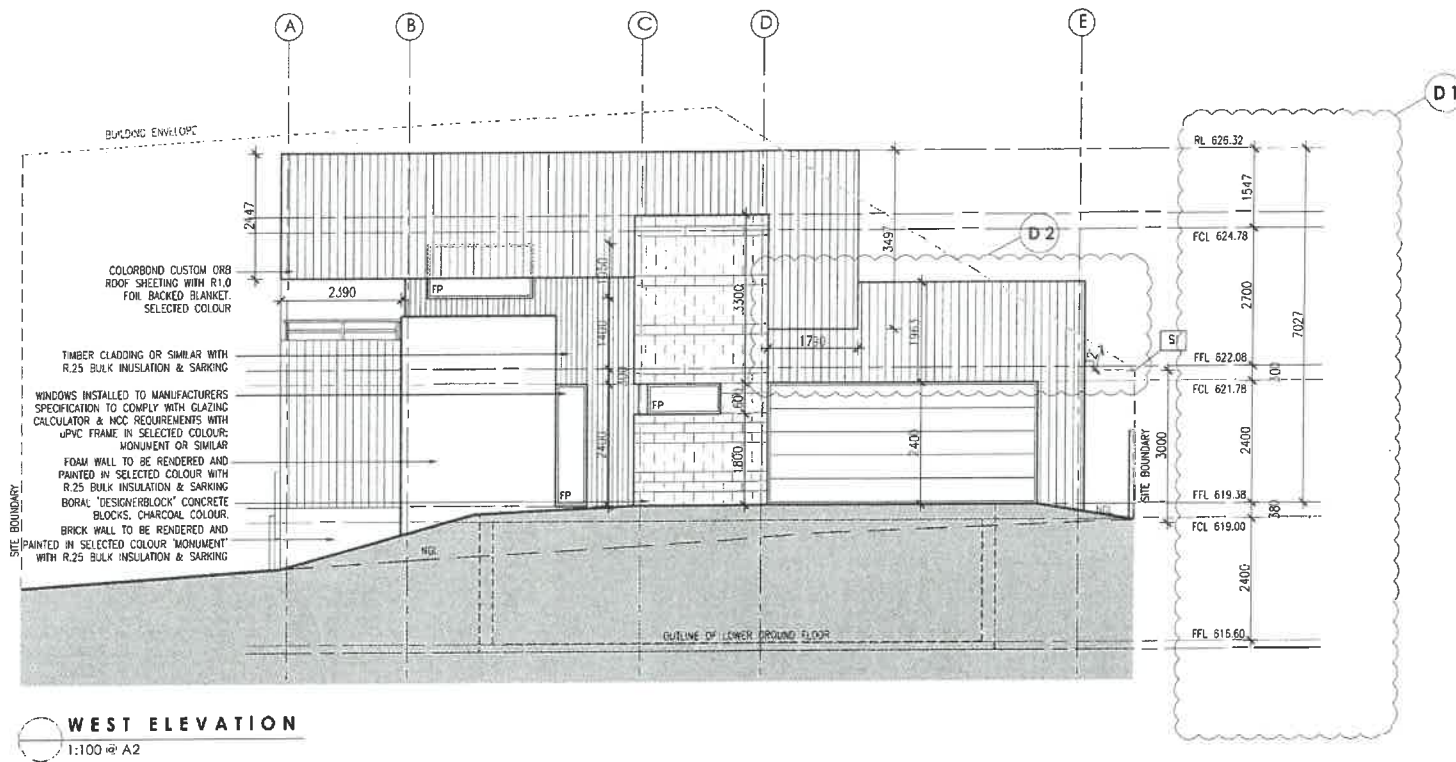
**7.8 STARS**  
This rating is based on the design of the building.  
For more information, visit [www.stars.gov.au](http://www.stars.gov.au)

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

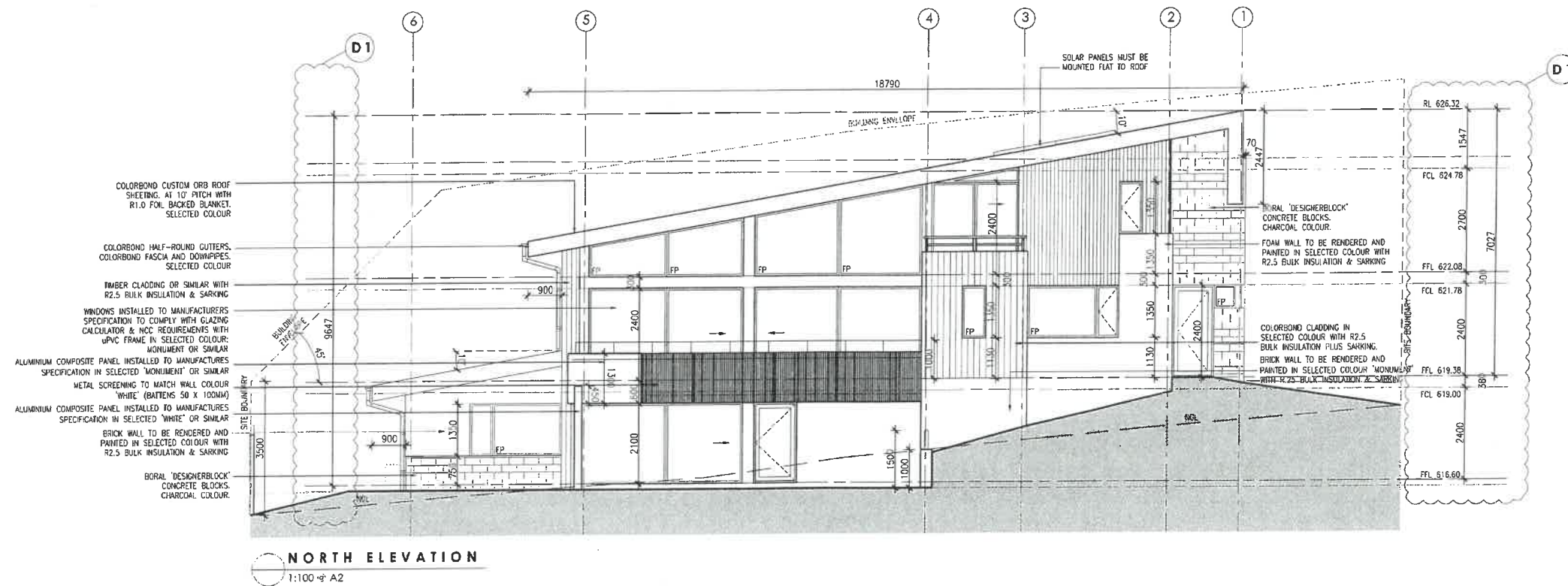
**DRAWING UPPER FLOOR PLAN**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

**DRAWN RN/LM/JR**  
**REVISION D**  
**REVISION DATE 06.10.2017**  
**PROJECT NO 1593**  
**PRINT DATE 06.10.2017**  
**DWG NO A203**



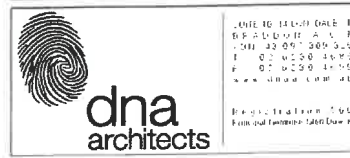


WEST ELEVATION  
1:100 @ A2



NORTH ELEVATION  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
*[Signature]*  
Licence No  
2004 26203



DATE TO BE FILLED IN BY THE ARCHITECT  
PROJECT NO. 16111 (DATE 16/08/17)  
DRAWING NO. 16111-01 (DATE 16/08/17)  
SCALE 1:100 @ A2  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 06.10.2017

AMENDMENTS  
D1 FFL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

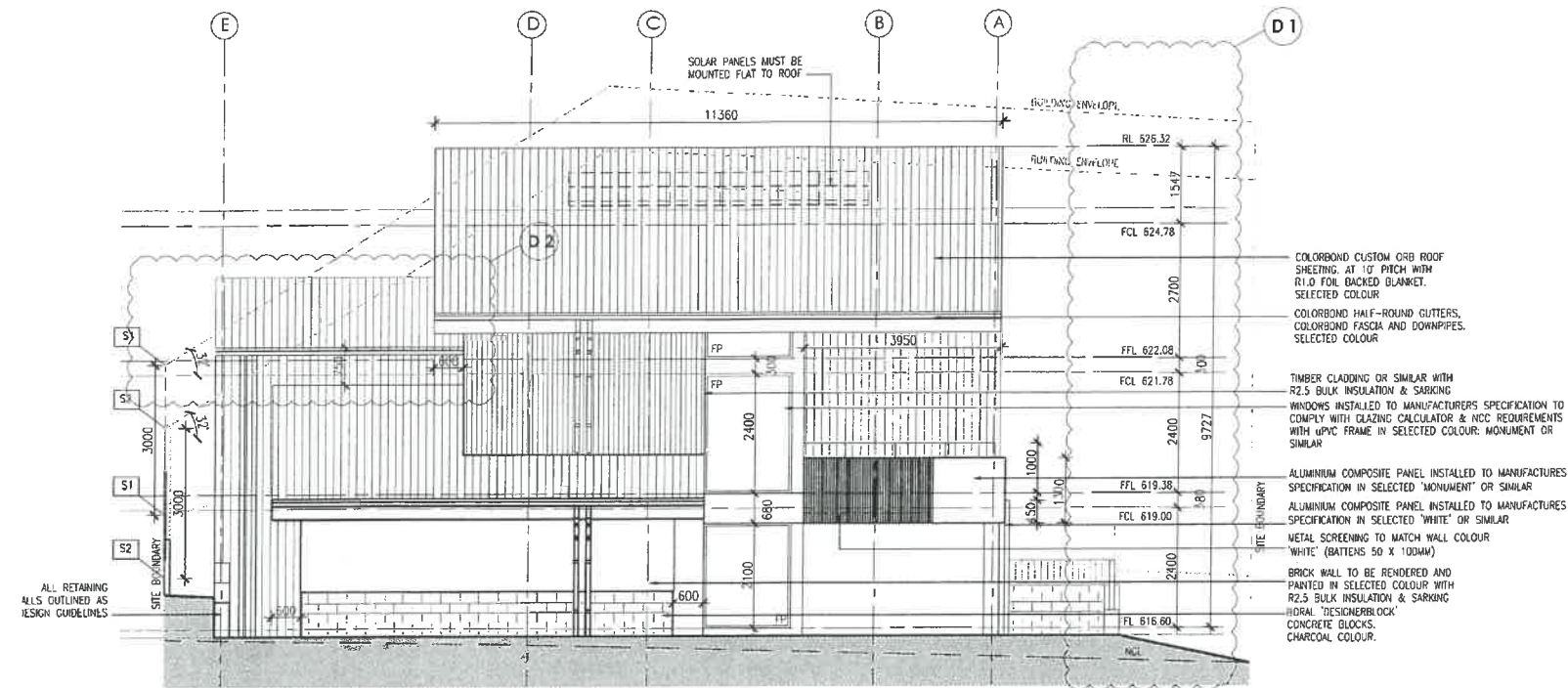
DATE: 06.10.2017  
**BA APPLICATION/REV D**  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

7.8 STARS  
This rating is controlled by the Government of Western Australia  
Certificate No. 0001007859-05  
Assessor Name: Glen Downie  
Certificate date: 04 Aug 2017  
Drawing Address: 16 Jamrozik Street  
Denham Prospect WA 6147

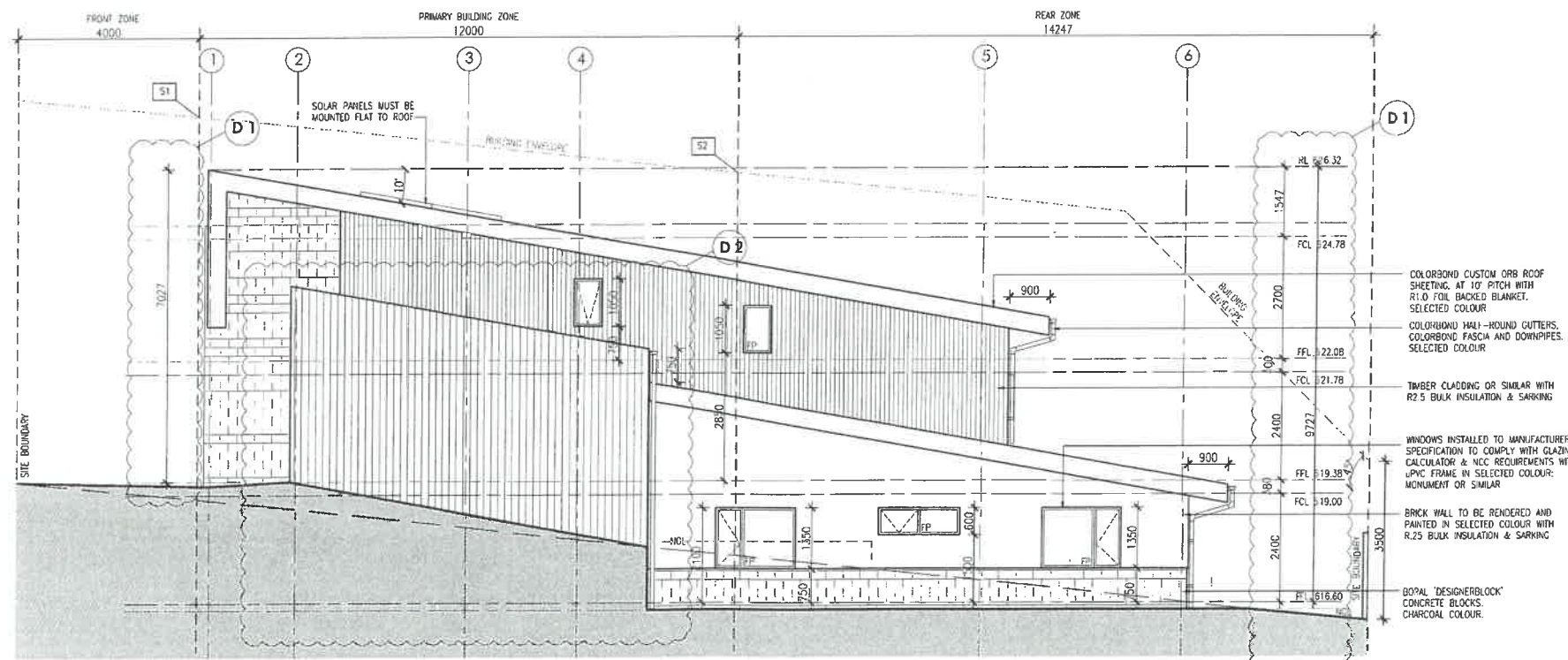
BLOCK 1  
SECTION 17  
ADDRESS 16 JAMROZIK STREET  
SUBURB DENHAM PROSPECT  
STATE ACT  
SCALE 1:100 @ A2

DRAWING ELEVATIONS 1 - WEST AND NORTH  
PROJECT PROPOSED DISPLAY HOME  
CLIENT BETTER BUILDING

DRAWN RN/AM/IR  
REVISION D  
REVISION DATE 06.10.2017  
PROJECT NO 1593  
PRINT DATE 06.10.2017  
DWG NO A301

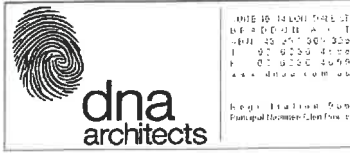


**EAST ELEVATION**  
1:100 @ A2



**SOUTH ELEVATION**  
1:100 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
*[Signature]*  
Licence No:  
2004 26203



**AMENDMENTS**  
D1 FEL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

**DATE**  
06.10.2017

**BA APPLICATION/REV D**  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

**7.8 STARS**  
The stamp completed by the Design Proponent ACT 2011

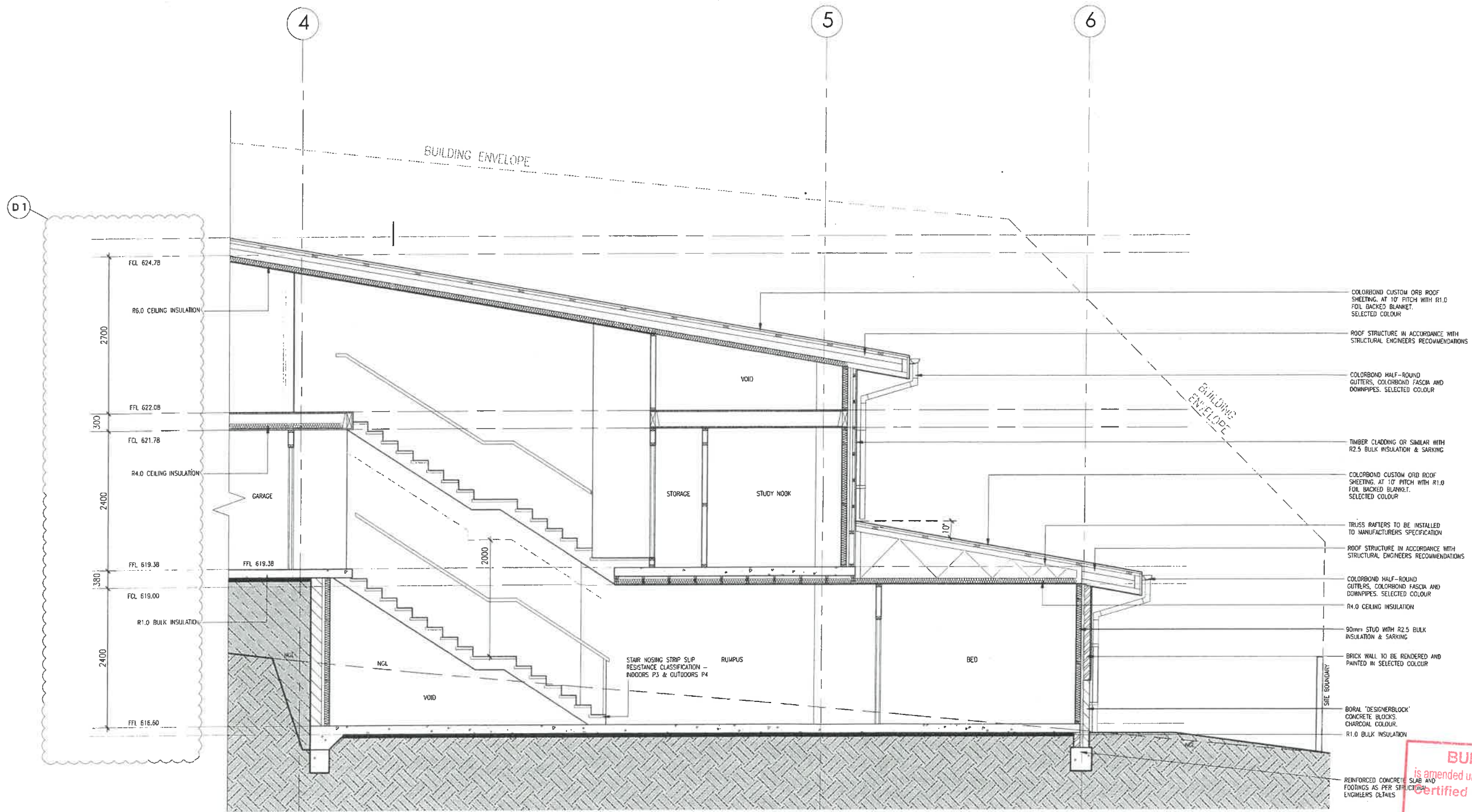
Design Proponent: ACT 2011

**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING ELEVATIONS 2 - EAST AND SOUTH**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**

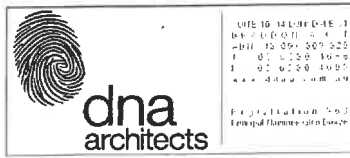
**DRAWN RH/LM/JR**  
**REVISION D**  
**REVISION DATE 06.10.2017**  
**PROJECT NO 1593**  
**PRINT DATE 06.10.2017**  
**DWG NO A302**





SECTION B-B  
1:50 @ A2

**BUILDING APPROVAL**  
is amended under section 32 of the Building Act 2004  
Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
Licence No:  
2004 28203



DATE: 06.10.2017  
PROJECT: PROPOSED DISPLAY HOME  
CLIENT: BETTER BUILDING  
DRAWING: CROSS SECTIONS 2 - SECTION B-B  
DRAWN: RN/LM/JR  
REVISION: D  
REVISION DATE: 06.10.2017  
PROJECT NO: 1593  
PRINT DATE: 06.10.2017  
DWG NO: A402

AMENDMENTS  
D1 FFU'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
D2 GARAGE ROOF HEIGHT INCREASED (+750MM)

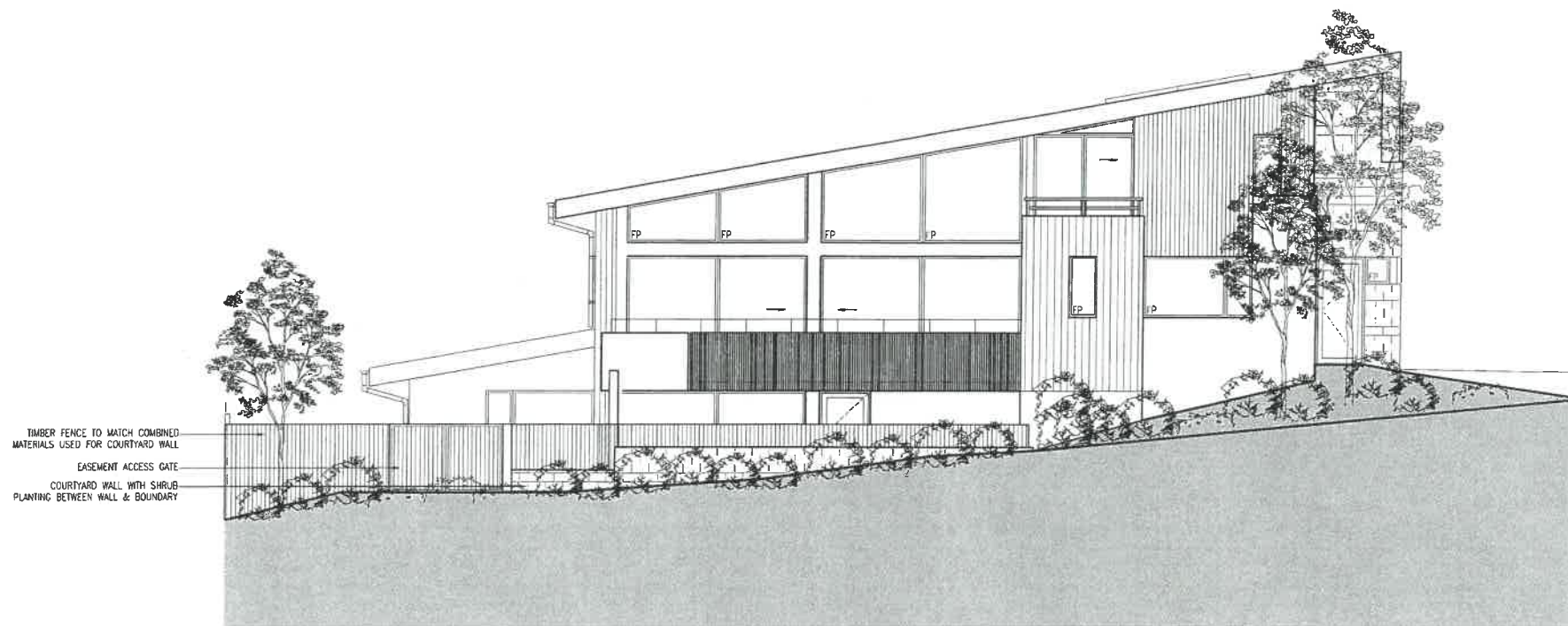
DATE: 06.10.2017  
BA APPLICATION/REV D  
DATE: 06.10.2017  
NOT FOR CONSTRUCTION

7.8 STARS  
The rating is not certified by a non-accredited NVR.

BLOCK 1  
SECTION 17  
ADDRESS 16 JAMROZIK STREET  
SUBURB DENMAN PROSPECT  
STATE ACT  
SCALE 1:50 @ A2

DRAWING CROSS SECTIONS 2 - SECTION B-B  
PROJECT PROPOSED DISPLAY HOME  
CLIENT BETTER BUILDING

DRAWN RN/LM/JR  
REVISION D  
REVISION DATE 06.10.2017  
PROJECT NO 1593  
PRINT DATE 06.10.2017  
DWG NO A402



TIMBER FENCE TO MATCH COMBINED MATERIALS USED FOR COURTYARD WALL  
 EASEMENT ACCESS GATE  
 COURTYARD WALL WITH SHRUB PLANTING BETWEEN WALL & BOUNDARY

**NORTH ELEVATION**  
 1:100 @ A2

**BUILDING APPROVAL**  
 is amended under section 32 of the Building Act 2004  
 Certified Building Solutions Pty Ltd  
**11 OCT 2017**  
 Licence No:  
 2004 26203



**AMENDMENTS**  
 REV 001110  
 06.10.2017  
 FFL'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017  
 06.10.2017  
 GARAGE ROOF HEIGHT INCREASED (+750MM)

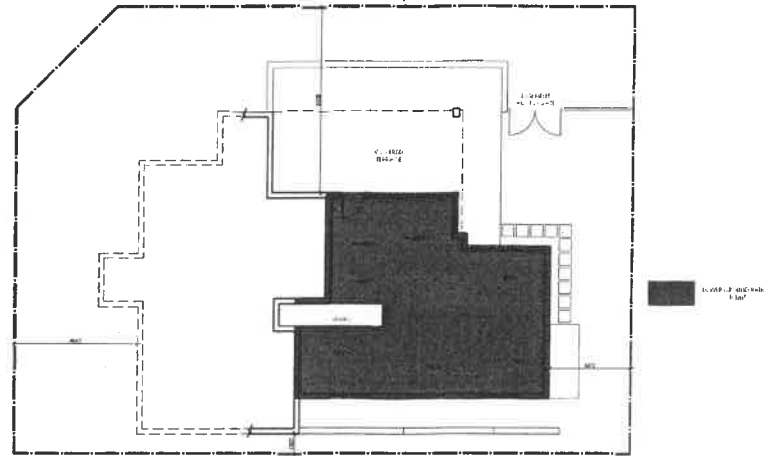
**BA APPLICATION/REV D**  
 DATE: 06.10.2017  
 NOT FOR CONSTRUCTION

**7.8 STARS**  
 The design complies with the 7.8 Star energy efficiency target.  
 Certificate No: 0001907023-06  
 Address: 16 Jamrozik Street  
 Construction Date: 14 Aug 2017  
 Design Address: 16 Jamrozik Street  
 Design Prospect: ACT 2615

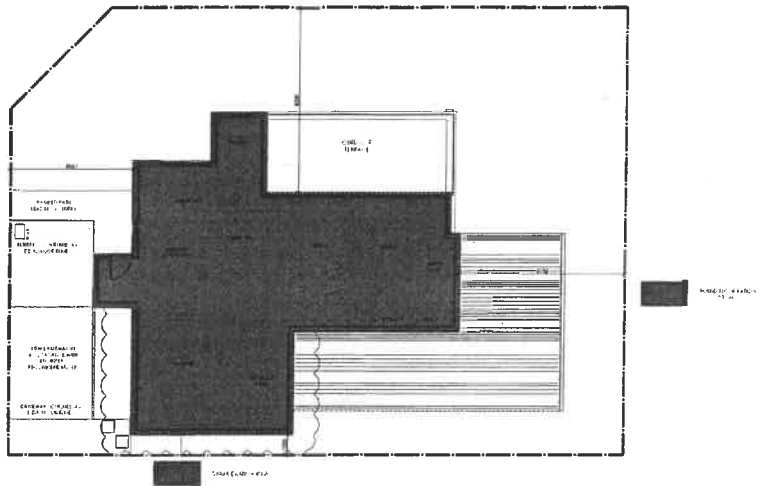
**BLOCK 1**  
**SECTION 17**  
**ADDRESS 16 JAMROZIK STREET**  
**SUBURB DENMAN PROSPECT**  
**STATE ACT**  
**SCALE 1:100 @ A2**

**DRAWING COURTYARD WALL ELEVATION**  
**PROJECT PROPOSED DISPLAY HOME**  
**CLIENT BETTER BUILDING**  
**DRAWN RN/LM/JR**  
**REVISION D**  
**REVISION DATE 06.10.2017**  
**PROJECT NO 1593**  
**PRINT DATE 06.10.2017**  
**DWG NO A601**

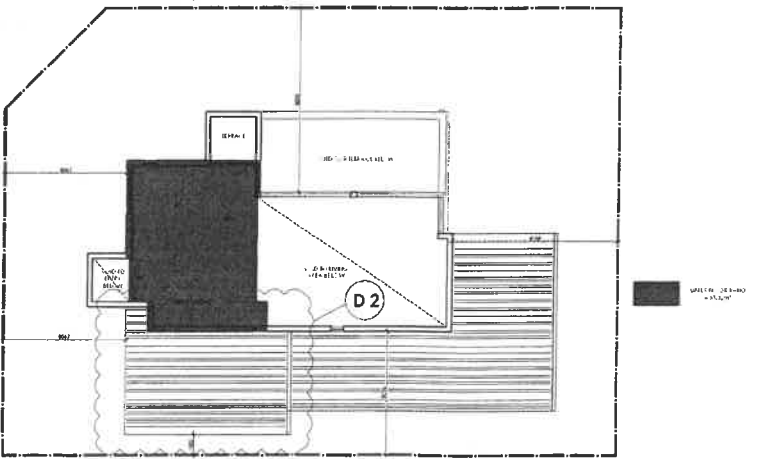
<b>AREA ANALYSIS:</b>	
SITE AREA	650.1m <sup>2</sup>
LOWER GROUND AREA	101.0m <sup>2</sup>
GROUND FLOOR AREA	121.5m <sup>2</sup>
UPPER FLOOR AREA	53.02m <sup>2</sup>
GARAGE AREA	49.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>324.52m<sup>2</sup></b>
PLOT RATIO	49.9%



LOWER GROUND FLOOR INDICATING AREA OF BUILT FORM  
1:250 @ A2



GROUND FLOOR INDICATING AREA OF BUILT FORM  
1:250 @ A2



UPPER FLOOR INDICATING AREA OF BUILT FORM  
1:250 @ A2



NAME: DN ARCHITECTS  
 PHONE: 02 9211 299 076  
 1 02 9211 299 076  
 2 02 9211 299 076  
 3 02 9211 299 076

**NOTES:**  
 1. All work is to be done in accordance with the relevant standards and specifications.  
 2. The client is responsible for providing all necessary information and documentation.  
 3. The architect is not responsible for any errors or omissions in the drawings or specifications.  
 4. The architect is not responsible for any delays or cost overruns caused by the client or other parties.  
 5. The architect is not responsible for any legal or regulatory requirements that may change during the project.  
 6. The architect is not responsible for any safety or health issues that may arise during the project.  
 7. The architect is not responsible for any environmental or sustainability issues that may arise during the project.  
 8. The architect is not responsible for any social or community issues that may arise during the project.  
 9. The architect is not responsible for any cultural or heritage issues that may arise during the project.  
 10. The architect is not responsible for any other issues that may arise during the project.

AMENDMENTS	DESCRIPTION	DATE
D1	FFU'S & RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017	06.10.2017
D2	GARAGE ROOF HEIGHT INCREASED (+750MM)	

**BA APPLICATION/REV D**  
 DATE: 06.10.2017  
 NOT FOR CONSTRUCTION

**7.8 STARS**  
 This scheme complies with the Green Star Rating Scheme (GSRS) ACT 2011.

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
 STATE ACT  
 SCALE 1:200 @ A2

DRAWING PLOT RATIO AREAS  
 PROJECT PROPOSED DISPLAY HOME  
 CLIENT BETTER BUILDING

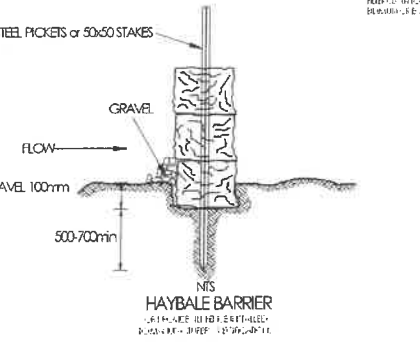
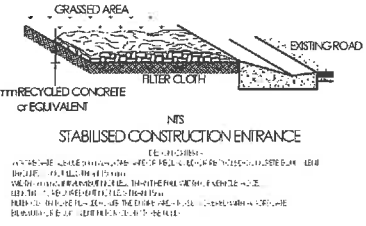
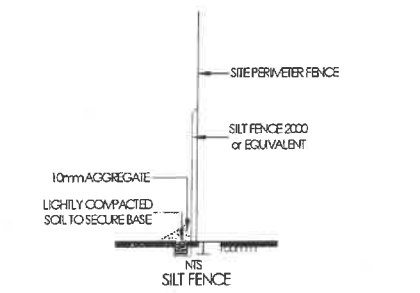
DRAWN RN/LM/JR  
 REVISION D  
 REVISION DATE 06.10.2017  
 PROJECT NO 1593  
 PRINT DATE 06.10.2017  
 DWG NO A602



- MAINTENANCE SCHEDULE MONTHLY**  
TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.
- WEEKLY**  
2. CHECK AND REINSTATE SILT CONTROL FENCES.
- DAILY**  
3. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.
- DURING/AFTER WET WEATHER**  
4. LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

- DUST MANAGEMENT**
1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
  2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
  3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
  4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
  5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

**ACCESS**  
ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:  
-STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.  
-AGGREGATE SIZE 50mm AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
-THICKNESS: NOT LESS THAN 150mm.  
-WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.  
-LENGTH: AS REQUIRED, BUT NOT LESS THAN 15M  
-FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.  
THE LOCATION OF ANY WASH DOWN AND BRICK/PAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.  
THE KERB IS TO BE SWEEPED DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.  
THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.  
REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

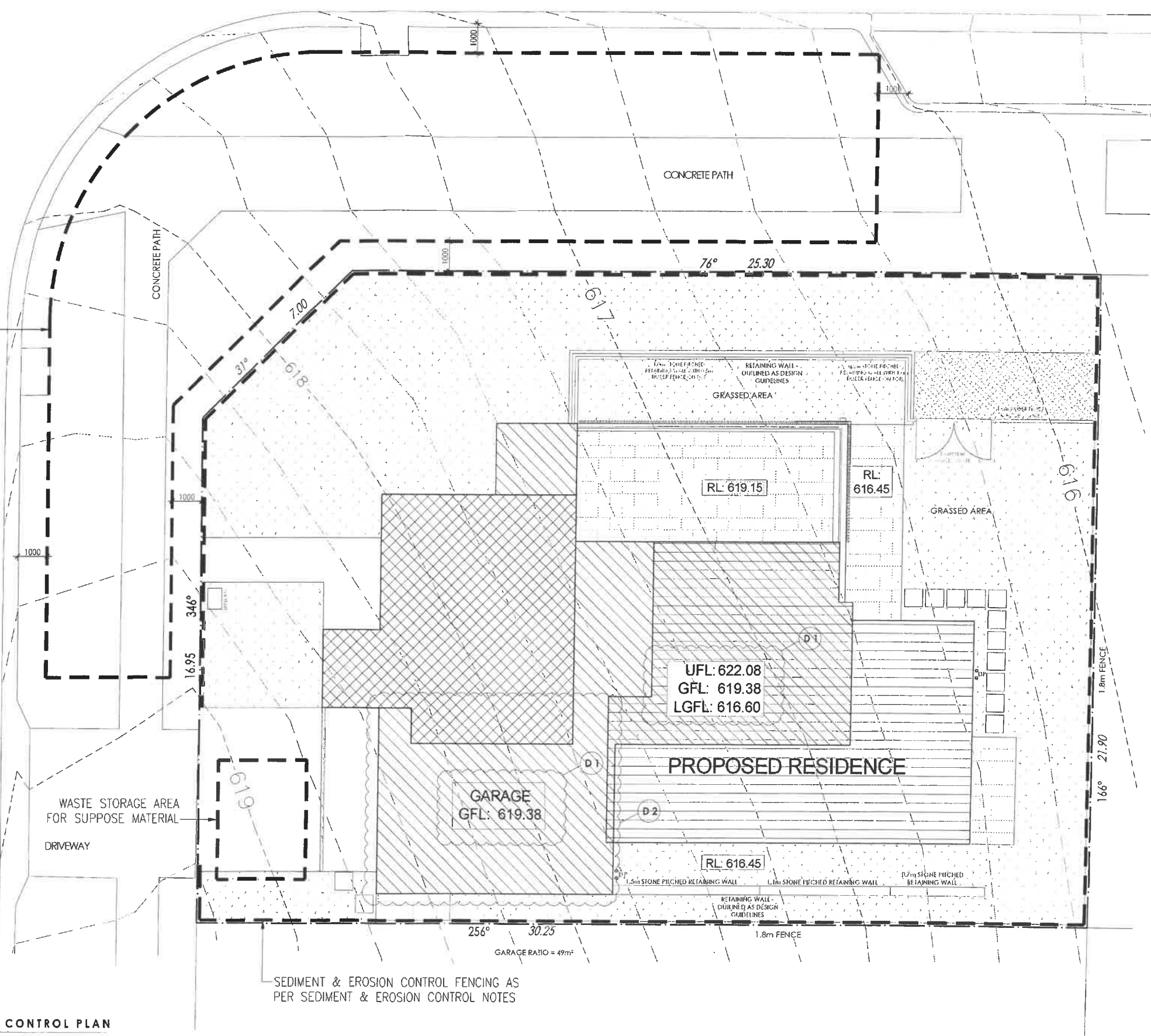


**SEDIMENT & EROSION CONTROL PLAN**  
Scale 1:100

WYNDHAM AVENUE

VERGE MANAGEMENT FENCE AS PER NOTES

JAMROZIK STREET



SEDIMENT & EROSION CONTROL FENCING AS PER SEDIMENT & EROSION CONTROL NOTES

	<p>DATE: 06.10.2017</p> <p>PROJECT: 16 JAMROZIK STREET DENMAN PROSPECT ACT</p> <p>SCALE: 1:100 @ A2</p>	<p>7.8 STARS</p> <p>1 live rating contributed by a qualified reviewer.</p>	<p>Certificate no: 0001007829-06</p> <p>Assessor Name: Glen Douce</p> <p>Certificate date: 04 Aug 2017</p> <p>Designated Address: 16 Jamrozik Street Denman Prospect ACT 2611</p>	<p>BLOCK: 1</p> <p>SECTION: 17</p> <p>ADDRESS: 16 JAMROZIK STREET DENMAN PROSPECT ACT</p> <p>SCALE: 1:100 @ A2</p>	<p>DRAWING: SEDIMENT &amp; EROSION CONTROL PLAN</p> <p>PROJECT: PROPOSED DISPLAY HOME</p> <p>CLIENT: BETTER BUILDING</p>	<p>DRAWN: RM/LM/JR</p> <p>REVISION: D</p> <p>REVISION DATE: 06.10.2017</p> <p>PROJECT NO: 1593</p> <p>PRINT DATE: 06.10.2017</p> <p>DWG NO: A702</p>
	<p>AMENDMENTS</p> <p>D1: FF'S &amp; RL'S UPDATED TO SURVEY CERTIFICATE FROM 20TH JUNE 2017</p> <p>D2: GARAGE ROOF HEIGHT INCREASED (+750MM)</p>	<p>DATE: 06.10.2017</p> <p>BA APPLICATION/REV D</p> <p>DATE: 06.10.2017</p> <p>NOT FOR CONSTRUCTION</p>	<p>Page 82 of 113</p>	<p>7. 2001 1593 - 68 Duplex Home - Denman Prospect ACT 2611 - 06/10/2017 - 1:100 - 06/10/2017 - 1:100</p>		



# Certificate of Occupancy and Use

Certificate No.: **B20212576C1**

**Access Canberra Land, Planning and Building Services**

ABN 16 479 763 216  
8 Darling Street Mitchell  
GPO Box 158 ACT 2601  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	17	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

## Plans

B20212576/A

B20212576/B

## Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
10b	New	DA EXEMPT-SWIMMING POOL		NA		B20212576N1	NOEL LESLIE FLEMING

## Comments

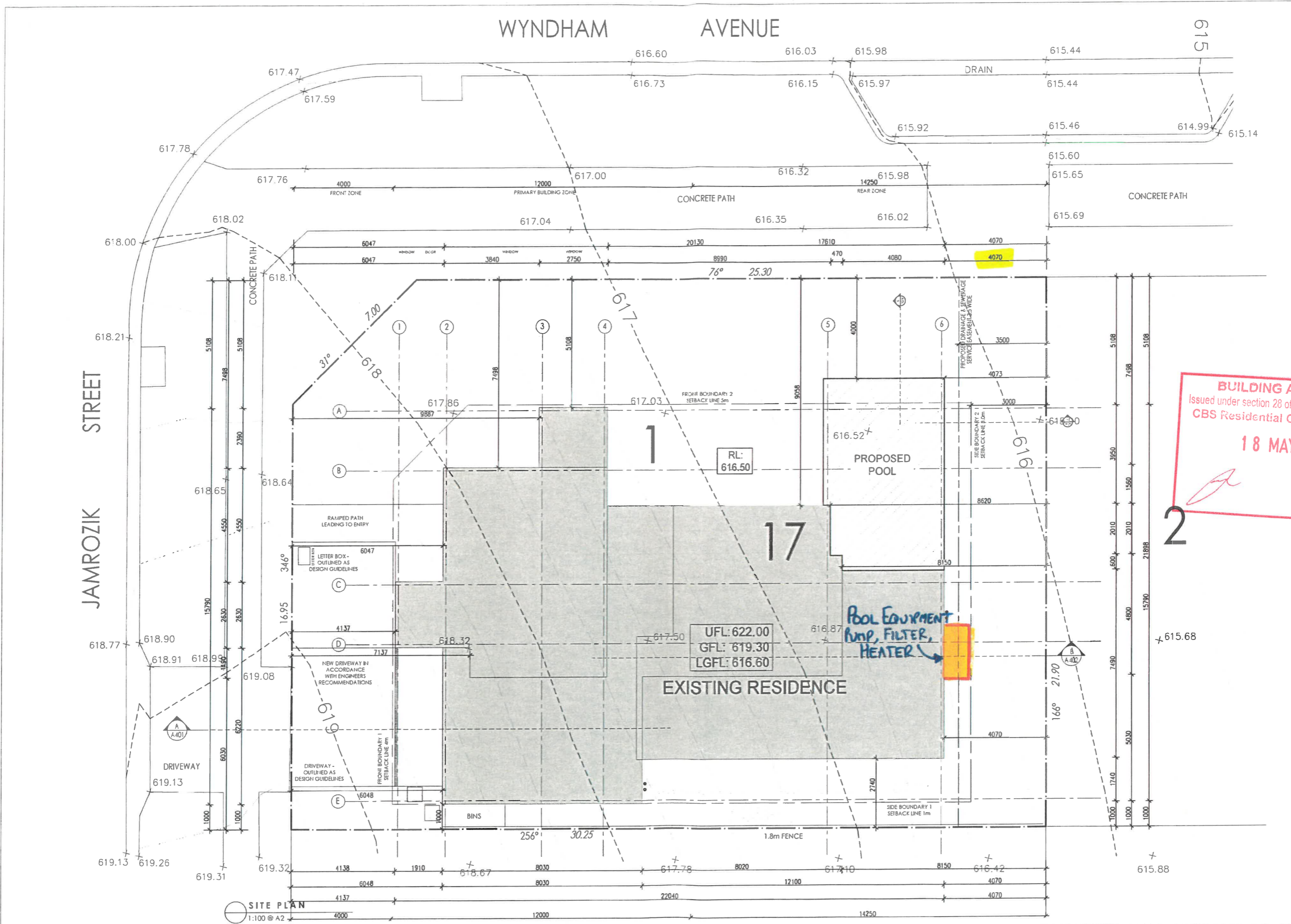
## Important Note:

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

**Issued by:** Douglas Farr

**Issued on:** 14/11/2022

Delegate of the ACT Construction  
Occupations Registrar.



**GENERAL NOTES:**

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

A REGISTERED SURVEYOR OR TO SET OUT STRUCTURE & CONFORM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.

ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 THE NATIONAL TIMBER FRAMING CODE, PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS 2870 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.

ALL UNITS, BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.

PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANTI CAPPING AND TERMITE BARRIER.

THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OVERSTRESSED DURING & AFTER CONSTRUCTION.

ALL WET AREA FEATURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

**AMENDMENTS**

REV. X XXXX.XX.XX  
1. DRAFT

**BUILDING APPROVAL**  
Issued under section 28 of the Building Act 2004  
CBS Residential Certifiers Pty Ltd  
**18 MAY 2021**  
Licence No: 2019937

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BRANDON A.C.T 2612  
ABN: 17 630 270 522  
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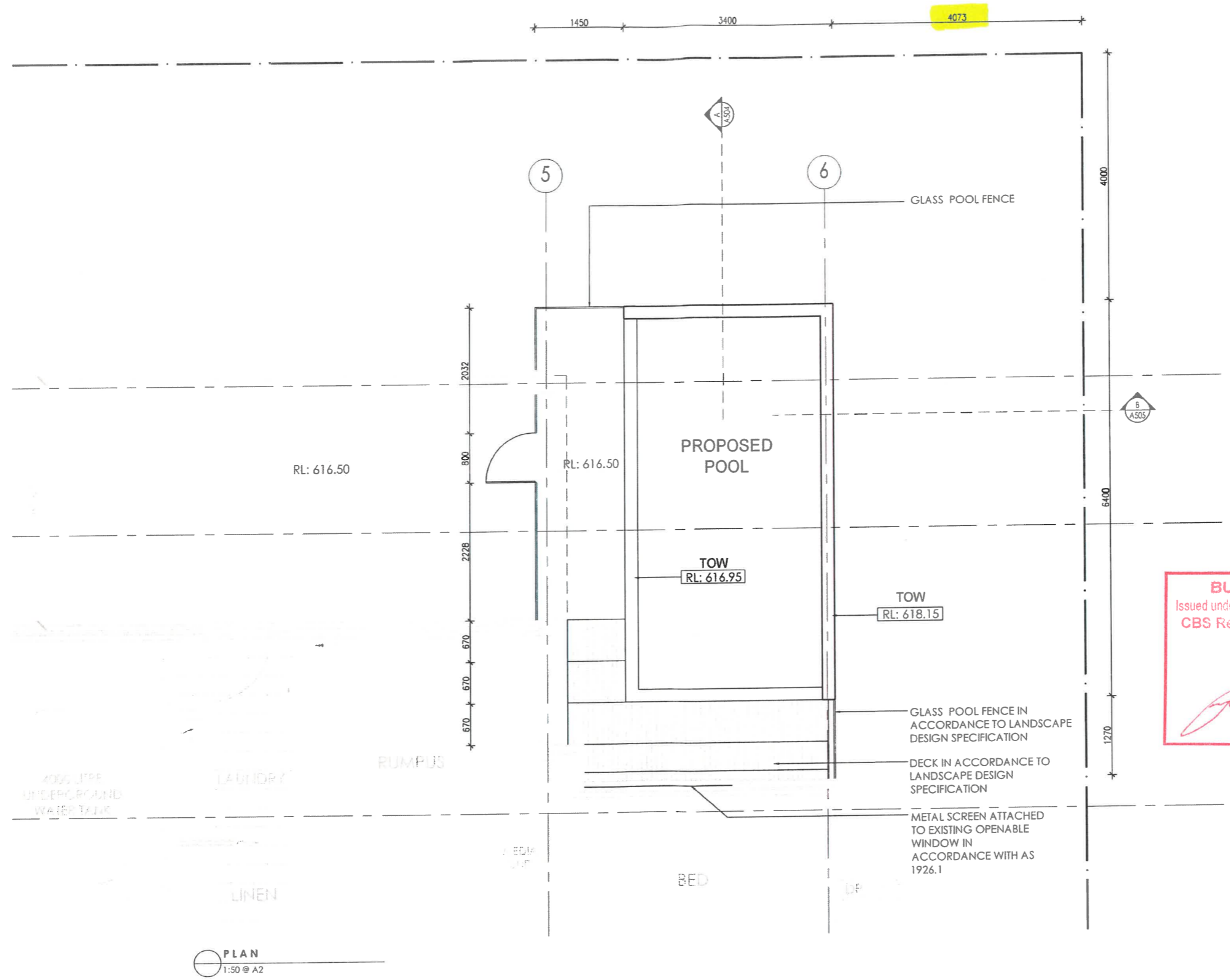
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**CLIENT:** BETTER BUILDING  
**LAND OWNER:** BETTER BUILDING

**BLOCK:** 1  
**SECTION:** 17  
**ADDRESS:** 16 JAMROZIK STREET  
**SUBURB:** DENMAN PROSPECT  
**STATE:** ACT



**DRAWING:** SITE PLAN - POOL ADDITION  
**SCALE:** 1:100 @ A2  
**PRINT DATE:** 16.04.2021  
**DRAWN:** RN/SB

**REVISION:** A  
**REVISION DATE:** 26.03.2021  
**PROJECT NO.:** 1593  
**DWG NO.:** A501



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**AMENDMENTS**

REV	X	XXXX.XX.XX
1.		DRAFT

**PLAN**  
1:50 @ A2

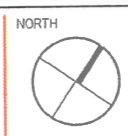
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**PROJECT** EXTENSION SWIMMING POOL  
**CLIENT** BETTER BUILDING  
**LAND OWNER** BETTER BUILDING

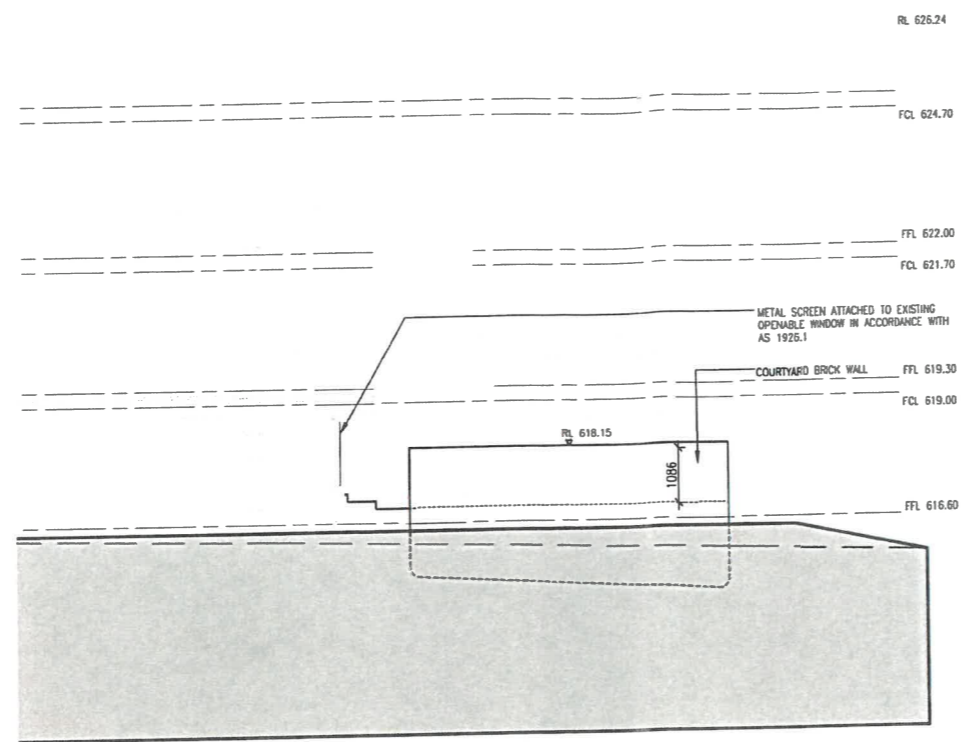
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**ADDRESS** 16 JAMROZIK STREET  
**SUBURB** DENMAN PROSPECT  
**STATE** ACT



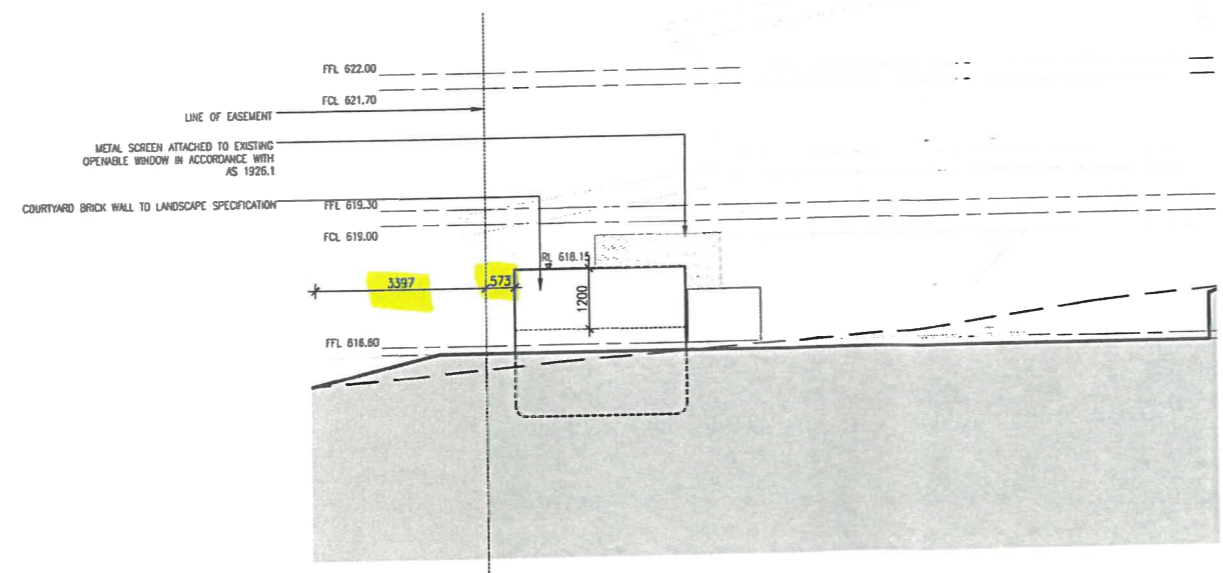
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**SCALE** 1:50 @ A2  
**PRINT DATE** 16.04.2021  
**DRAWN** RN/SB

**REVISION** A  
**REVISION DATE** 26.03.2021  
**PROJECT NO.** 1593

**DWGNO** A502



**EAST ELEVATION**  
1:100 @ A2



**NORTH ELEVATION**  
1:100 @ A2

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**AMENDMENTS**  
 REV. X XXXX.XX.XX  
 1. DRAFT

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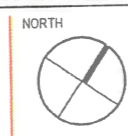
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PROJECT **EXTENSION SWIMMING POOL**  
 CLIENT **BETTER BUILDING**  
 LAND OWNER **BETTER BUILDING**

BLOCK **1**  
 SECTION **17**  
 ADDRESS **16 JAMROZIK STREET**  
 SUBURB **DENMAN PROSPECT**  
 STATE **ACT**



DRAWING **ELEVATIONS - SWIMMING POOL ADDITION**  
 SCALE **1:100 @ A2**  
 PRINT DATE **16.04.2021**  
 DRAWN **RN/SB**

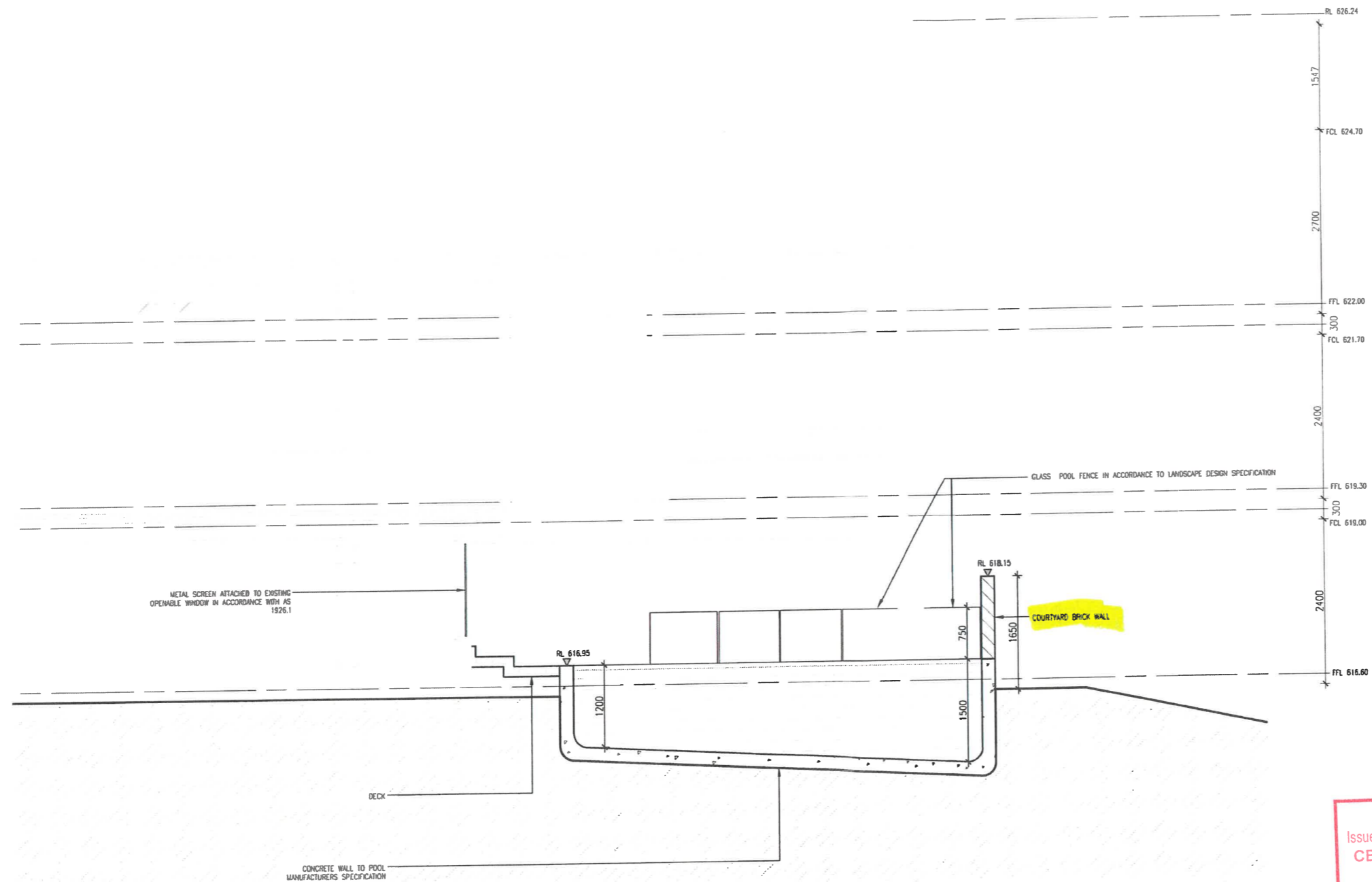
REVISION **A**  
 DATE **26.03.2021**  
 PROJECT NO. **1593**  
 DWG NO. **A503**

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**AMENDMENTS**

REV. X XXXX.XX.XX  
 T. DRAFT



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SECTION A  
 1:50 @ A2

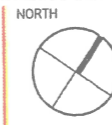
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PROJECT EXTENSION SWIMMING POOL  
 CLIENT BETTER BUILDING  
 LAND OWNER BETTER BUILDING

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
 STATE ACT



DRAWING SECTION- SWIMMING POOL ADDITION  
 SCALE 1:50@ A2  
 PRINT DATE 16.04.2021  
 DRAWN RN/SB

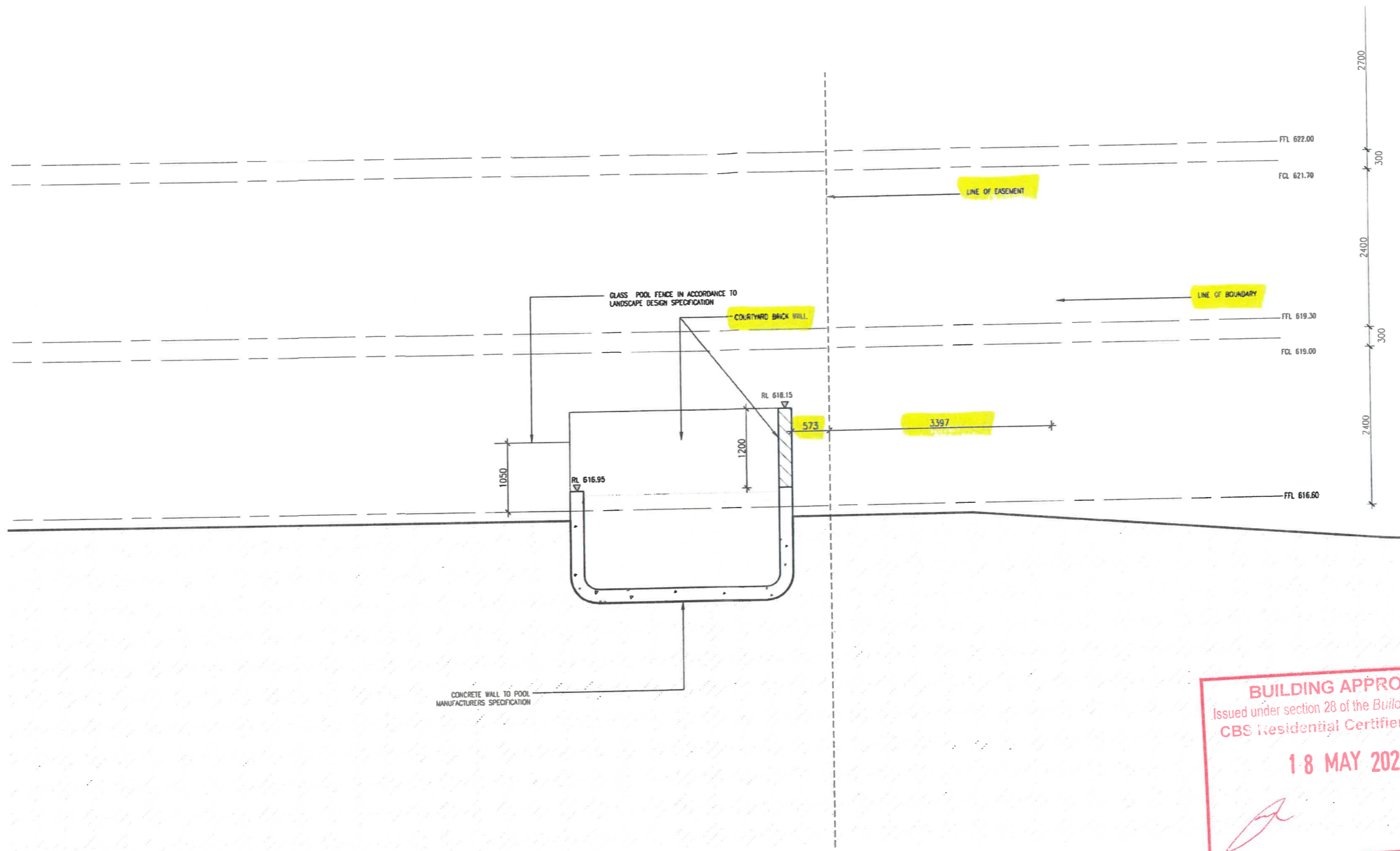
REVISION A  
 REVISION DATE 26.03.2021  
 PROJECT NO. 1593  
 DWG NO. A504

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**AMENDMENTS**

REV. x #XXX.XX.XX  
1. DRAFT



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**1-8 MAY 2021**  
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SECTION B  
1:50 @ A2

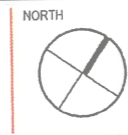
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Principal: Honnee Glen Dawse  
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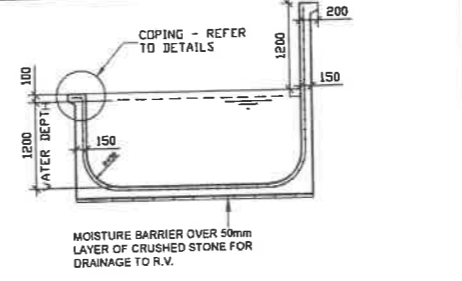
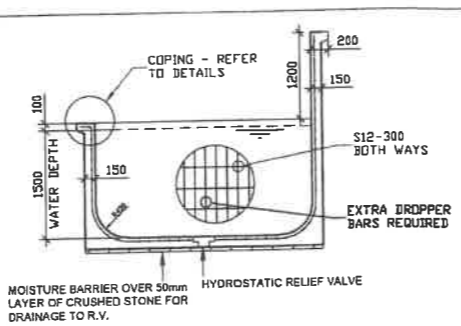
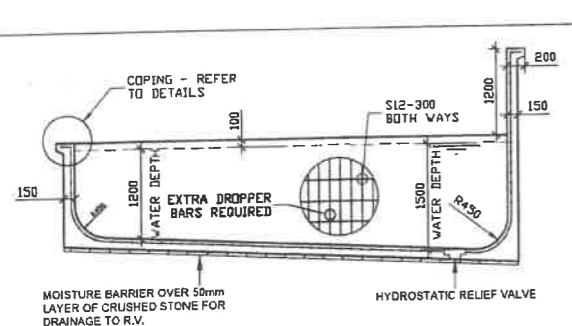
PROJECT EXTENSION SWIMMING POOL  
CLIENT BETTER BUILDING  
LAND OWNER BETTER BUILDING

BLOCK 1  
SECTION 17  
ADDRESS 16 JAMROZIK STREET  
SUBURB DENMAN PROSPECT  
STATE ACT



DRAWING SECTION- SWIMMING POOL ADDITION  
SCALE 1:50@ A2  
PRINT DATE 16.04.2021  
DRAWN RN/SB

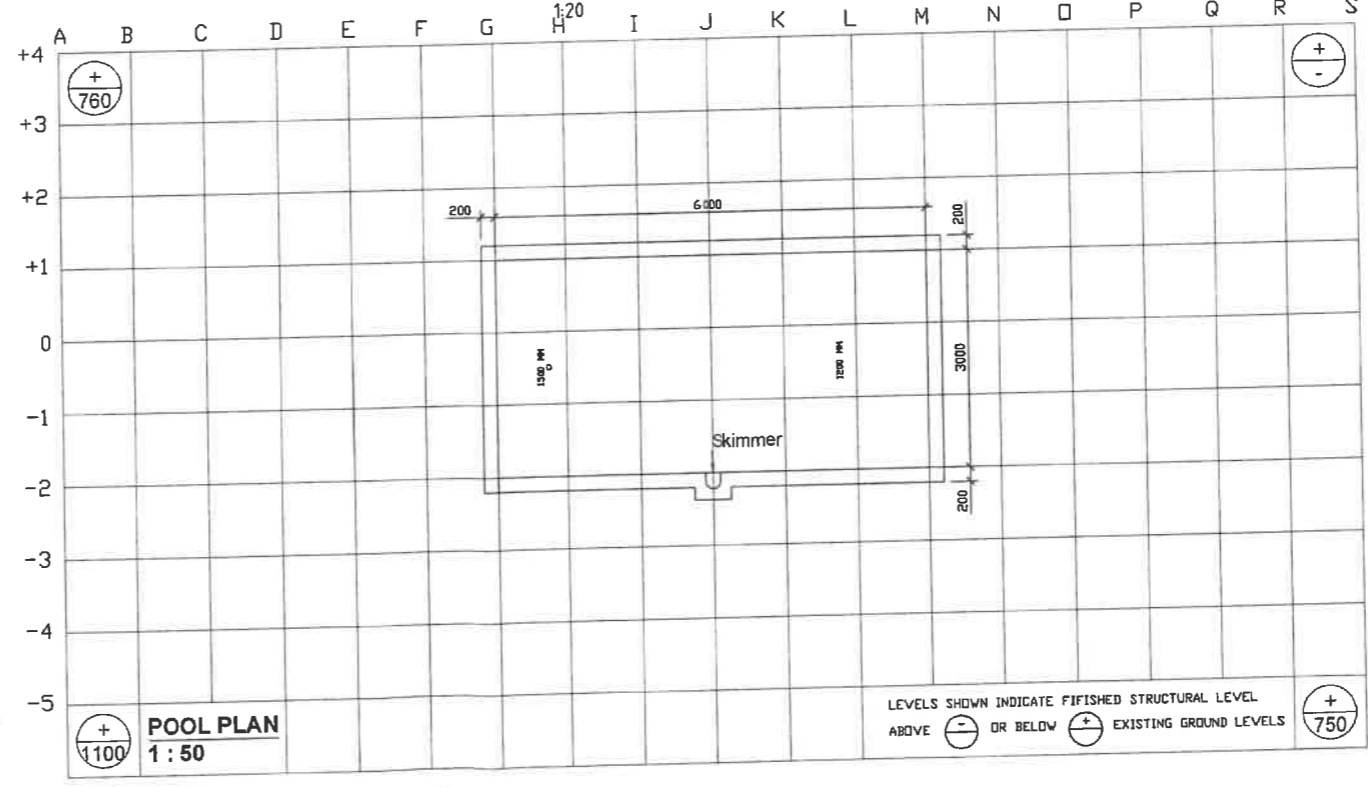
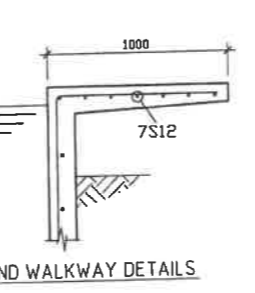
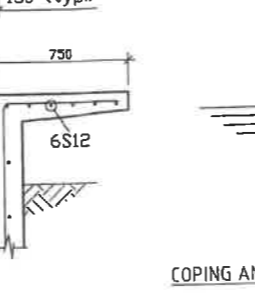
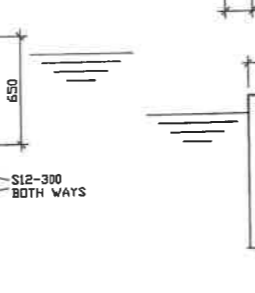
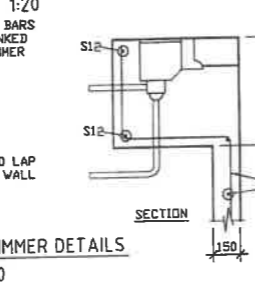
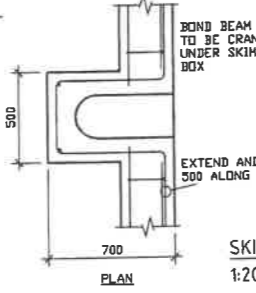
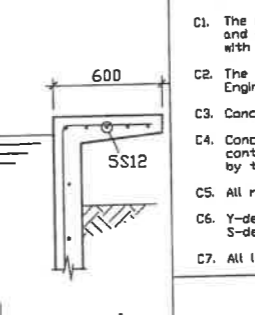
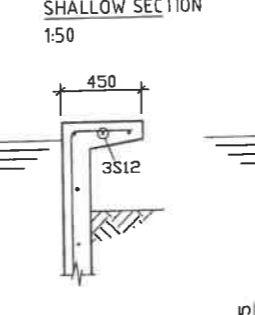
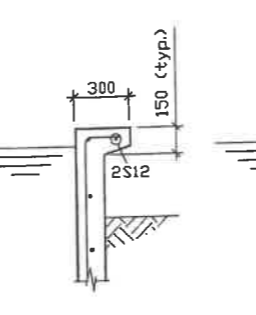
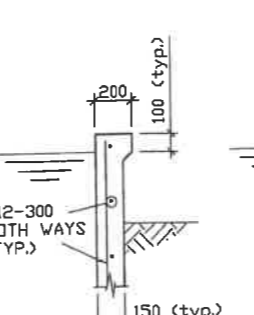
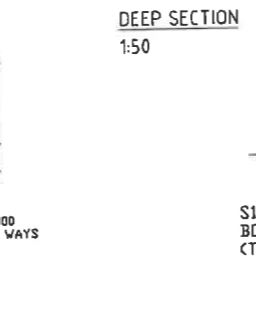
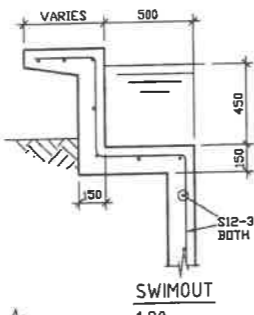
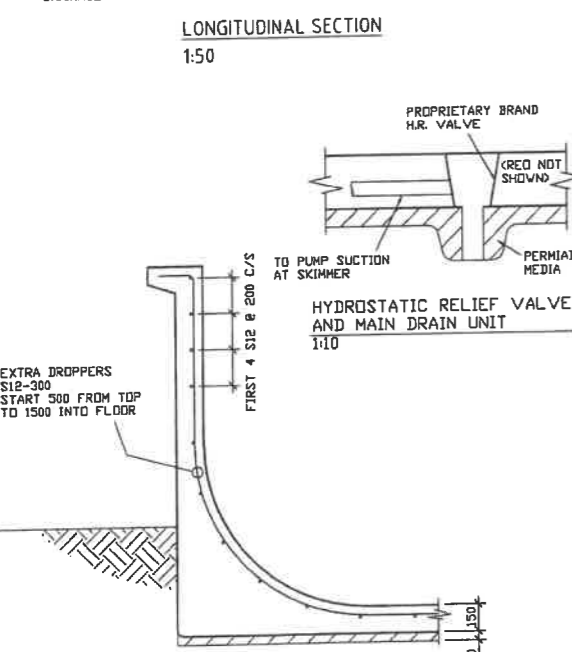
REVISION A  
REVISION DATE 26.03.2021  
PROJECT NO. 1593  
DRAWING NO. A505



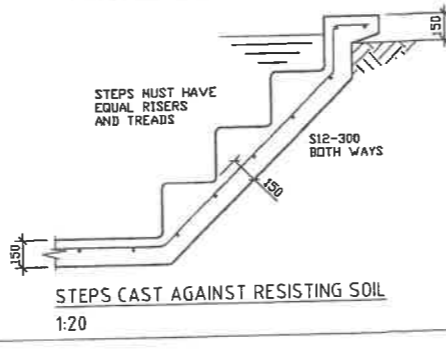
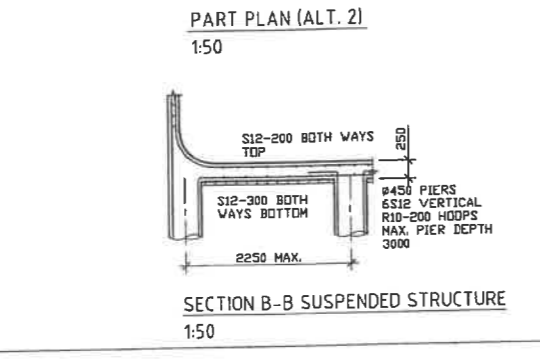
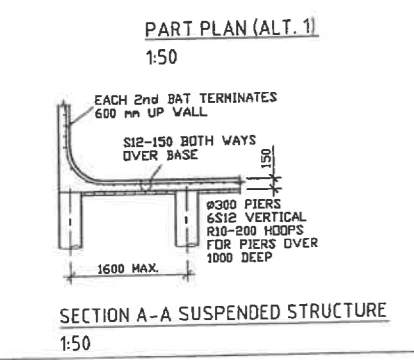
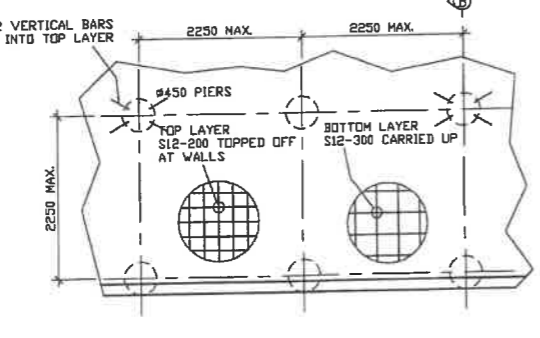
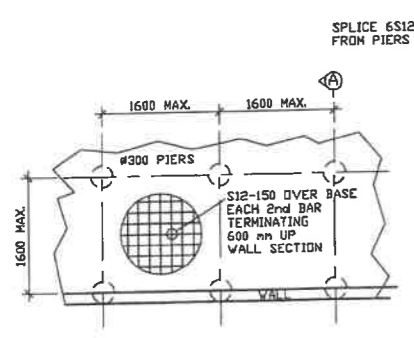
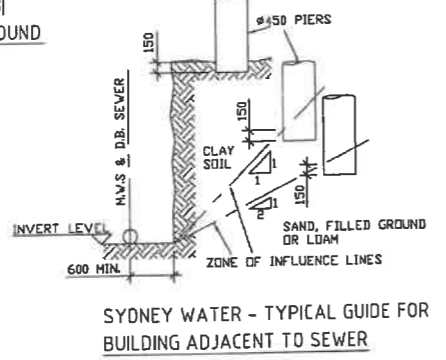
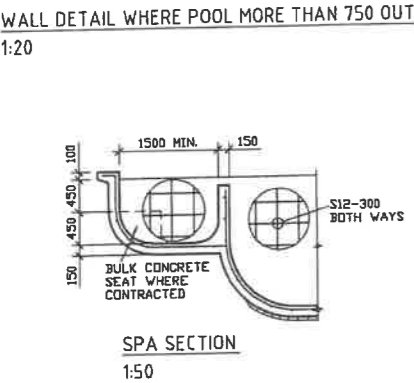
- GENERAL NOTES**
- G1. All workmanship and materials shall comply with relevant SAA codes, By-laws and Drainances of the Local Building Authority.
  - G2. The overall dimensions shall be checked on site. Dimensions shown are concrete sizes and do not include finishes. These drawings are to be read in conjunction with the Contract but do not form part of the Contract. Do not scale from this drawing. Any discrepancies shall be notified to the Engineer.
  - G3. The foundation material must be stable and shall have a minimum bearing capacity of 150 kPa. Any variations in the Foundations from that assumed shall be immediately referred to the Engineer. The underside of the pool shell shall be separated from the foundation material by an impervious membrane overlying 50 mm thickness of permeable material draining to the Hydrostatic Valve.
  - G4. Excavations shall not be permitted within 2 metres of an existing structure without prior approval or recommendations for shoring or underpinning provided by the Engineer.
  - G5. Walkways have been designed for a distributed load of 4 kPa and a line load of 30 kg/m. no additional loads shall be permitted without prior approval from the Engineer.

- REINFORCED CONCRETE SHELL IN ACCORDANCE WITH AS 2783-1985**
- C1. The mix shall be proportional to produce a minimum 28 day compressive strength of 25 MPa and suitable for pneumatic application. All workmanship and materials to be in accordance with AS 3600.
  - C2. The use of calcium chloride as an accelerator will not be permitted without reference to the Engineer.
  - C3. Concrete Cover shall be as per the Swimming Pool Code.
  - C4. Concrete shall be Moist Cured by means of a hand held hose approximately four times a day, continued a minimum of seven days after concrete placement. This work shall be carried out by the owner.
  - C5. All reinforcing steel to be fixed by an approved method and supported at 1 m centres.
  - C6. Y-denotes high yield bar.  
S-denotes structural grade 230 deformed bar.
  - C7. All laps to be Minimum 500 mm unless noted otherwise.

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SEE ARCHITECTURAL DRAWING FOR SITE PLAN



THIS DRAWING DOES NOT FORM PART OF ANY CONTRACT

Registered Professional Engineer 19823-  
**Mr Edward A. Bennett**  
MEMBER CPDing

Signature: *Edward A. Bennett* Date 26 / 04 / 2021

Registered on the NPES in the Category of  
Civil/Environmental/Structural/Geotechnical  
National Professional Engineers Register

AMENDMENTS		OWNER	COUNCIL	DESIGNER	CONSTRUCT.
DATE					
A					
B					
C					

16 Jamrozik Street, Denman Prospect, Canberra ACT

PROPOSED SWIMMING POOL - STRUCTURAL DETAILS

FOR: HINTERLAND POOLS  
AT: 16 JAMROZIK STREET, DENMAN PROSPECT, CANBERRA, ACT

CIVIL & STRUCTURAL ENGINEERING  
DESIGN SERVICES PTY. LTD. Lic. 651397452

CONSULTING STRUCTURAL, CIVIL, GEOTECHNICAL & ENVIRONMENTAL ENGINEERS  
3 Verrill Road MELBOURNE 3005  
PHONE (61-3) 9775 3999  
FAX (61-3) 9775 9443  
MOBILE (61-7) 703 889  
EMAIL [info@hinterland.com.au](mailto:info@hinterland.com.au)

SCALE: AS SHOWN	CONTRACT No. -
DRAWN: EAB	DRAWING No. H-11-268728
CHECKED: EAB	
DATE: 26/04/2021	

## SWIMMING POOL SAFETY – SAFETY BARRIER CHECKLIST

### PROPOSAL

**Block/Section/Suburb:** 1/17 Denman Prospect  
**Address of Development:** 16 JAMROZIK STREET, Denman Prospect ACT 2611  
**CBS Project no:** 33636

### ASSESSMENT

An assessment of the proposed swimming pool and swimming pool safety barrier has been undertaken -

No.	ITEM	STATUS
1	<b>POOL BARRIER COMPLIANCE REVIEW</b>	
1.1	Australian Standard AS1926 is referenced on plans	Pass
1.2	Swimming pool safety barrier is shown on site plan	Pass
1.3	Sufficient pool safety barrier details provided on plan	Pass
1.4	Are there any other structures affecting compliance	Pass
1.5	No unapproved structures or buildings make up pool fencing/barrier	Pass
2	<b>SWIMMING POOL (DA EXEMPTION) ASSESSMENT (CRITERIA 1.54)</b>	
2.1	1.54(1)(a) Location of Pool	Pass
2.2	1.54(1)(b) Finished Ground Level	Pass
2.3	1.54(1)(c) Pool's Reservoir	Pass
2.4	1.54(1)(d) Complies with general exemption criteria that are applicable to the development	Pass

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

Yours sincerely,

Dated: 27/09/2022

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

Date: 10/2/2022

Company: Better Building

Email: [timothys@betterbuilding.com.au](mailto:timothys@betterbuilding.com.au)

Site: 16 Jamrozik Street  
Denman Prospect

**Reference:**

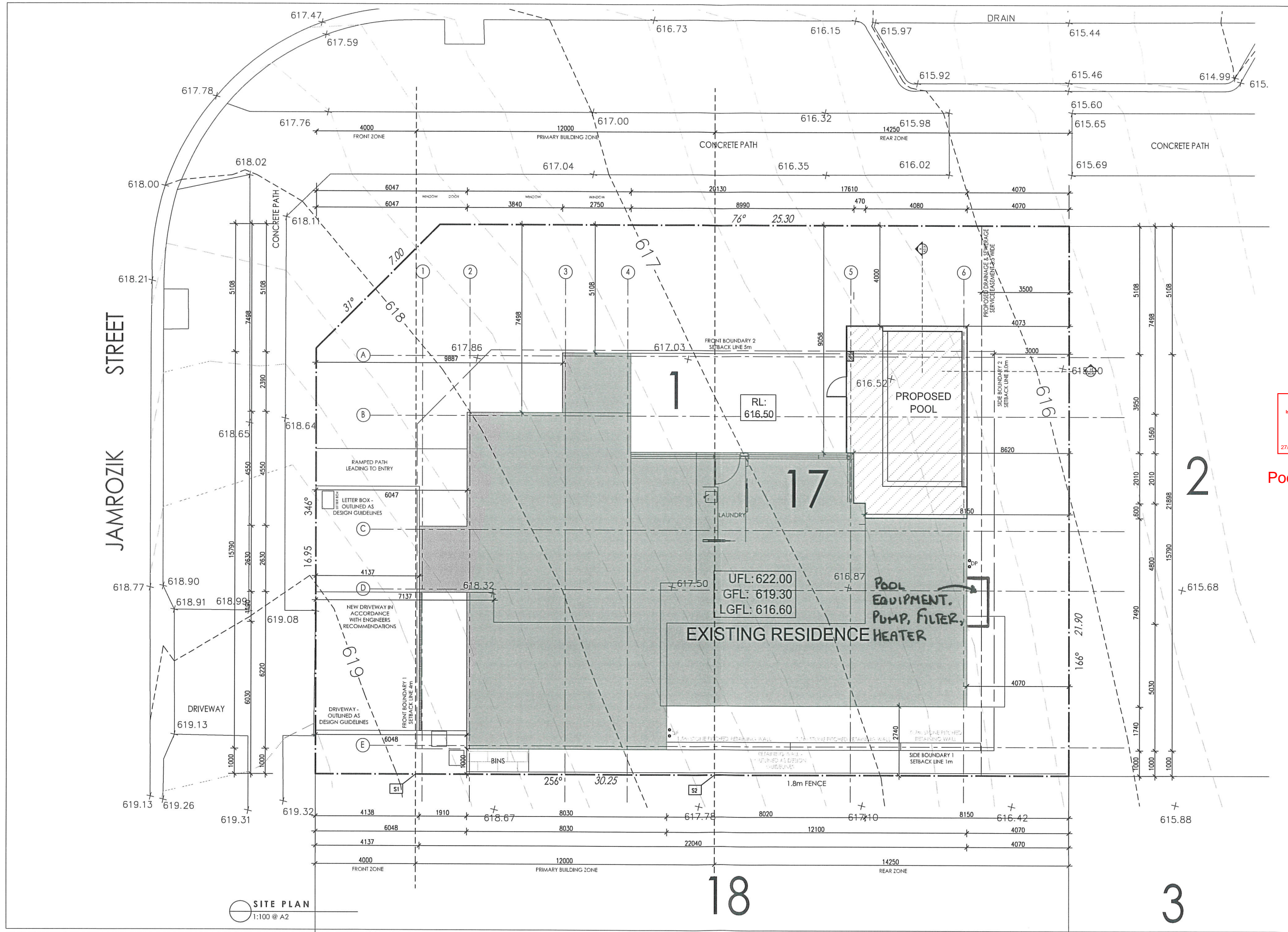
This letter is to confirm that the balustrade system installed by A.W Glazing Pty ltd complies with Australian Standards AS1170.1 – 2002 (incl Amend No1, 2005 & Amend No 2, 2009) and AS1664 – 1997 (incl Amend No 1, 1999)

The glass balustrade is in accordance with Australian Standards AS1288 – 2006 (incl Amend No1, 2008 & Amend no2, 2011)

Yours sincerely,

Adam Coombes-Pearce

Director  
A.W Glazing Pty Ltd



**GENERAL NOTES:**

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ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST.

**AMENDMENTS**

REV. B 14.09.2022

1. DRAFT

2. POOL BARRIER AMENDMENTS



Pool details added

SUITE 10, 14 LONSDALE ST  
BRACDON A.C.T 2612  
ABN: 17 600 270 522  
T: 02 5230 4688  
www.dna.com.au  
Principal Nominee Glen Dowse  
Registration 956

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**PROJECT** EXTENSION SWIMMING POOL

**CLIENT** BETTER BUILDING

**LAND OWNER** BETTER BUILDING

**BLOCK** 1

**SECTION** 17

**ADDRESS** 16 JAMROZIK STREET

**SUBURB** DENMAN PROSPECT

**STATE** ACT

**DRAWING** SITE PLAN - POOL ADDITION

**SCALE** 1:100 @ A2

**PRINT DATE** 14.09.2022

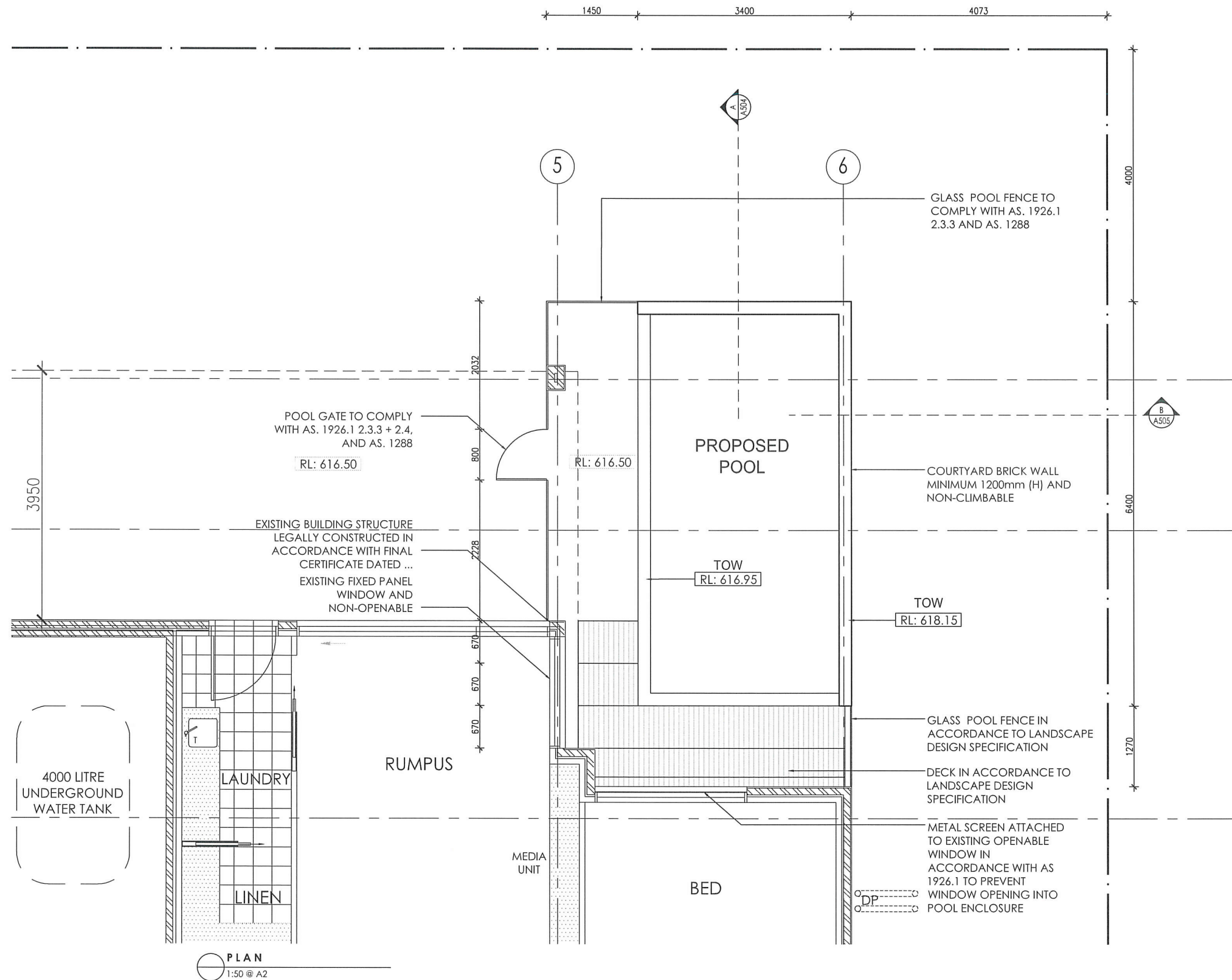
**DRAWN** RN/SB

**REVISION** B

**REVISION DATE** 14.09.2022

**PROJECT NO.** 1593

**DWG NO.** A501



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**AMENDMENTS**

REV. B 14.09.2022  
 1. DRAFT  
 2. POOL BARRIER AMENDMENTS



Pool details added

SUITE 10, 14 LONSDALE ST  
 BRADSDOWN ACT 2812  
 ABN: 17 600 270 522  
 T: 02 6230 4688  
 www.dna.com.au  
 Principal Nominee: Glen Dowse  
 Registration 966

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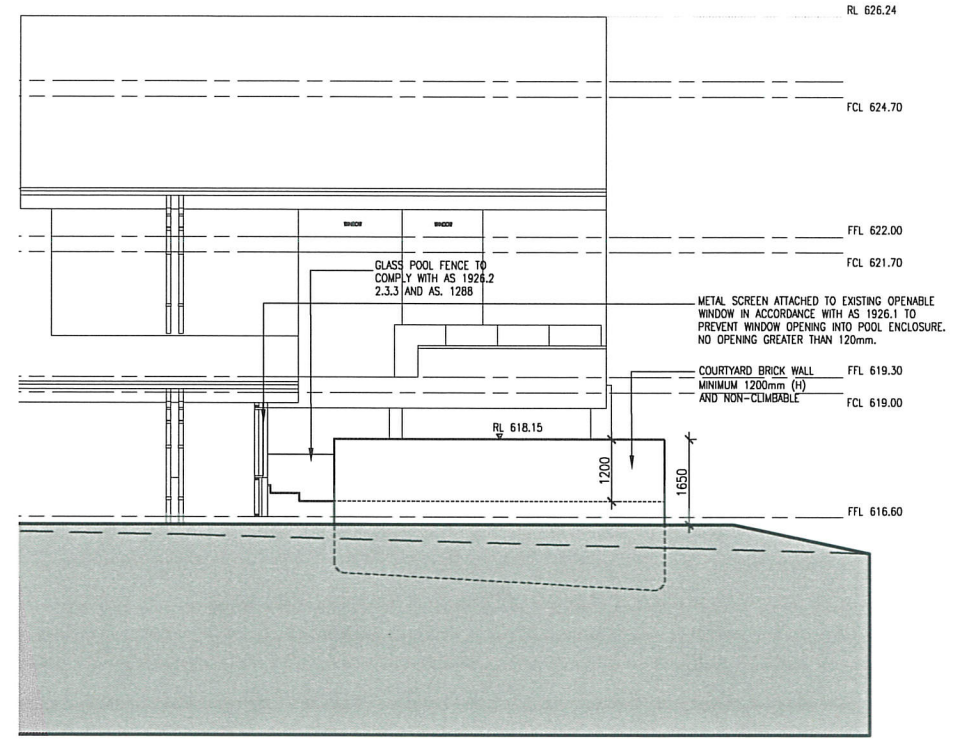
PROJECT EXTENSION SWIMMING POOL  
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 LAND OWNER BETTER BUILDING

BLOCK 1  
 SECTION 17  
 ADDRESS 16 JAMROZIK STREET  
 SUBURB DENMAN PROSPECT  
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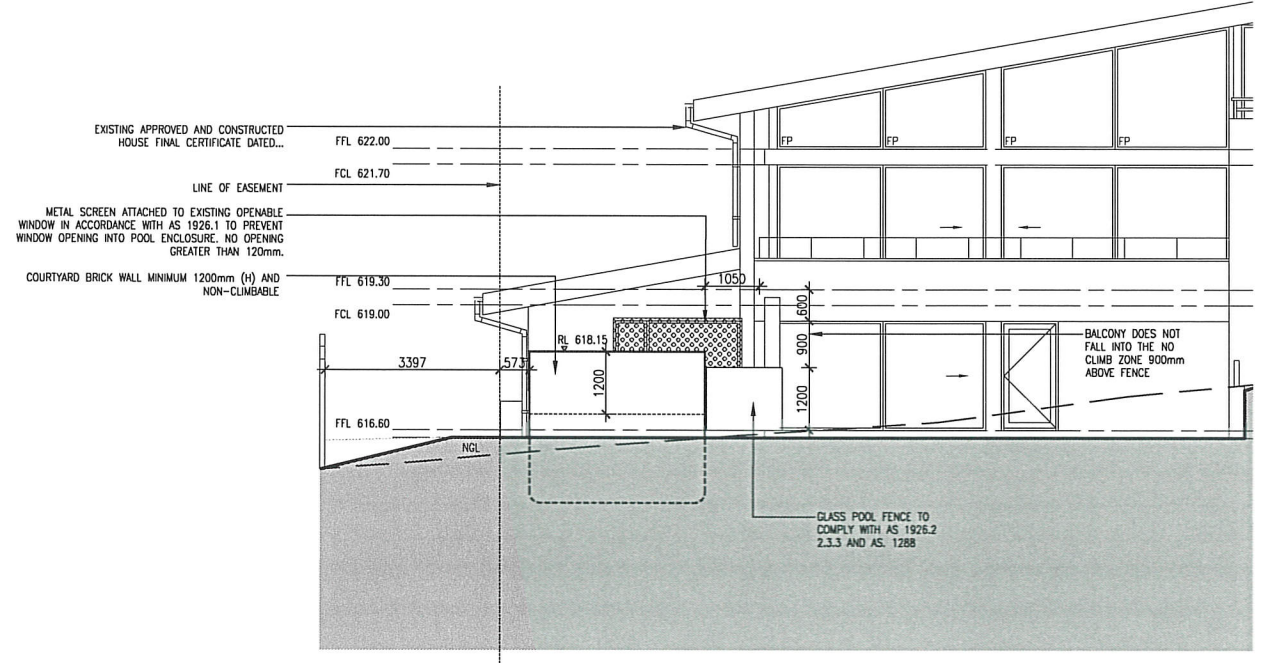
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DRAWING PLAN - SWIMMING POOL ADDITION  
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 PRINT DATE 14.09.2022  
 DRAWN RN/SB

REVISION B  
 REVISION DATE 14.09.2022  
 PROJECT NO. 1593  
 DWG NO. A502



**EAST ELEVATION**  
1:100 @ A2



**NORTH ELEVATION**  
1:100 @ A2

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REV. B 14.09.2022  
1. DRAFT  
2. POOL BARRIER AMENDMENTS



Pool details added

**GENERAL NOTES:**

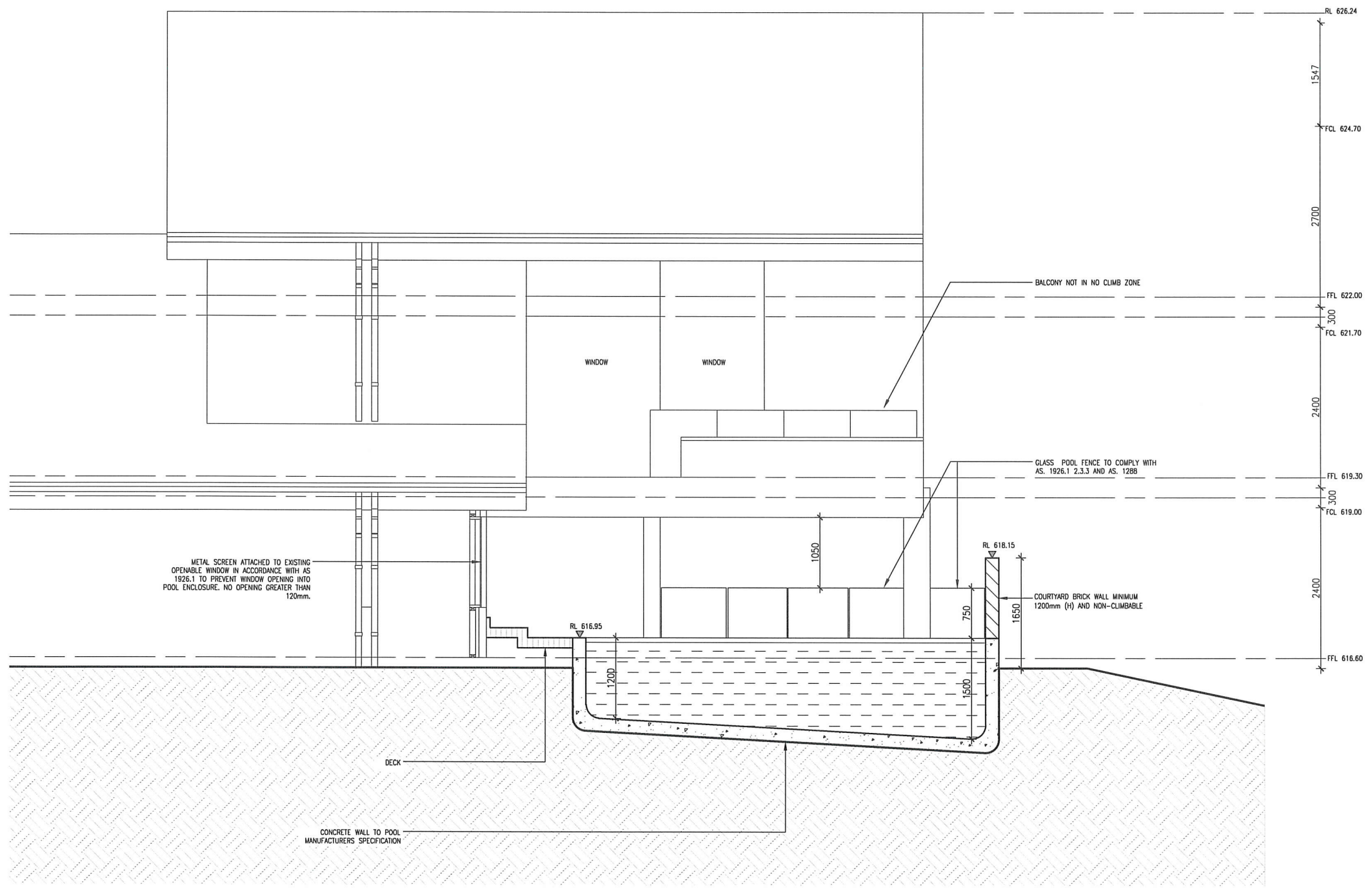
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Pool details added



SECTION A  
 1:50 @ A2

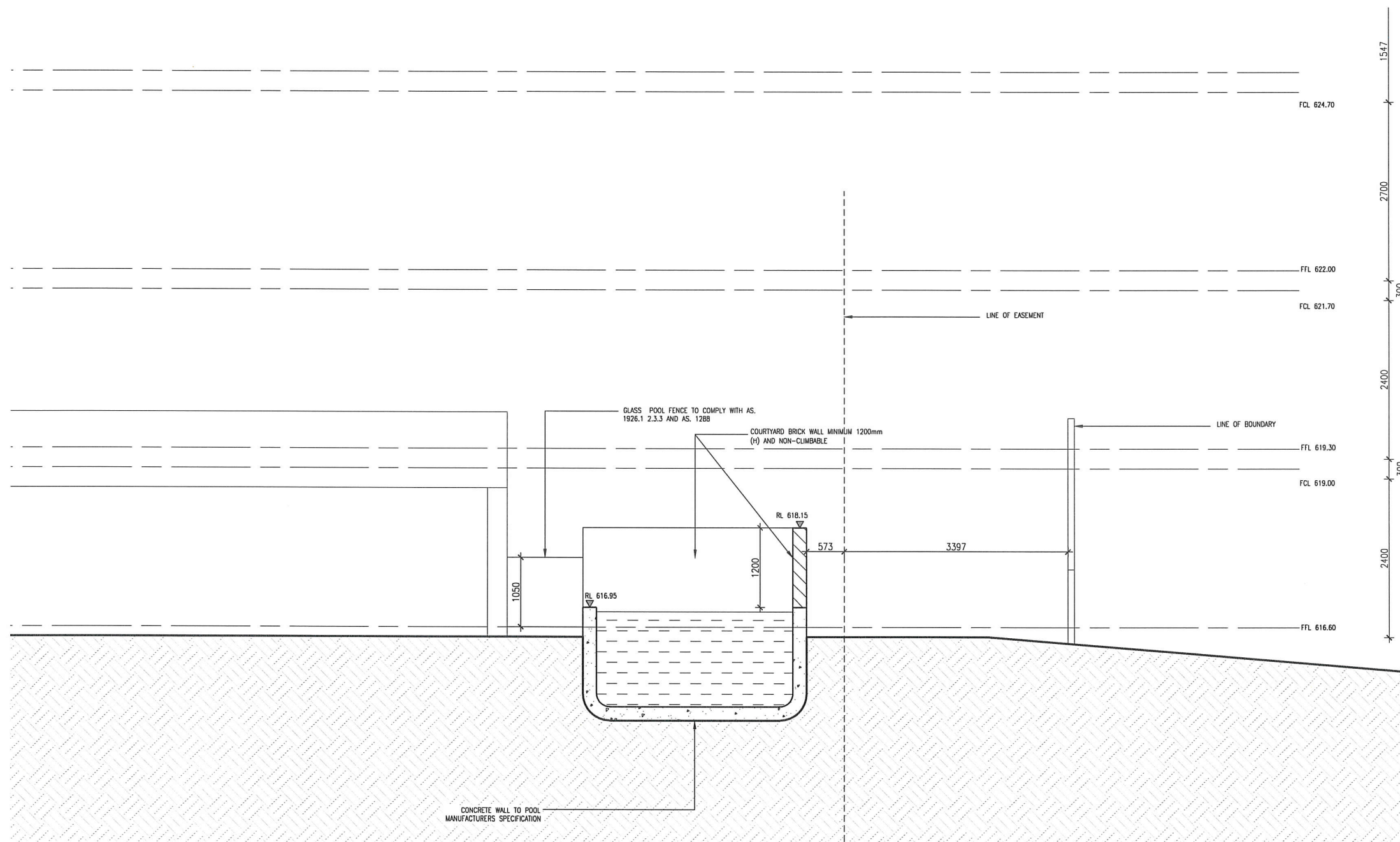
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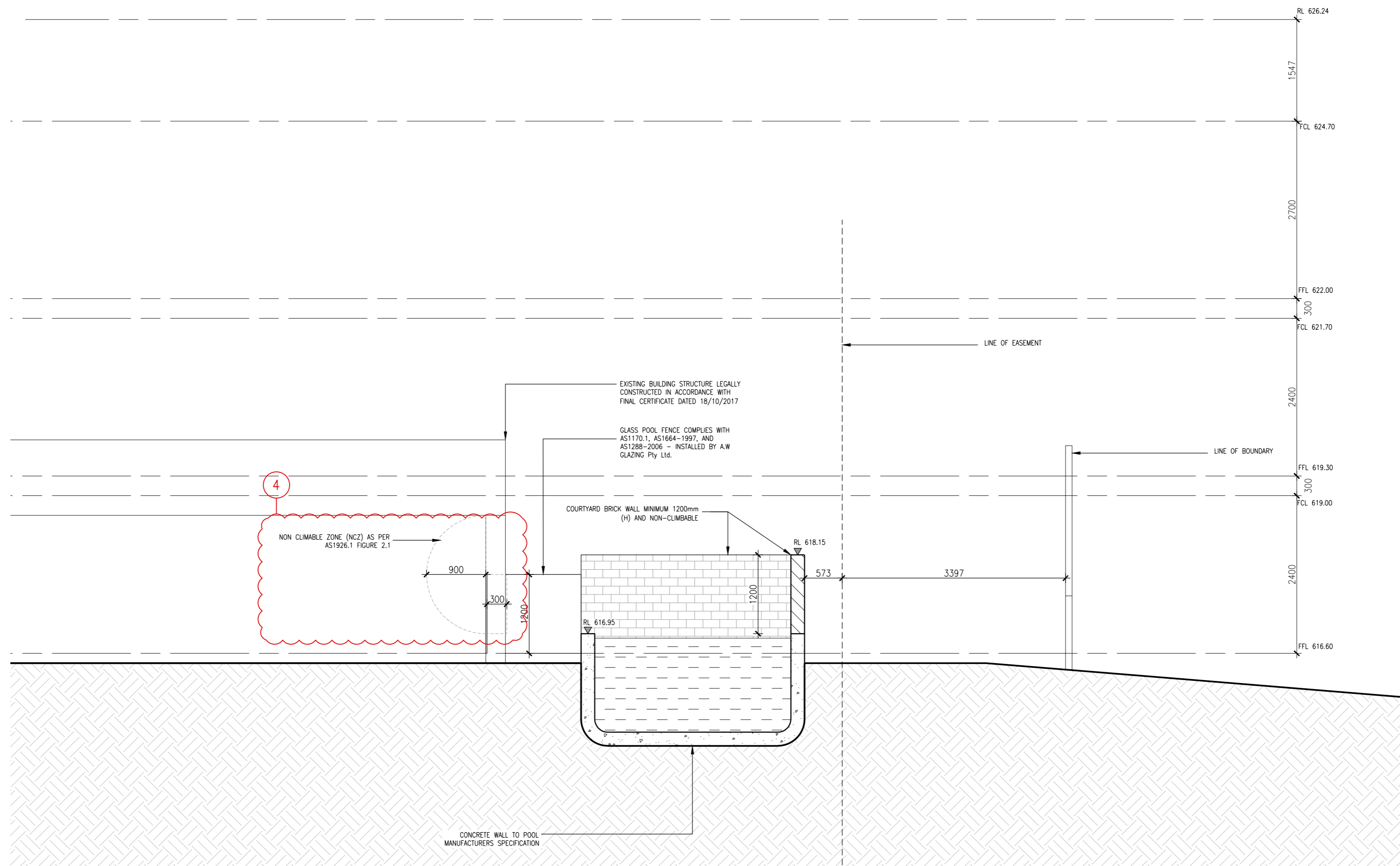
SECTION B  
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**AMENDMENTS**  
 REV. B 14.09.2022  
 1. DRAFT  
 2. POOL BARRIER AMENDMENTS



Pool details added



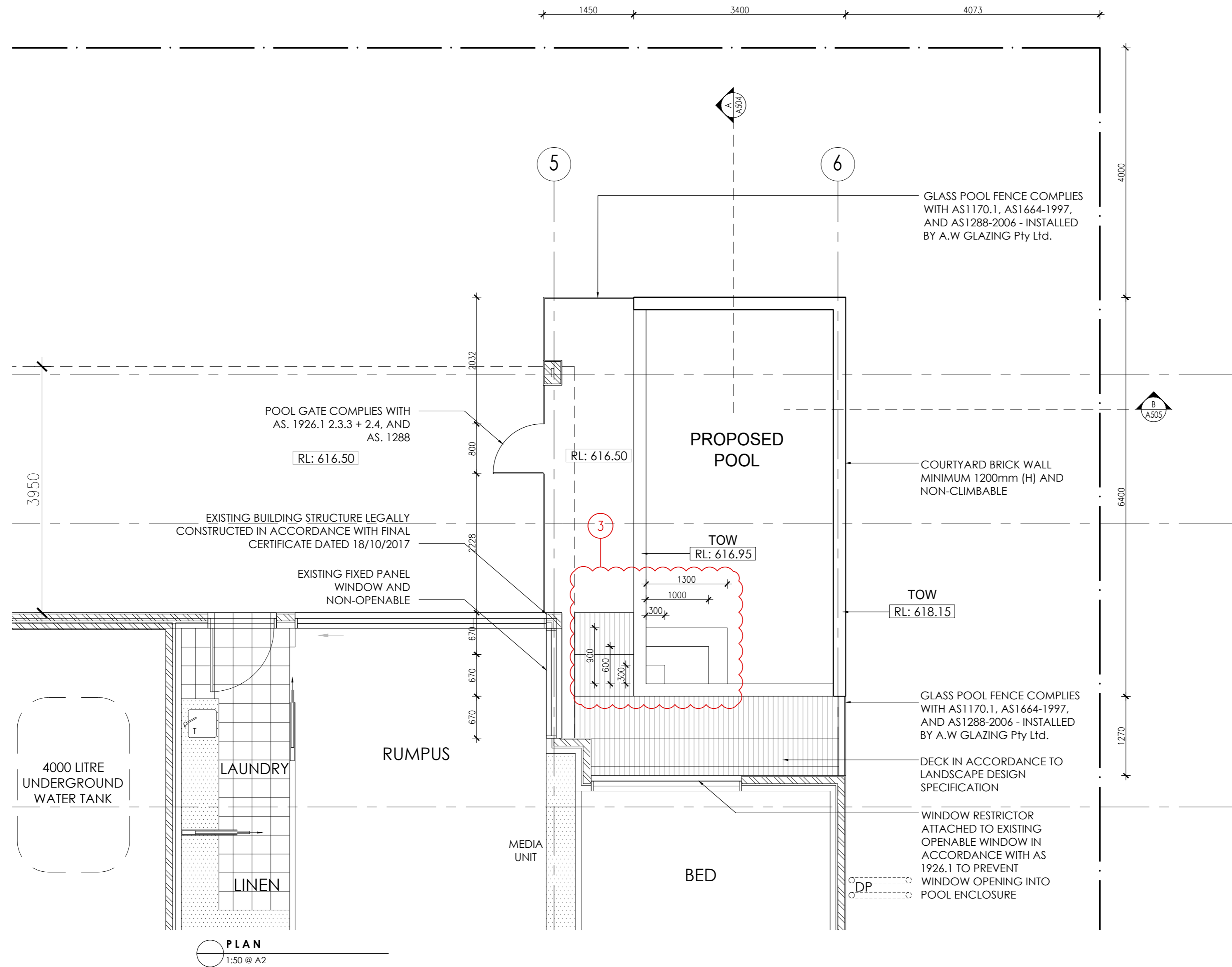
**SECTION B**  
1:50 @ A2

**GENERAL NOTES:**

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS. ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING. A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS. ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD. ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS2870 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS. ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM. ALL LINTELS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD. PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANT CAPPING AND TERMITE BARRIER. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION. ALL WEET AREA FIXTURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

**AMENDMENTS**

- REV. B** 14.09.2022  
1. DRAFT  
2. POOL BARRIER AMENDMENTS
- REV. C** 07.11.2022  
3. POOL STEPS ADDED  
4. NCZ ADDED TO DRAWING



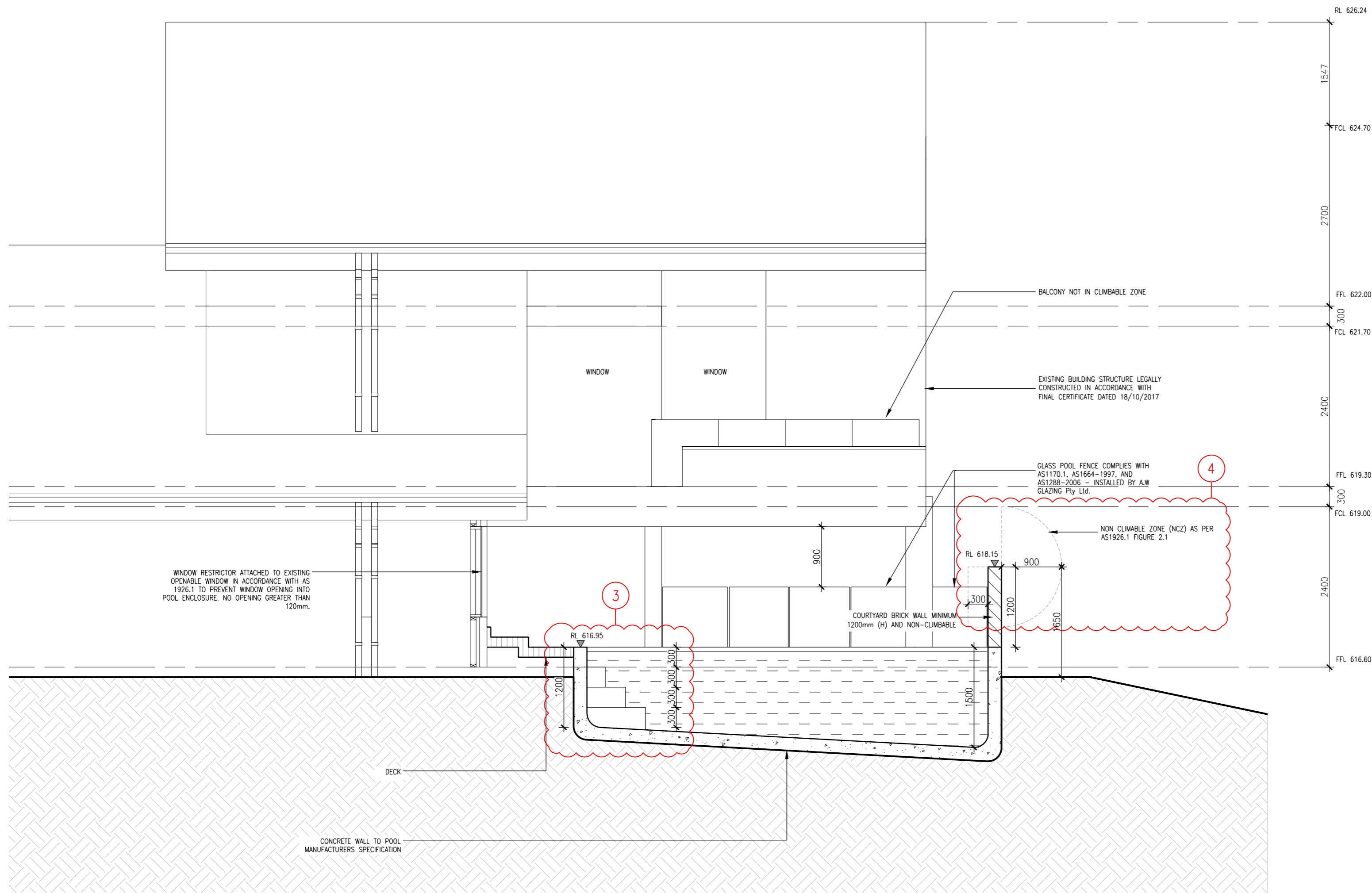
PLAN  
1:50 @ A2

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**AMENDMENTS**

REV. B	14.09.2022
1. DRAFT	
2. POOL BARRIER AMENDMENTS	
REV. C	07.11.2022
3. POOL STEPS ADDED	



SECTION A  
1:50 @ A2

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**AMENDMENTS**

- REV. B** 14.09.2022  
1. DRAFT  
2. POOL BARRIER AMENDMENTS  
**REV. C** 07.11.2022  
3. POOL STEPS ADDED  
4. NCZ ADDED TO DRAWING

129189

**DRAINAGE PLAN**  
 NUMBER: \_\_\_\_\_  
 CLIENT BETTER BUILDING SERVICES  
 BLOCK 1 SECTION 17  
 SUBURB DENMAN PROSPECT  
**PLAN OF SANITARY DRAINAGE**  
 DESIGNED TO AS3500



**LEGEND**

- S — SEWER MAIN
- SW — STORMWATER MAIN
- W — WATER MAIN
- S — SEWER LINES
- - - VENT PIPE
- - - STORMWATER LINES
- - - AG LINES
- - - DOMESTIC WATER
- - - NON-POTABLE WATER
- - - 90° AG LINE WITH FILTER SOCK CONNECTION TO STORMWATER DRAINAGE
- FOP
- ⊠ YS 300X300 YARD SUMP. EXACT LOCATION TO BE DETERMINED ON SITE BY LANDSCAPE CONTRACTOR AND BUILDER
- ◻ WM WATER METER

**ABBREVIATIONS**

- AAV AIR ADMITTANCE VALVE
- CO CLEAR OUT
- CWR/D COLD WATER RISER/DROPPER
- DT DISCONNECTOR TRAP
- FW FLOOR WASTE
- GTD GRATED TRENCH DRAIN
- HER HIGH END RISER
- ID INSPECTION OPENING
- IS INSPECTION SHAFT
- O/F OVERFLOW
- ORG OVERFLOW RELIEF GULLY
- SC STOP COCK
- SMH SEWER MANHOLE
- ST SILT TRAP
- SVP SOIL VENT PIPE
- TD TUNDISH
- TG TEST GATE
- TTD TRAPPED TUNDISH
- UPVC UNPLASTICISED POLYVINYL CHLORIDE
- VP VENT PIPE
- WS WASTE STACK

**GENERAL NOTES**

- EXISTING SEWER LINES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
- THIS PLAN TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS AND SPECIFICATIONS.
- INSPECTION SHAFT AT PROPERTY BOUNDARY TO BE IN ACCORDANCE WITH PLUMBING NOTE No3.
- ORG LEVELS TO BE IN ACCORDANCE WITH AS3500.2.2 CLAUSE 4.6.6.6 & 4.6.6.7 & PLUMBING NOTE 22.
- UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) TO BE CONSTRUCTED IN ACCORDANCE WITH AS2032 AND THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS.
- TEMPERED HOT WATER REQUIRED AT ALL ABLUTION FIXTURES.
- PLUMBING AND DRAINAGE TO CONFORM TO ACTPLA PLUMBING NOTES 22 AND 23.

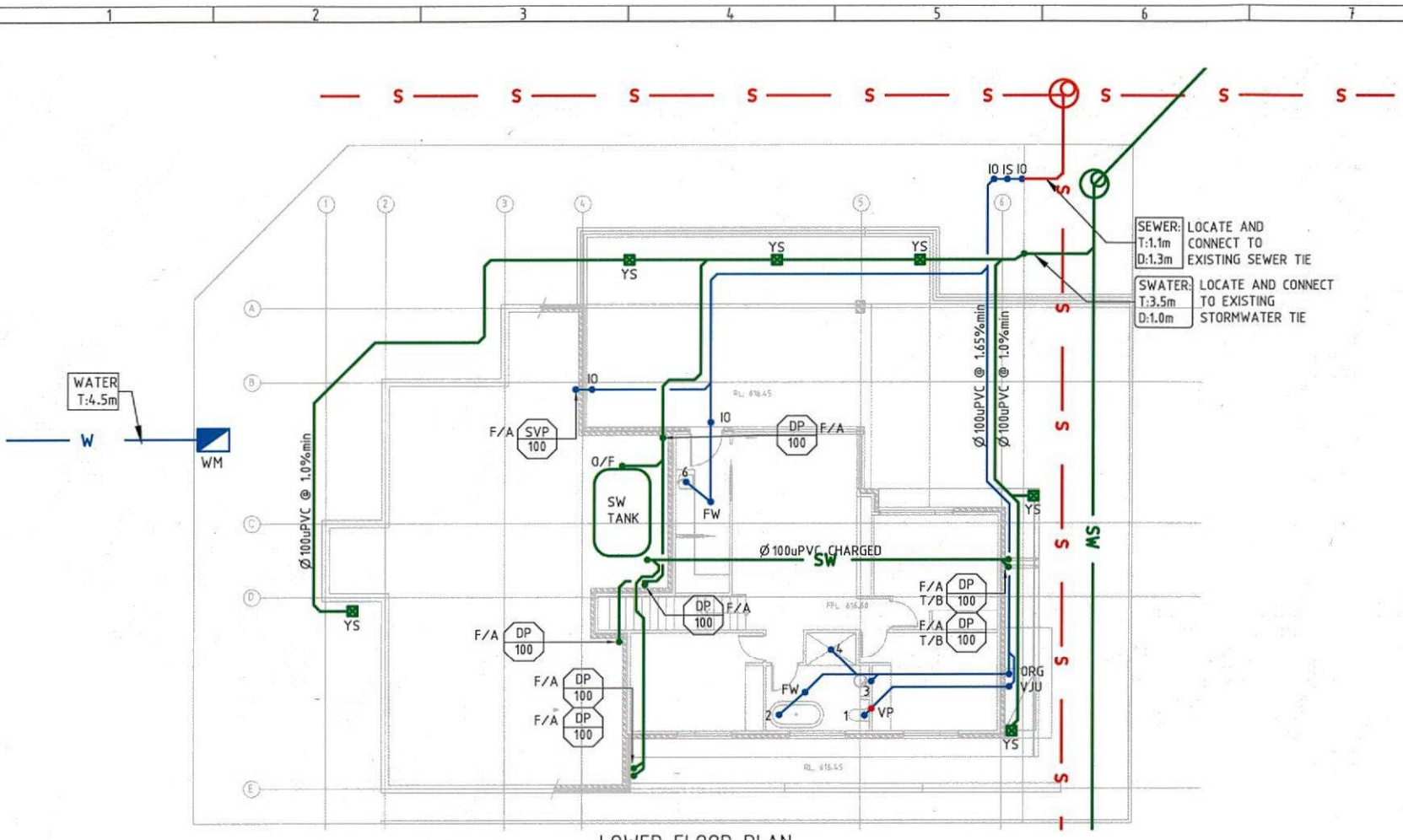
**SANITARY FIXTURES**

1 WC	3
2 BATH	2
3 BASIN	4
4 SHOWER	3
5 KITCHEN SINK	3
6 LAUNDRY TROUGH	1
<b>TOTAL</b>	<b>16</b>

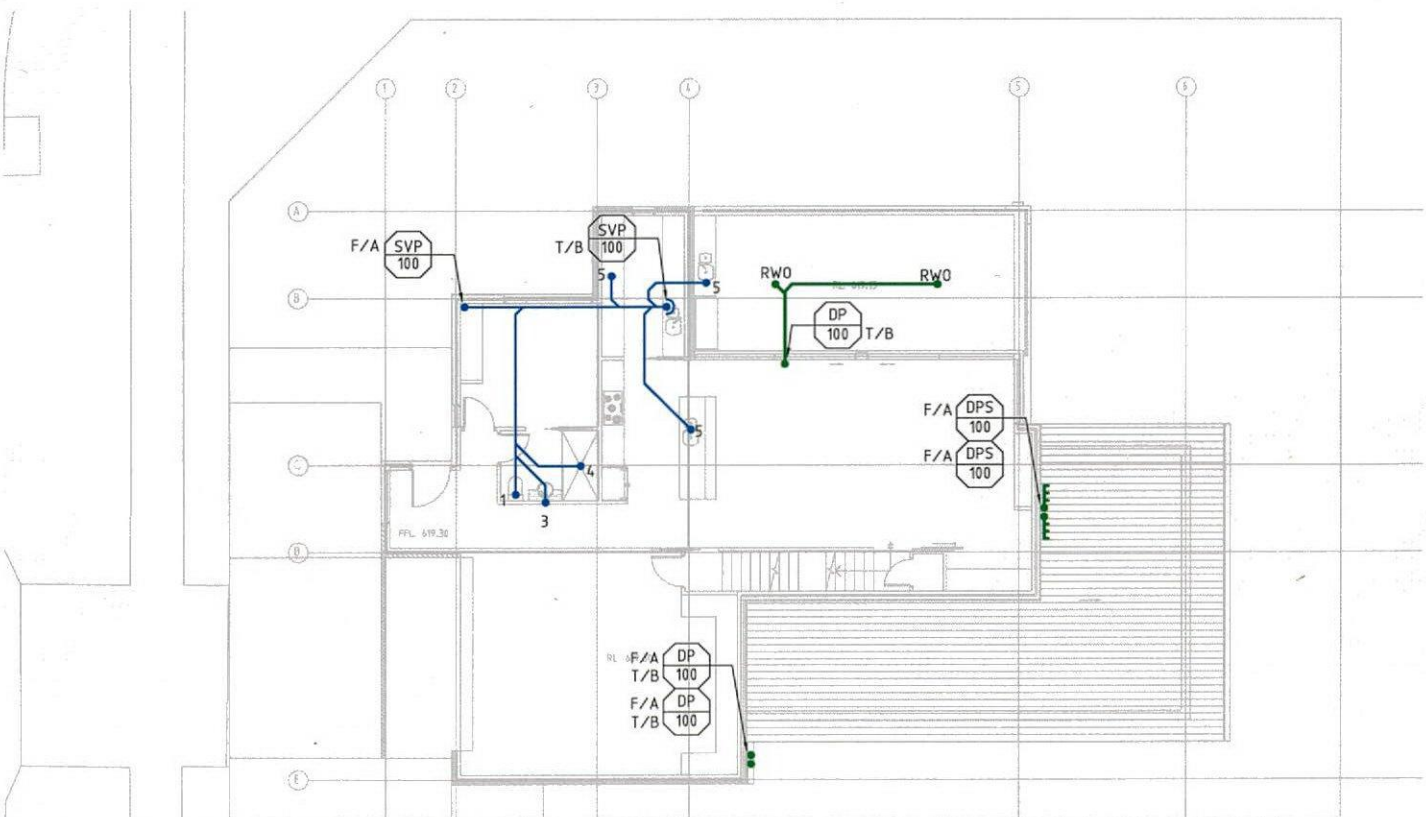
**MINIMUM INTERNAL DIMENSIONS STORMWATER AND INLET PITS**

Depth to invert of outlet	Minimum internal dimensions		
	Rectangular Width	Rectangular Length	Circular Diameter
<600	450	450	600
>600 <900	600	600	900
>900 <1200	600	900	1000
>1200	900	900	1000

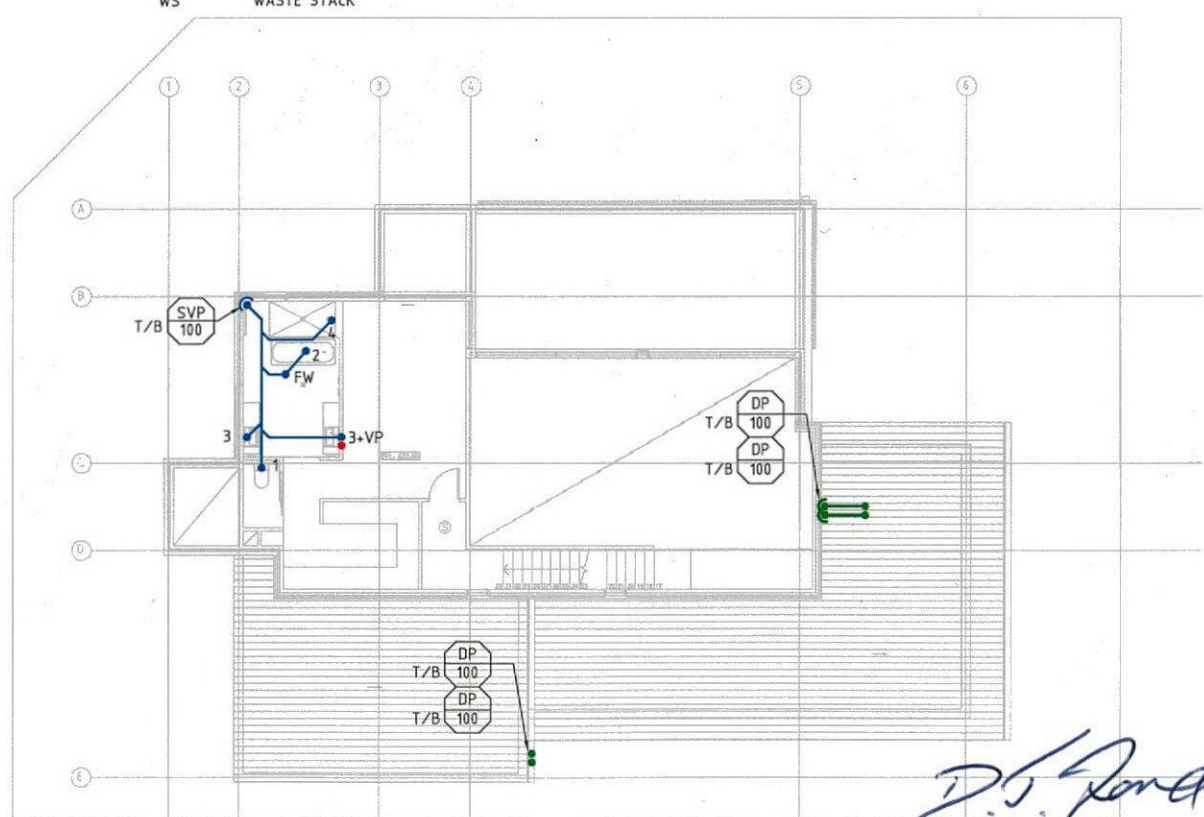
AS3500.3.2 Table 8.2



LOWER FLOOR PLAN



GROUND FLOOR PLAN



UPPER FLOOR PLAN

**WORK AS EXECUTED**

*D.S. Ford*  
11.10.17

B-1 AMENDED WORK AS EXECUTED B WORK AS EXECUTED INTERIM PLAN A ISSUE DESCRIPTION	11.10.17 16.02.17 24.06.16 DATE	LH CR CR DRAWN				<p> <b>sellick consultants</b>          STRUCTURAL CIVIL HYDRAULIC          canberra   sydney   brisbane          02 6201 0200 www.sellickconsultants.com.au       </p>	PROJECT TITLE <b>PROPOSED RESIDENCE</b>	DRAWN BY CR CHECKED BY LH AUTHORISED BY DATE	DRAWING TITLE <b>HYDRAULIC SERVICES GENERAL ARRANGEMENT</b>	SCALE 	PROJECT LOCATION <b>BLOCK 1, SECTION 17 DENMAN PROSPECT ACT</b>	JOB NO. 151209	DRAWING NO. H100	REV. B-1
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# Energy Efficiency Rating



## UNDERSTANDING YOUR ENERGY EFFICIENCY RATING (EER)

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An energy efficiency rating (EER) is a rating used to identify the energy efficiency of homes in the ACT.

The Civil Law (Sale of Residential Property) Act 2003 requires all homes being sold in the ACT to carry an energy efficiency rating (EER). This enables owners and buyers to compare a home's passive energy performance characteristics with others for sale in the Territory.

In the ACT, established homes are assessed using 1st generation software, and can achieve **0 to 6 stars** in the rating scheme.

Houses with a higher EER are more cost and energy efficient, use less energy for heating and cooling, generate lower greenhouse gas emissions, and are more comfortable.

### **What information is taken into account when assessing my homes energy efficiency?**

- Layout of the home
- Construction of its roof, walls, windows, and floor
- Wall, floor, and ceiling insulations
- Orientation of windows and shading of the sun's path and local breezes
- Influence of the local climate
- Air leakages

### **What information is not applicable when assessing my homes energy efficiency?**

- Heating and cooling
- Hot water systems
- Lighting systems and appliances
- Solar panels

### **How can I improve my energy efficiency rating?**

Your energy efficiency report will include a list of design options (unless it's already achieved the maximum rating of 6 stars). This will outline the improvements that can be made to gain additional points and increase the overall star rating of your home.

### **When I built my home, I was provided with a 10-star energy rating. Why has this decreased?**

The ACT Government has two software systems in place to generate energy efficiency ratings:

1. Established homes: An on site assessment using 1st generation software. A maximum of 6 stars can be achieved.
2. Brand new homes: A computer based assessment using 2nd generation software. A maximum of 10 stars can be achieved.

If you hold an energy efficiency rating that exceeds 6 stars, it is a 2nd generation EER and would have been provided when your home was brand new.

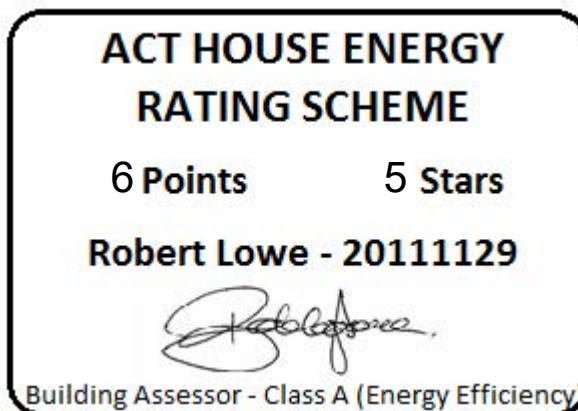
When assessing a home's energy efficiency for the purpose of sale, property inspection companies are required to use 1st generation software, which will achieve a maximum of 6 stars.

# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★★★★ **5 STARS**  
**in Climate: 24** **SCORE: 6 POINTS**

**Name:** Nyberg **Ref No:** 68014  
**House Title:** Block 1 Section 17 DENMAN PROSPECT **Date:** 10-02-2026  
**Address:** 16 Jamrozik St, Denman Prospect ACT 2611



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

# IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
<b>Current</b>	6											
<b>Potential</b>	16											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

## Design options

## Additional points

Change curtain to	Heavy Drapes & Pelmet	8
Add northerly blinds	100 %	1
Add westerly blinds	100 %	1

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>6</b>	<b>★★★★★</b>
-----------------------	----------	--------------

Largest windows in the dwelling;

**Direction : North**

**Area : 48 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
1. North	6	★★★★★
2. North East	5	★★★★☆
3. East	1	★★★★☆
4. South East	-2	★★★★☆
5. South	-2	★★★★
6. South West	-3	★★★★
7. West	-2	★★★★
8. North West	2	★★★★☆

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: Block 1 Section 17 DENMAN PROSPECT, 16 Jamrozik St, Denman Prospect ACT 2611,**

Assessor's Name:

Net Conditioned Floor Area: 243.0 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>13</b>	<b>0</b>	<b>13</b>
Surface Area:	1	Insulation:	12			
<b>WALL</b>				<b>2</b>	<b>-2</b>	<b>0</b>
Surface Area:	-4	Insulation:	7	Mass:	-3	
<b>FLOOR</b>				<b>8</b>	<b>-2</b>	<b>5</b>
Surface Area:	-1	Insulation:	5	Mass:	1	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>7</b>	<b>0</b>	<b>7</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	54 %			
Exhaust Fans	12 %	Doors	13 %			
Down Lights	0 %	Gaps (around frames)	21 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-7</b>	<b>-10</b>	<b>-17</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	48	20%	-20	16	-6	-11
<b>E</b>	14	6%	-6	5	-2	-2
<b>S</b>	7	3%	-3	1	-1	-2
<b>W</b>	4	2%	-2	1	-1	-1
<b>Total</b>	73	30%	-31	24	-10	-17

\* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 0 points

				Winter	Summer	Total
<b>RATING</b>	<b>★★★★★</b>			<b>23</b>	<b>-13</b>	<b>6*</b>
				<b>SCORE</b>		

\* includes -3 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Nyberg  
HouseTitle Block 1 Section 17 DENMAN PROSPECT  
StreetAddress 16 Jamrozik St, Denman Prospect ACT 2611  
FileCreated 10-02-2026  
Comments Can't be optimised further

## Climate Details

State  
Town Canberra  
Postcode 2600  
Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	13.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	5.0m <sup>2</sup>
3	Timber	Enclosed	No	No	No	Float Timb	R1.0	80.0m <sup>2</sup>
4	Timber	Enclosed	No	No	No	Carp	R1.0	80.4m <sup>2</sup>
5	Timber	NA	Yes	No	No	Tiles	R1.0	12.0m <sup>2</sup>
6	Timber	NA	Yes	No	No	Carp	R1.0	46.6m <sup>2</sup>
7	Timber	Enclosed	No	No	No	Float Timb	R1.0	23.5m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	No	R3.4	24.0m	3.7m
2	Weatherboard	No	R3.4	21.2m	2.5m
3	Weatherboard	No	R5.4	27.1m	2.4m
4	Brick Veneer	No	R3.4	8.2m	2.4m
5	Weatherboard	No	R3.4	9.1m	2.5m
6	Brick Veneer	No	R3.4	3.1m	2.5m
7	Weatherboard	No	R3.4	24.1m	2.5m
8	Brick Veneer	No	R3.4	7.6m	2.5m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Framed	No	Yes	R7.5	201.9m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	0.6m	1.3m	No	DG2	PVC	NC	No	0.0m	0.0m	0.0m
2	N	0.6m	0.5m	No	DG2	PVC	NC	No	0.0m	0.0m	0.0m
3	W	2.3m	0.6m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
4	N	1.2m	2.4m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
5	N	1.2m	0.6m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m
6	N	2.3m	4.6m	No	DG2	PVC	OW	No	3.8m	3.8m	3.0m
7	N	2.3m	3.4m	No	DG2	PVC	OW	No	3.8m	3.8m	1.0m
8	N	2.3m	2.0m	No	DG2	PVC	NC	No	3.8m	3.8m	0.0m
9	N	2.3m	2.0m	No	DG2	PVC	OW	No	3.8m	3.8m	1.0m
10	E	2.3m	1.8m	No	DG2	PVC	OW	No	1.8m	1.8m	1.0m
11	E	2.3m	0.8m	No	DG2	PVC	NC	No	1.8m	1.8m	0.0m
12	N	2.1m	4.0m	No	DG2	PVC	HB	No	3.8m	3.8m	0.0m
13	E	2.1m	2.0m	No	DG2	PVC	HB	No	0.0m	0.0m	0.0m

14	N	1.2m	2.4m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
15	S	1.2m	1.8m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
16	S	1.2m	1.8m	No	DG2	PVC	OW	No	0.8m	0.8m	0.6m
17	S	0.6m	1.8m	Yes	DG2	PVC	NC	No	0.8m	0.8m	0.6m
18	N	1.2m	0.5m	No	DG2	PVC	CW	No	1.8m	1.8m	2.0m
19	N	2.1m	2.0m	No	DG2	PVC	HB	No	1.8m	1.8m	0.0m
20	E	2.1m	2.0m	No	DG2	PVC	HB	No	8.8m	8.8m	0.0m
21	S	1.0m	0.6m	No	DG2	PVC	NC	No	0.6m	0.6m	0.3m
22	S	1.0m	0.6m	No	DG2	PVC	NC	No	0.6m	0.6m	0.3m
23	W	0.9m	2.0m	No	DG2	PVC	NC	No	1.8m	1.8m	0.3m

### Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
2	N	0.6m	0.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.6m	1.2m
3	W	2.3m	0.6m	0.0m	0.0m	0.0m	0.0m	2.4m	0.0m	0.0m	0.0m
4	N	1.2m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.0m	1.0m
6	N	2.3m	4.6m	0.0m	0.0m	0.0m	0.0m	4.0m	0.0m	0.0m	0.0m
7	N	2.3m	3.4m	0.0m	0.0m	0.0m	0.0m	4.0m	5.0m	0.0m	0.0m
8	N	2.3m	2.0m	0.0m	0.0m	0.0m	0.0m	4.0m	0.0m	0.0m	0.0m
9	N	2.3m	2.0m	0.0m	0.0m	0.0m	0.0m	4.0m	5.0m	0.0m	0.0m
12	N	2.1m	4.0m	0.0m	0.0m	0.0m	0.0m	4.0m	3.0m	0.0m	0.0m
13	E	2.1m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	4.0m	0.0m
20	E	2.1m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	9.0m	0.0m

### Zoning Details

Is there Cross Flow Ventilation ?      Good

### Air Leakage Details

Location      Suburban  
 Is there More than One Storey ?      Yes  
 Is the Stairwell Separated by Doors ?      No  
 Is the Entry open to the Living Area ?      No  
 Area of Heavyweight Mass      0m<sup>2</sup>  
 Area of Lightweight Mass      0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	0	0

Unflued Gas Heaters      0  
 Percentage of Windows Sealed      98%  
 Windows - Average Gap      Small  
 External Doors - Average Gap      Small  
 Gaps & Cracks Sealed      Yes

# Insurance Certificates & Tax Invoice

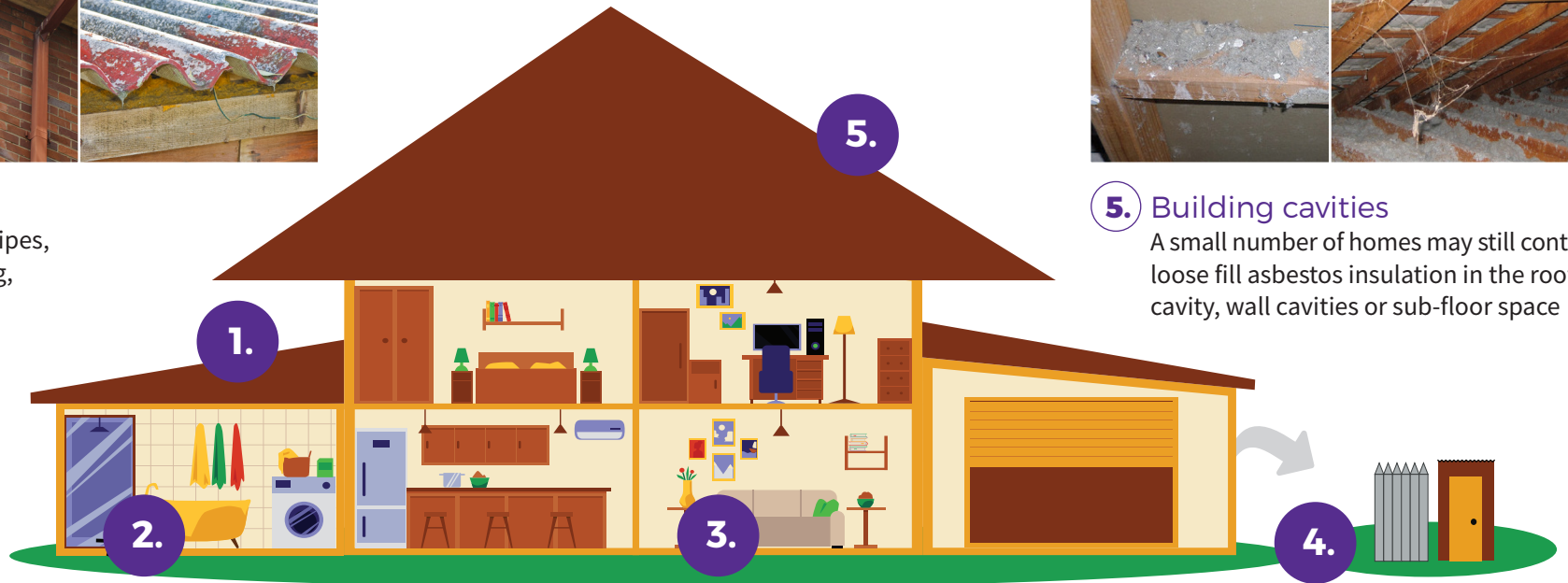


# If a home was built before 1990 it may contain dangerous asbestos material

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



- 1.** Exterior  
roof sheeting, gutters, downpipes,  
ridge capping, eaves, cladding,  
electrical switchboards



- 5.** Building cavities  
A small number of homes may still contain  
loose fill asbestos insulation in the roof  
cavity, wall cavities or sub-floor space



- 2.** Wet areas - bathroom, laundry and kitchen  
wall and ceiling panels, vinyl floor tiles, backing for wall tiles  
and splashbacks, hot water pipe insulation



- 3.** Internal areas  
wall and ceiling panels, carpet underlay,  
textured paint, insulation in domestic  
heaters



- 4.** Backyard  
fences, sheds, garages, carports, dog kennels, buried or  
dumped waste, letterboxes, swimming pools

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

## Assess the risk

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

### Asbestos materials become dangerous when:



Broken or in poor  
condition



Damaged  
accidentally



Disturbed during  
renovation or repairs



Loose fill asbestos  
insulation



## Manage asbestos safely

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

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

## Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

<b>INSURED:</b>	ACT Property Inspections Pty Ltd
<b>BUSINESS DESCRIPTION:</b>	General Pest & Weed Control Timber Pest Inspections Termite Barrier Installations Pre-Purchase House Pest Inspections Building Inspections (Non Pest Related) Energy Efficiency Ratings Compliance Reports
<b>POLICY REFERENCE:</b>	09A349653PLB
<b>PERIOD OF INSURANCE:</b>	From: 4.00pm on 30/03/2025 To: 4.00pm on 30/03/2026
<b>POLICY CLASS:</b>	Pest Controllers Combined Liability
<b>SUMS INSURED:</b>	<b>Section 1: General Public &amp; Products Liability</b>  <b>\$20,000,000</b> Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused by or arising out of any one occurrence; and  <b>\$20,000,000</b> Our total aggregate liability during any one period of insurance for all claims arising out of Your Product  <b>Section 2: Professional Indemnity</b>  <b>\$5,000,000</b> Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses.  <b>\$10,000,000</b> Our total aggregate liability for all Claims inclusive of costs and expenses.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy.

Date Issued: 28 March 2025



**ACT  
PROPERTY  
INSPECTIONS**

# TAX INVOICE

Johan Nyberg & Lisa Nyberg  
16 Jamrozik St  
DENMAN PROSPECT ACT  
AUSTRALIA

**Invoice Date**  
2 Feb 2026

**Invoice Number**  
INV-68014

ACT Property Inspections  
(02) 6232 4540  
Unit 1, 33 Altree Ct  
PHILLIP ACT 2606  
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA Fees - No GST	1.00	186.70	GST Free	186.70
Property Report	1.00	1,475.73	10%	1,475.73
Energy Efficiency Report (Complimentary)	1.00	0.00		0.00
Deferred Payment (Complimentary)	1.00	0.00		0.00
			Subtotal	1,662.43
			TOTAL GST 10%	147.57
			<b>TOTAL AUD</b>	<b>1,810.00</b>

## Due Date: 1 Aug 2026

Payment terms – Deferred payment account. This account should be paid in full within 14 days on the earlier of:

- (a) Settlement of the property
- (b) If the Property has not been listed for sale within 3 months of the Property Inspection Date
- (c) If the property is no longer listed for sale
- (d) 180 days after the Property Inspection Date

Please pay within the payment terms to avoid the Deferred Payment Fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

### Payment Options

Pexa : please quote the invoice number as the reference

Direct Deposit : BSB: 012084 Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques : please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)