



I.B.I.S.

INTEGRATED BUILDING  
AND INSPECTION SERVICES



QUALITY SERVICES - GOOD DESIGN - SOLID CONSTRUCTION

- BUILDING REPORTS
- FOR HOME BUYERS
- FOR HOME SELLERS
- TERMITE REPORT
- COMPLIANCE REPORT
  
- ENERGY RATING
- NEW HOMES
- EXISTING HOMES
  
- BUILDING DESIGN
- SKETCH PLANS
- WORKING DRAWINGS
- COSTING / ESTIMATING
  
- CONSTRUCTION
- SUPERVISION
- BUILDING / CARPENTRY
- TIMBER FLOORING

# BUILDING COMPLIANCE



# REPORT

66 O'Connor Circuit, Calwell.

P.O. Box 744, QUEANBEYAN NSW 2620.

PHONE: 02 6299 5961 FAX: 02 6299 7207 MOBILE: 0412 510 789



I.B.I.S.

**INTEGRATED BUILDING  
AND INSPECTION SERVICES**

## PROPERTY DETAILS

**PROPERTY ADDRESS :** 66 O'CONNOR CIRCUIT, CALWELL ACT 2905.  
**BLOCK & SECTION :** BLOCK 6, SECTION 758, CALWELL.  
**BUILDING STYLE :** TWO STOREY, SPLIT LEVEL, BRICK VENEER, TIMBER FLOOR.  
**OWNERS NAME :** GREG & LOUISE MCDONALD.  
**OWNERS SOLICITOR :** JUDY MORRIS & ASSOCIATES.  
**AGENT :** PAUL & ROBYN SUTTON - BLACKSHAW'S - MANUKA.  
**INSPECTOR :** GEORGE PUDJA & ZAK PILIPOVIC.  
**DATE OF INSPECTION :** 12 JUNE 2009.  
**REPORT NUMBER :** 4582.

- **BUILDING REPORTS**
- **FOR HOME BUYERS**
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- **COMPLIANCE REPORT**

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- **NEW HOMES**
- **EXISTING HOMES**
- **BUILDING DESIGN**
- **SKETCH PLANS**
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## SCOPE OF REPORT

The report will primarily focus on compliance of the existing residence and other structures, with the approved plans, certificates and building regulations.

Any items which may be of concern are highlighted in red text and underlined throughout the report, and all the approved plans and certificates are attached at the rear.

## COMPLIANCE REPORT

**The property is situated** not far from the intersection of O'Connor Circuit and Levers Street. The block is orientated on a Northeast/Southwest axis, with the front facing Southwest, and the land sloping considerably from back to front.

**The setout** dimensions for the house, can be seen on Appendix F & J, at the rear of this report. The boundary offsets were checked and found to be correct. (See photo no. 1 & 2 for front of house.)

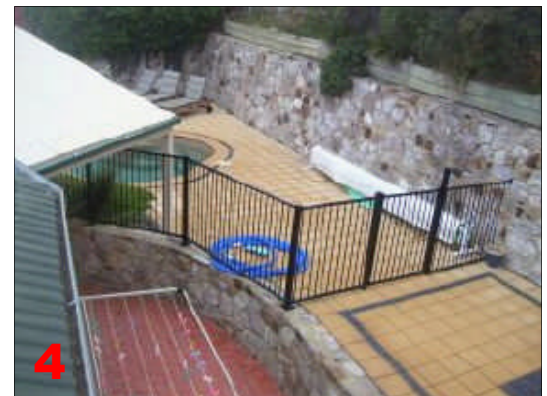
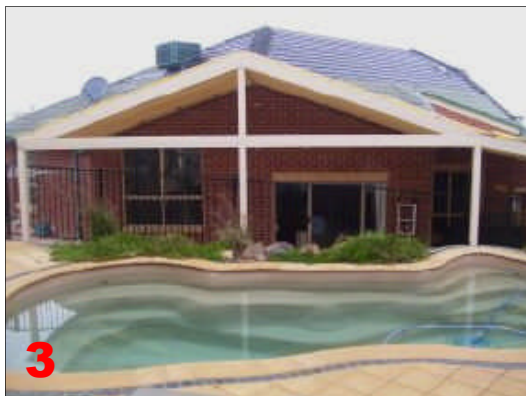
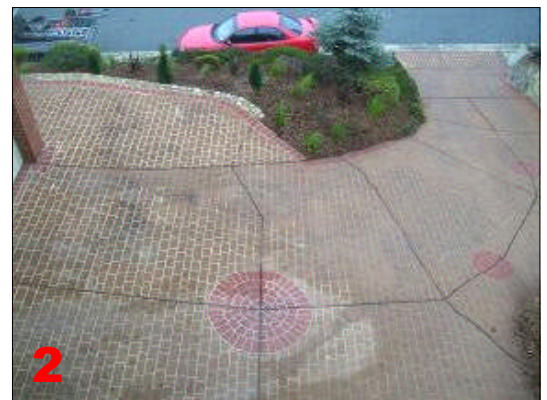
- **BUILDING REPORTS**
- FOR HOME BUYERS
- FOR HOME SELLERS
- TERMITE REPORT
- COMPLIANCE REPORT
- ENERGY RATING
- NEW HOMES
- EXISTING HOMES
- BUILDING DESIGN
- SKETCH PLANS
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- COSTING / ESTIMATING
- CONSTRUCTION
- SUPERVISION
- BUILDING / CARPENTRY
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**The original residence** has had 3 significant alterations and additions done.

- **The in-ground swimming pool**, which was approved on the 5 / 11 / 2007. See Appendix C, H & I.
- **The covered rear timber pergola**, is not shown on the approved plans and does not meet the criteria for exemption, therefore formal approval will be required. See photo no. 5, 6 & 7 next page.
- **The rear timber deck**, is not shown on the approved plans and does not meet the criteria for exemption, therefore formal approval will be required. See photo no. 8 & 9 next page.

**NOTE:** The retaining walls have Design and Siting approval only, however do not have building approval, therefore formal approval will be required. See Appendix B & E for further information.

(See photo no. 3 & 4 for rear of house.)





# I.B.I.S

## INTEGRATED BUILDING AND INSPECTION SERVICES



**Rear covered timber pergola.** (Requires Approval to be considered compliant, although it is well built and approval should only be a formality) (See photo no. 5, 6 & 7)



**Rear timber deck.** (Requires Approval to be considered compliant, although it is well built and approval should only be a formality) (See photo no. 8 & 9)



- **BUILDING REPORTS**
- FOR HOME BUYERS
- FOR HOME SELLERS
- TERMITE REPORT
- COMPLIANCE REPORT
  
- **ENERGY RATING**
- NEW HOMES
- EXISTING HOMES
  
- **BUILDING DESIGN**
- SKETCH PLANS
- WORKING DRAWINGS
- COSTING / ESTIMATING
  
- **CONSTRUCTION**
- SUPERVISION
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- Please refer to the ACTPLA website listed below for further information about exemption criteria.
- See [http://www.actpla.act.gov.au/topics/design\\_build/da\\_assessment/exempt\\_work](http://www.actpla.act.gov.au/topics/design_build/da_assessment/exempt_work) for ACTPLA guidelines on items that do not require approval.

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The following is a checklist for compliance of the house and any other structure on ;  
**BLOCK 6, SECTION 758, CALWELL.**

## COMPLIANCE CHECK LIST

ITEM	COMPLIES	DOES NOT COMPLY	NOT APPLICABLE	NOT ON BLDG FILE
Front Boundary	✓			
Rear Boundary	✓			
Side Boundary	✓			
Easements	✓			
Garage	✓			
Carport			✓	
Rear timber deck		✓		Requires approval
Rear tim. pergola		✓		Requires approval
Retaining walls		✓		Requires approval
Driveway	✓			
Exterior appr'nce	✓			
Interior layout	✓			
Alterations			✓	
Extensions			✓	
Access & Egress	✓			
Party-wall design			✓	
Handrails	✓			
Stairs (Goings & Risers.)	✓			
Ceiling heights	✓			
Ventilation	✓			
Swimming pool	✓			
Other				

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- **NEW HOMES**
- **EXISTING HOMES**
- **BUILDING DESIGN**
- **SKETCH PLANS**
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*The above check list is a quick reference for clients to see which items were checked during the inspection in relation to approved drawings and compliance of such items.*



The following is summary of appendices attached at the rear of this report ;

APPENDIX SUMMARY	
APPENDIX NUMBER	DESCRIPTION
Appendix A	File search request form.
Appendix B	File index form found on the file cover.
Appendix C	C of O for in-ground swimming pool, 05 / 11 / 2007.
Appendix D	C of O for Original residence, 01 / 09 / 1998.
Appendix E	ACTPLA letter regarding retaining walls, 16 / 09 / 2003.
Appendix F	Survey certificate for residence, 08 / 08 / 1997.
Appendix G	Drainage plan for residence, 05 / 06 / 1998.
Appendix H	Approved amendment to swimming pool plan, 27 / 03 / 2007.
Appendix I	Approved plans for in-ground swimming pool, 06 / 02 / 2006.
Appendix J	Original House Plans, 16 / 07 / 1996.
Appendix K	IBIS Insurance details.
Appendix L	Copy of IBIS Invoice / Receipt.

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**In summary** , the house matches the approved plans in layout and appearance, and there are no boundary or easement encroachments; however the covered timber pergola and timber deck to the rear of the house are not shown on the approved plans and are not exempt from approval, therefore formal approval will be required. The retaining walls appear to have Design and Siting approval only (as noted in Building File Index Appendix B), however do not have building approval, therefore formal building approval will be required.

Sincerely yours

George Pudja  
Proprietor of I.B.I.S Integrated Building & Inspection Services.

+61 2 62997207

RESIDENTIAL STANDS

A

Building Conveyancing Enquiry Residential

AWD5528

(excluding Head Lease of Multi Residential Units)

SCANNED OBJECT

Mail to ACTPLA: Mitchell Office - GPO Box 1008 Canberra 2601 or fax: (02) 6207 5353. If you have difficulty completing this form please telephone (02) 6207 8165.



Please note that the information provided is limited to the material contained on the building file at the time of completing the conveyancing enquiry.

Part 1: Applicant to Complete PROFESSIONAL USER NUMBER

Block 6 Section 758 Unit (if applicable) Suburb CALWELL Street Number 66 Postcode 2905 Street Address O'CONNOR CIRCUIT Name of Applicant I.B.I.S. Integrated Building & Inspection Services If a company Name of Contact George Pudja Postal Address PO. Box 744 Queanbeyan. N.S.W. 2620. Street Address (if different) SHOP 6. CITY ARCADE 69-71 MONARD STREET QUEANBEYAN. N.S.W. 2620. Phone (business hours) 62995961 Fax 62997207

Please indicate how you want the search documents delivered to you:

- Collected at Mitchell counter (phone when ready)
Collected at ACT Government Shopfront
Posted DX number

Please indicate the turnaround period within which you require the search results:

- Standard - \$70.40
Fasttrack - \$204.80

Additional Documentation (fees will apply) \$17.75 Sanitary Drainage Plan \$16.10 Prepaid EER Envelope

Note: Our aim is to provide a 3 to 4 full working day turnaround period for the standard services. Fasttrack services will only be accepted when ACTPLA has the resources available to deliver the service. The turnaround time commences from the receipt of form at Mitchell and does not include delivery time by mail or DX, weekends and public holidays.

Applicant's Declaration

I declare that the particulars of this application for search are true and correct and I am the person indicated by an X in the relevant box below:

- I am the Owner
I have authorisation (attached) from the Trustee of the Deceased Estate
I am the Solicitor acting on behalf of the Owner
I have authorisation (attached) from the Owner
I have authorisation (attached) from the Solicitor representing the Owner
I act for a mortgagee in possession
I have authorisation for Power of Attorney (attached) for the Owner

Applicant's Signature Date 27-5-09

Part 2: ACTPLA to Complete

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

OFFICE USE ONLY

Trdn number
Fees
Date completed
Conveyance Officer's initials

- 1. (a) Is this an ex government house?
(b) If yes, is there a building file with approvals on it?
2. Is there any record of incomplete building work on the building file?
3. Are there any records on the building file of current housing indemnity insurance policies for building work?
4. Are there any records on the building file showing building applications still being processed?
5. Are there any records on the building file of current notices issued over this property?
If available copies of the following documents are provided:
Certificate of Occupancy and Use
Survey Certificates
Approved Building Plans
Search Officers comments (if any)
Date:

**Part 2 ACTPLA to complete**

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

1. (a) Is this an ex government house?

No (  ) Yes (  )

(b) If yes, is there a building file with approvals on it?

No (  ) Yes (  )

2. Is there any record of unapproved building work on the file?

No (  ) Yes (  Retaining Walls )

3. Are there any records on the building file of current housing indemnity insurance policies for building work?

No (  ) Yes (  )

4. Are there any records on the building file showing building applications still being processed for this application?

No (  ) Yes (  )

5. Are there any records on the building file of current notices issued over this property?

No (  ) Yes (  )

If available copies of the following documents are provided:

- Certificates of Occupancy or Use
- Survey Certificates
- Approved Building Plans

If requested:

- Drainage Plan(s)
- EER Return Envelope

Search Officers Comments (if any)

See Index

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Search Officers Initials: LF

Cost of Application: \$ 10425

Date Completed: 3 / 6 / 2009



C



ACT Planning and Land Authority

# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy and Use

Certificate No. **06486N1C2**

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

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.

Builder <b>MARC RICHARD DONOHUE</b>	Suburb <b>CALWELL</b>	Section <b>758</b>	Block <b>6</b>
Notice of Intention to Start Work Number <b>06486N1</b>	Plans <b>06486/A /B</b>		

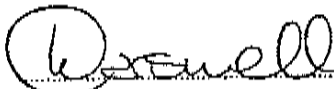
### Building Work

Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW	SWIMMING POOL		INGROUND	10b	NA

Comments

### Important note:

1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. 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.

  
 KRISTY CARSWELL  
 Delegate of the Registrar

05/11/2007  
 Date



Department of Urban Services  
Planning and Land Management

# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

D  
93

## Certificate of Occupancy and Use

Certificate No. 96451P1C1

This Certificate is issued in accordance with Section 53 (3) of the Building Act 1972.

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.

Builder <b>MICHAEL TANCHEVSKI</b>	Site for Project Address <b>66 O'CONNOR CIRCUIT</b>
Permit Number <b>96451P1</b>	Suburb                      Section      Block <b>CALWELL                      758          6</b>
Approved Plan <b>96451/A</b>	

### Building Work


Nature of Work	Project Item Description	Unit	Other Description	Class of Occupancy	Type of Construction
NEW	RESIDENCE			1a (i)	TYPE C

### Comments

REFER TO ATTACHED NOTICES ISSUED UNDER SECTIONS 54 AND 46 OF THE A.C.T BUILDING ACT 1972

### Important note:

1. Residential building statutory warranties and residential insurance apply in relation to building work.
2. 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.

  
ERIC KIROHNER  
Deputy Building Controller

11/9/1998  
Date

OFFICER : ██████████  
EMAIL : ██████████  
PHONE : ██████████  
FAX : ██████████  
FILE : 89268

Greg McDonald  
66 O'Connor Circuit  
Calwell ACT 2607

Dear Mr McDonald

**Block 6 Section 758 Calwell**

I refer to your letter to PALM dated 19 August 2003 seeking clarification in relation to retaining walls at the above site. PALM is now known as ACT Planning and Land Authority (ACTPLA) and your letter was referred to respond.

The certificate of occupancy and use was issued for the residence on 1 September 1998 in relation to plan number 96451/A, which did not include retaining walls. The retaining walls were included in a section 53(4) notice, which required the owners to obtain building approval and building permits. No such approvals or permits were obtained within the allowable time period for that notice. Therefore the notice was not complied with.

In relation to your three specific questions, I provide the following advice:

**Is the front retaining wall (existing when the property was purchased) approved?**

No, there is no building approval for the front retaining wall although it appears that a development approval (design & siting approval) was obtained in June 1999.

**Are the other retaining walls that we had built in 1999 approved?**

No, there are no building approvals for other retaining walls although it appears that a development approval (design & siting approval) was obtained in June 1999.

**Are there any outstanding issues associated with the C of O, or any other approvals required that we need to action.**

The C of O was issued in relation to the residence as shown on the approved plan 96451/A and there are no outstanding issues associated with this C of O. The section 53(4) notice was a separate exercise requiring approvals and permits to be obtained, which was not done. This leaves the retaining walls without building approval. To obtain building approval now would require you to appoint one of the private building certifiers

122  
who are now the building approval authority for the ACT and apply to them for building approval and follow the current process under the Building Act to achieve a C of O for the retaining walls. More information about the process and a list of the registered building certifiers is available on the ACTPLA website [www.actpla.act.gov.au/bepcon](http://www.actpla.act.gov.au/bepcon).

I hope this information adequately clarifies the situation for you.

Yours sincerely



Stephen Johnson  
Acting Building Controller  
Building Electrical & Plumbing Control

16 September 2003



Australian Capital Territory  
Department of Urban Services

# A.C.T. Building Control - Inspection Certificate of Structural Sufficiency

106  
**COPY**

Block	Section	Suburb	Approved Plan Number	Permit Number
6	758	Canberra		

Lessees or Permit holder's name  
WOOD

Description of Building Work:  
(Please tick appropriate box)

New Work       Additions/Alterations       Existing/Approved       Existing/unapproved

I certify that:

1. I have inspected the above building work and / or the following components and their supporting elements.  
(Please describe)

Existing stone retaining wall to front  
and rear of residence as indicated on site  
plan. Retaining wall detailed not as constructed

and that to the best of my knowledge that building work is structurally sufficient, sound and stable for the purpose for which it is to be occupied and used [pursuant to Section 53.(9)(d) of the A.C.T. Building Act].

2. This certificate applies to the following approved / unapproved structural drawings (list drawing numbers and titles):

Fencing detailed and base thickness reduced. Fencing  
cut in place being cut into ground

3 (a). In inspecting the building work, I have paid attention to the structural integrity of the building. The strength requirements and serviceability requirement of the building and its structural elements comply with the / Building Code of Australia and relevant SAA Codes.

### Declaration

4. I am a practising structural engineer as defined in the A.C.T. Building Act. [Section 53(1) states: 'Practising Structural Engineer' means an engineer with qualifications in structural engineering which are acceptable to the Institution of Engineers, Australia, for the Grade of Corporate Member and who is actively engaged in structural design and supervision of building construction].

Signature [Signature] 19 / 3 / 99 REF. N<sup>o</sup>.

Name of Engineer D. J. Mc Innes.  
(please print)

CC2/1007307/c

Qualifications: MIE Australia or eligible for this grade



**CONSULTANTS Pty. Ltd.**  
**STRUCTURAL & CIVIL ENGINEERS**  
A.C.N. 051 879 882

**SELLICK CONSULTANTS Pty. Ltd.**  
Consulting Structural & Civil Engineers.  
Suite 16, 14 Lonsdale St. Braddon. A.C.T.  
P.O. Box 5. Braddon. A.C.T. 2601.

Ph: 257 2706

Fax: 247 2203

C. R. SAMUNDSETT  
REGISTERED SURVEYOR



Phone 04 266 5518  
Fax 218 6428

REL: 8342

8/8/97

### SURVEY REPORT

The Manager,  
Classic Constructions  
Unit 1 3 Forest Drive  
Jerrabomberra  
QUEANBEYAN 2620

Dear Sir,

Land in the Division of CALWELL, District of Tuggeranong in the Australian Capital Territory, containing an area of 960 square metres, having a frontage of 24.00 metres to O'Connor Circuit, being BLOCK 6 of SECTION 758 as shown on Deposited Plan No. 7230 and being the land shown edged in red on the sketch opposite.

As requested I have surveyed the land described above and I find that:

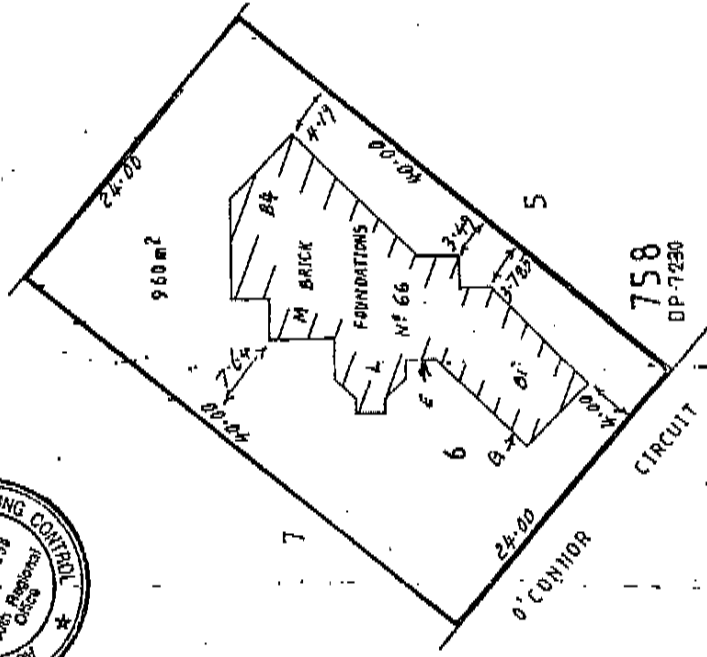
1. On the land and entirely within its boundaries stand the brick foundations of a residence to be known as No. 66 O'Connor Circuit. The relationship of the brick walls of the foundations to the boundaries is shown on the sketch.
2. The land is partly fenced as shown on the sketch.
3. There are no encroachments on this land nor by this property on the adjoining lands or street.

*C. R. Samundsett*

C. R. Samundsett  
Registered Surveyor

Scale 1:1400

89268  
GHC V/12/04/98



Finished Floor Levels  
Added 21.5.98:

- G RL 684.43
- E RL 686.49
- B1 RL 688.67
- L RL 689.70
- M RL 690.81
- B4 RL 691.60

*C. R. Samundsett*

*C. R. Samundsett*

Registered under the Surveyors Ordinance 1967 (A.C.T.)  
Registered under the Surveyors Act 1929 (N.S.W.)



AMENDED PLAN

PLAN OF SANITARY DRAINAGE

Owner **WOOD**

Block 6 Section 758 CALWELL A.C.T.

Scale = 1:200

All work must be carried out in conformity with the Canberra Sewerage and Water Supply Regulations.

DESIGNED TO AS 3500

Reference

- O.R.G. Overflow Relief Outlet S.D.P. Stormwater Pipe Drain F.W. Floor Waste
- E.V. Ejector Vent C.I.P. Cast Iron Pipe V.P. Vent Pipe
- G.T. Gully Trap E.O. Inspection Opening E.I. Expansion Joint
- J.U. Jump Up M.H. Man Hole S.V.P. Soil Vent Pipe
- uPVC Unplasticized Polyvinyl Chloride I.S. Inspection Shaft
- D.T. Disconnector Trap V.C.P. Vitrified Clay Pipe

FIXTURES

- 1. WATER CLOSET = 3
- 2. BATH = 1
- 3. BASIN = 1
- 4. SHOWER = 2
- 5. SINK = 1
- 6. LAUNDRY = 1
- 7. URINAL =
- 8. CLEANERS SINK =
- 9. BIDET =

SEWER/TIE

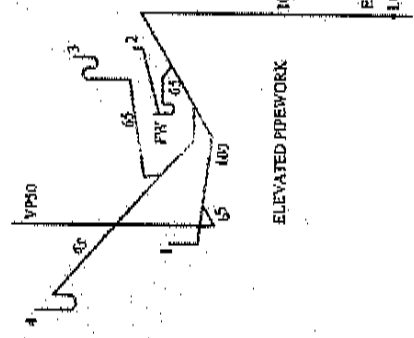
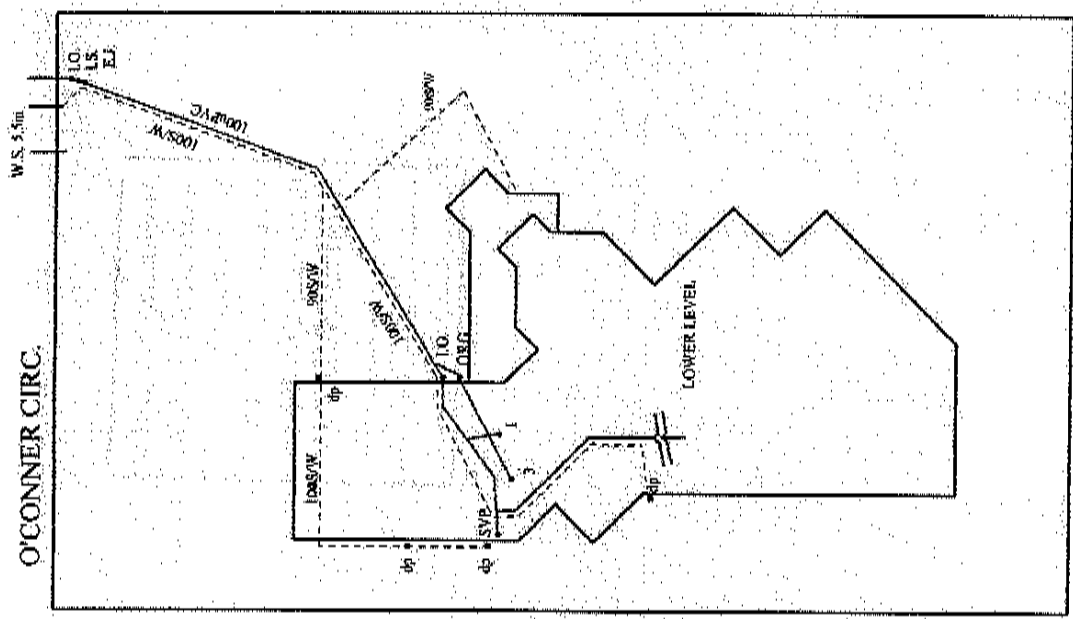
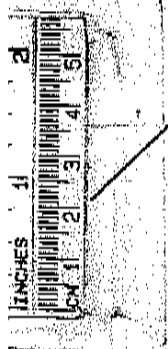
- TIE = 2.6
- DEPTH = 2.4
- Ch. = 11.5

STORMWATER/TIE

- TIE = 3.7
- DEPTH = 1.8
- Ch. =

NOTES

1. Drains to be laid shown in BLUE lines
2. Existing drains shown in GREEN lines
3. Existing drains Not to be disturbed in approval
4. Drains to be supported as or from solid ground
5. Copper pipes to be in accordance with AS 1432-1991 table 2 Type B tubes
6. Unplasticized Polyvinyl Chloride pipe drains (UPVC) including stacks to be constructed in accordance with AS 2002-1977, and the Canberra Codes of Practice
7. Drains under Buildings must be tested. If test fails then old drain must be replaced using either RR/VCP or UPVC pipe material
8. Connection to existing main/mains to be made by A.C.T.E.W. at Contractor's expense
10. This plan to be read in conjunction with approved Architectural plans and Specifications
11. O.R.G. levels to be in accordance with AS 3500.2 Clause 4.6.6.6 and 4.6.6.7
12. I.S. at Property boundary is to be raised to Ground Level in accordance with Plumbing Note No. 3
13. Provide and install approved fine stop collars to all UPVC penetrations of fire rated walls and floors



Drawn and designed by :- John Hunt  
 HUNT'S PLUMBING SERVICE PTY. LTD.  
 P.O. BOX 1275 TUGGERAHONG A.C.T. 2901  
 Mobile 0412 623690 Fax 62963205 Ah. 62963211

*J. Hunt*  
 5/16/98  
 Sewerage Engineer



BLOCK: 6  
 SECTION: 75.8  
 DW: C.A.W.W.E.L.L.  
 CLIENT: GARA & LORVILLE MCDONALD  
 66 O'CONNOR CIR. GARRAVILL  
 C.A.W.W.E.L.L. ACT 2905  
 BUILDER:  
 KOOKABURRA POOLS (ACT) PTY LTD WA  
 NARELLAN POOLS ACT  
 ABN: 82 346 509 369  
 LIC NO: 7575ACT  
 PH: 0417 22 99 25  
 EMAIL: [marc@kookaburra.com.au](mailto:marc@kookaburra.com.au)

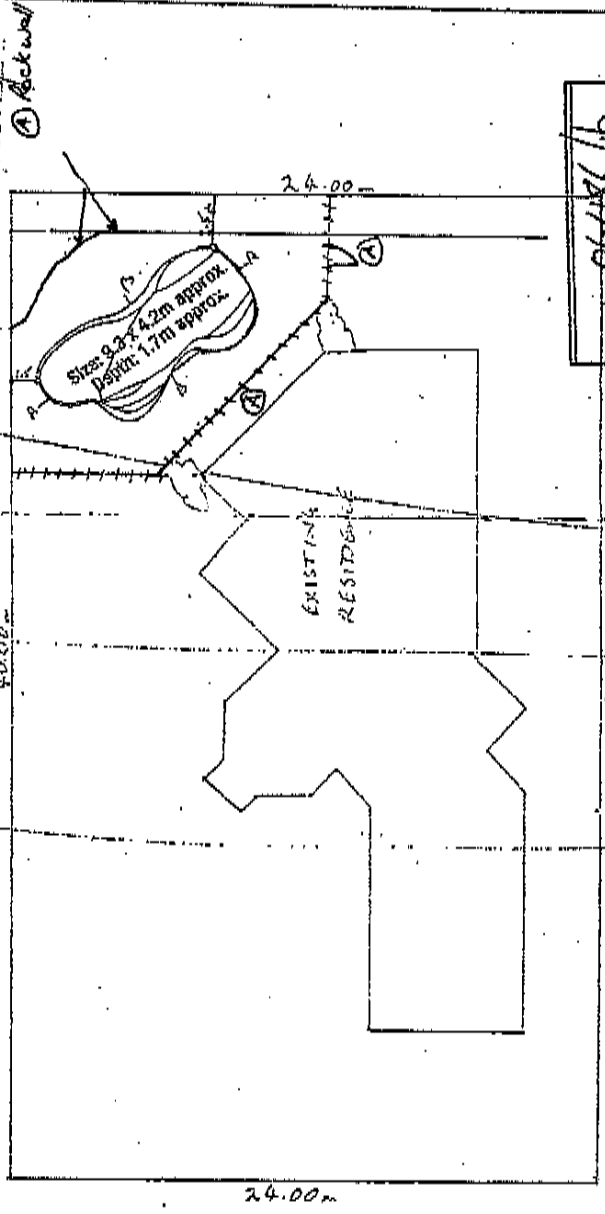
POOL BARRIER SAFETY FENCE TO BE 1.2M HIGH WITH SELF CLOSING GATE & LATCH AT 1.5M HIGH #####  
 WINDOWS & DOORS FORMING SAFETY BARRIER i.e. WINDOWS NOT TO OPEN MORE THAN 100MM.  
 SLIDING DOORS TO HAVE SELF CLOSING SECURITY SCREEN & LATCH AT 1.5M HIGH.  
 HINGED DOOR TO BE SELF CLOSING WITH LATCH AT 1.5M HIGH.  
 \* DATUM 150MM ABOVE NGL  
 \* PUMP STATION DRAINAGE TO DISCHARGE INTO OPEN SEWER GRATE.  
 POWER SUPPLY TO COME OFF EXISTING HOUSE CIRCUITS

Amendments 27-3-07  
 Gate & fence position changed  
 Back wall added

I

**BUILDING APPROVAL**  
 Amended under s.32 of the Building Act 2003.  
**DON WARING**  
 B24 27/3/07  
 Construction Date  
 Practitioner Registration No  
 Signature

ACT/PLA COPY  
 ACT/PLA COPY  
 2.96  
 Back wall



Plan No: 00478/b  
 12 APR 2007  
 RECEIVED  
 ACT Planning & Control Authority  
 ACT Planning & Control Authority  
 8 FEB 2007  
 Delegate of the Authority

O'CONNOR CIRCUIT

Site Plan  
 Project: new inground fibreglass pool  
 Scale 1:200

BLOCK: b  
 SECTION: 758  
 DIV: CALWELL  
 CLIENT: GARY & LAURIE MCDONALD  
 BUILDER: CALWELL ACT 2905  
 KOOKABURRA POOLS (ACT) PTY LTD T/A NARELLAN POOLS ACT  
 ABN: 82 346 509 369  
 LIC NO: 7575ACT  
 PH: 0417 22 99 25  
 EMAIL: macedonohuts@ozemail.com.au

POOL BARRIER SAFETY FENCE TO BE 1.2M HIGH WITH SELF CLOSING-GATE & LATCH AT 1.5M HIGH #####  
 WINDOWS & DOORS FORMING SAFETY BARRIER i.e. WINDOWS NOT TO OPEN MORE THAN 100MM.  
 SLEEPING DOORS TO HAVE SELF CLOSING SECURITY SCREEN & LATCH AT 1.5M HIGH.  
 HINGED DOOR TO BE SELF CLOSING WITH LATCH AT 1.5M HIGH.  
 \* DATUM: 150MM ABOVE NGL  
 \* PUMP STATION DRAINAGE TO DISCHARGE INTO OPEN SEWER GRATE.  
 POWER SUPPLY TO COME OFF EXISTING HOUSE CIRCUITS

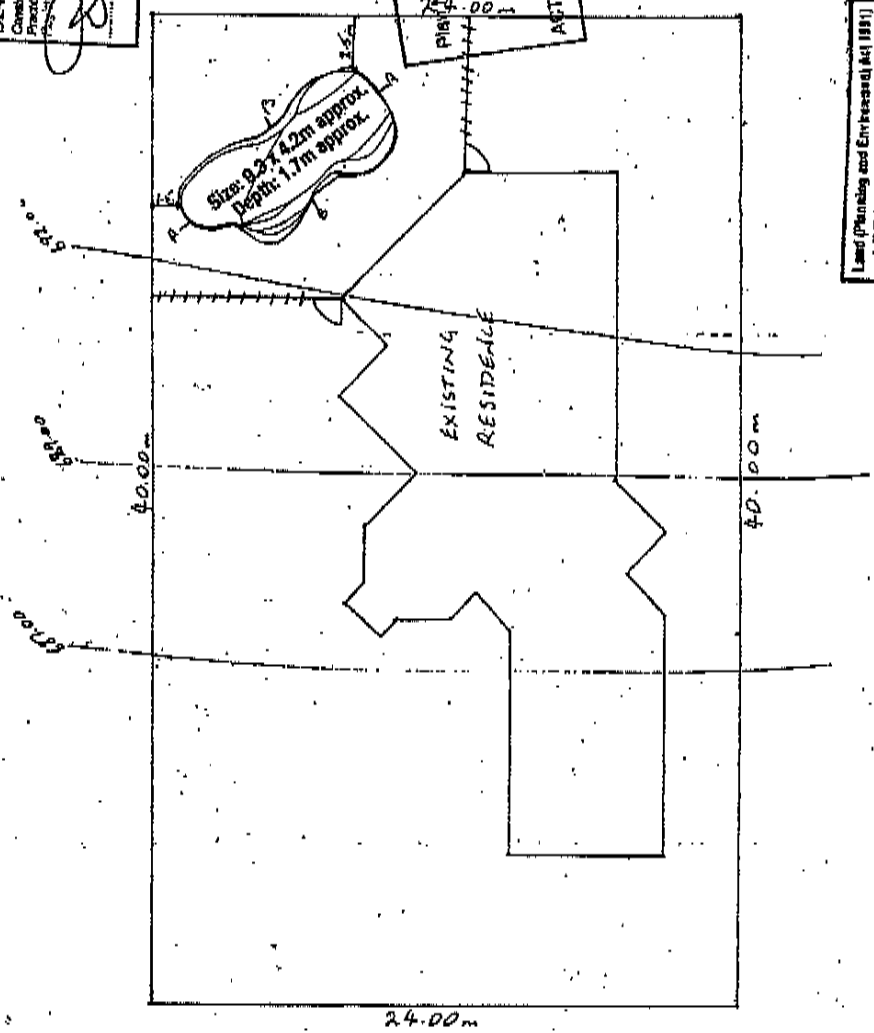
ACTPLA COPY

ACTPLA COPY

BUILDING APPROVAL  
 Approved under s.28 of the Building Act 2004.  
 DON WARING  
 B24 7 12 06  
 Date  
 Signature

Plan No: 064486-A  
 13 FEB 2006  
 RECEIVED  
 AGT Planning & Land Admin

Land Planning and Environmental Act (1997)  
 APPROVAL GRANTED  
 Pursuant to Section 230 of 246  
 - 6 FEB 2006  
 Delegate of the Authority



OLCONNER CIRCUIT

Site Plan  
 Project: new inground fibreglass pool  
 Scale: 1:200

I

**GENERAL**

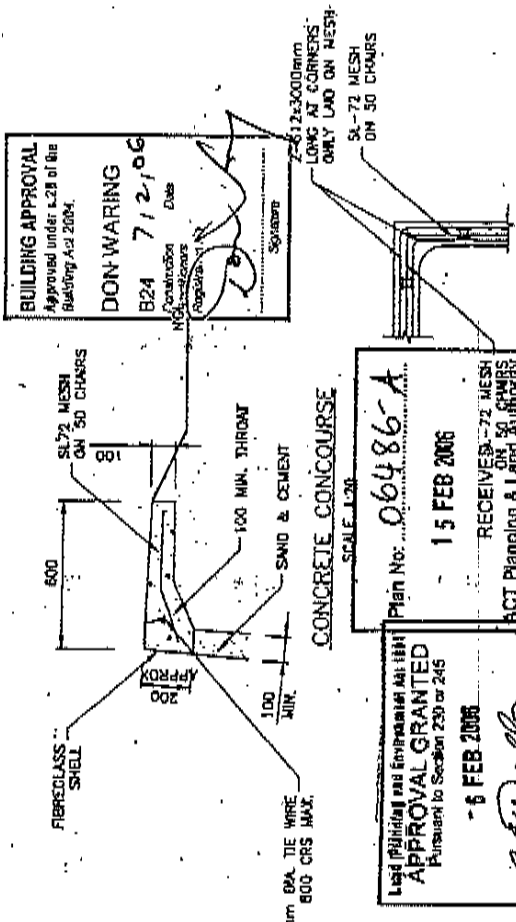
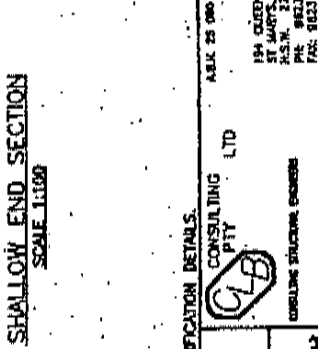
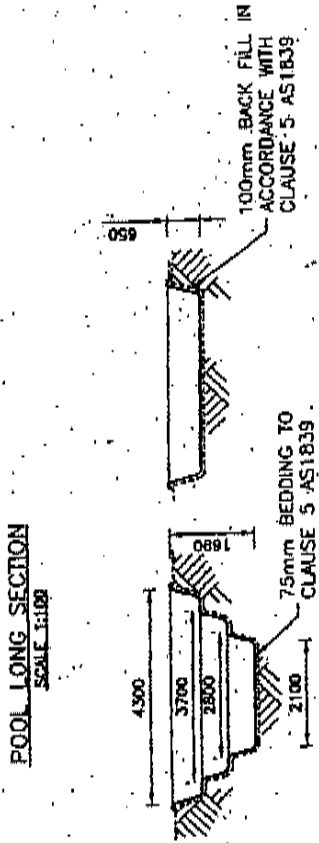
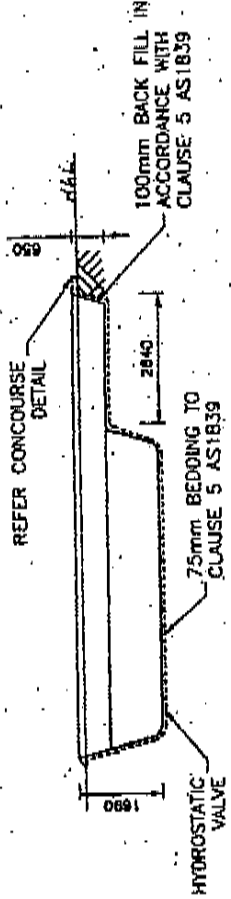
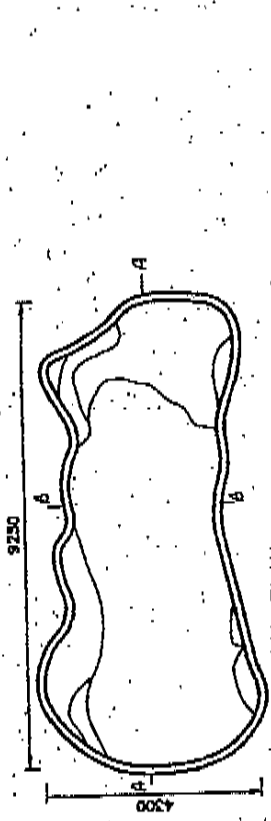
- G1. THE FIBREGLASS SWIMMING POOL INDICATED IN THESE DRAWINGS HAS BEEN DESIGNED AND MANUFACTURED BY: HARELLAN POOLS PTY. LTD.
- G2. THE FIBREGLASS SWIMMING POOL SHELL HAS BEEN MANUFACTURED TO THE REQUIREMENTS OF AS/NZS 1839-1994
- G3. DIMENSIONS SHOWN ARE EXTERNAL FIBREGLASS SHELL SIZES ONLY.

**SWIMMING POOL SHELL INSTALLATION**

- F1. THE SWIMMING POOL SHELL INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 1839-1994
- F2. FOUNDATIONS: ALL FOUNDATION MATERIAL SHALL BE UNIFORM AND HAVE A MINIMUM SAFE BEARING OF 50kPa.
- F3. BEDDING MATERIAL SHALL BE NON-COHESIVE, POROUS, EVENLY GRADED, READILY SCREENABLE AND OF MAXIMUM SIZE OF 8mm, IN ACCORDANCE WITH CLAUSE 5.1 AS/NZS 1839-1994.
- D1. DRAINAGE SHALL BE IN ACCORDANCE WITH AS/NZS 1839-1994.
- D2. STORMWATER RUNOFF SHALL BE PREVENTED FROM ENTERING THE POOL AND BACKFILL AREA.
- B1. BACKFILLING: SHALL BE IN ACCORDANCE WITH CLAUSE 5.2 AS/NZS 1839-1994.
- B2. BACKFILL MATERIAL SHALL BE SUITABLE TO SUPPORT THE SWIMMING POOL SHELL WHEN FILLED WITH WATER.
- C3. COPING/ CONCOURSE SHALL BE REINFORCED CONCRETE, PLACED IN ACCORDANCE WITH AS 3660-2001 CONCRETE STRUCTURES, AND THE DETAILS SHOWN BELOW. CONCRETE GRADE SHALL BE N20.

**EMPTYING THE SWIMMING POOL SHELL**

THE SWIMMING POOL SHELL MUST NOT BE EMPTYED (DRAINED OF WATER), WHILST IN-SITU, WITHOUT THE EXPRESS WRITTEN APPROVAL OF HARELLAN POOLS PTY. LTD.



Legal (Planning and Environmental Matters) APPROVAL GRANTED Pursuant to Section 239 or 245  
 15 FEB 2006  
 RECEIVED 15 FEB 2006  
 ACT Planning & Land Authority  
 Delegate of the Authority

DRAWING TO BE READ IN CONJUNCTION WITH STANDARD INSTALLATION SPECIFICATION DETAILS.

**Rockpool 9**

HARELLAN POOLS PTY. LTD.  
 18 BELLEGRAM ST  
 HARELLAN NSW  
 FACTORY: (02) 4648 1765  
 (02) 4648 2328

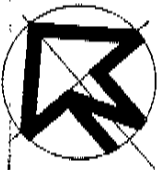
CONSULTING PTY LTD  
 194 QUEEN STREET  
 MELB. VIC 3000  
 PH: 8123 4744  
 FAX: 8123 4750  
 EMAIL: CUSTOMERS@HPOOLS.COM.AU

HARELLAN POOLS PTY. LTD  
 18 BELLEGRAM ST  
 HARELLAN NSW  
 FACTORY: (02) 4648 1765  
 (02) 4648 2328

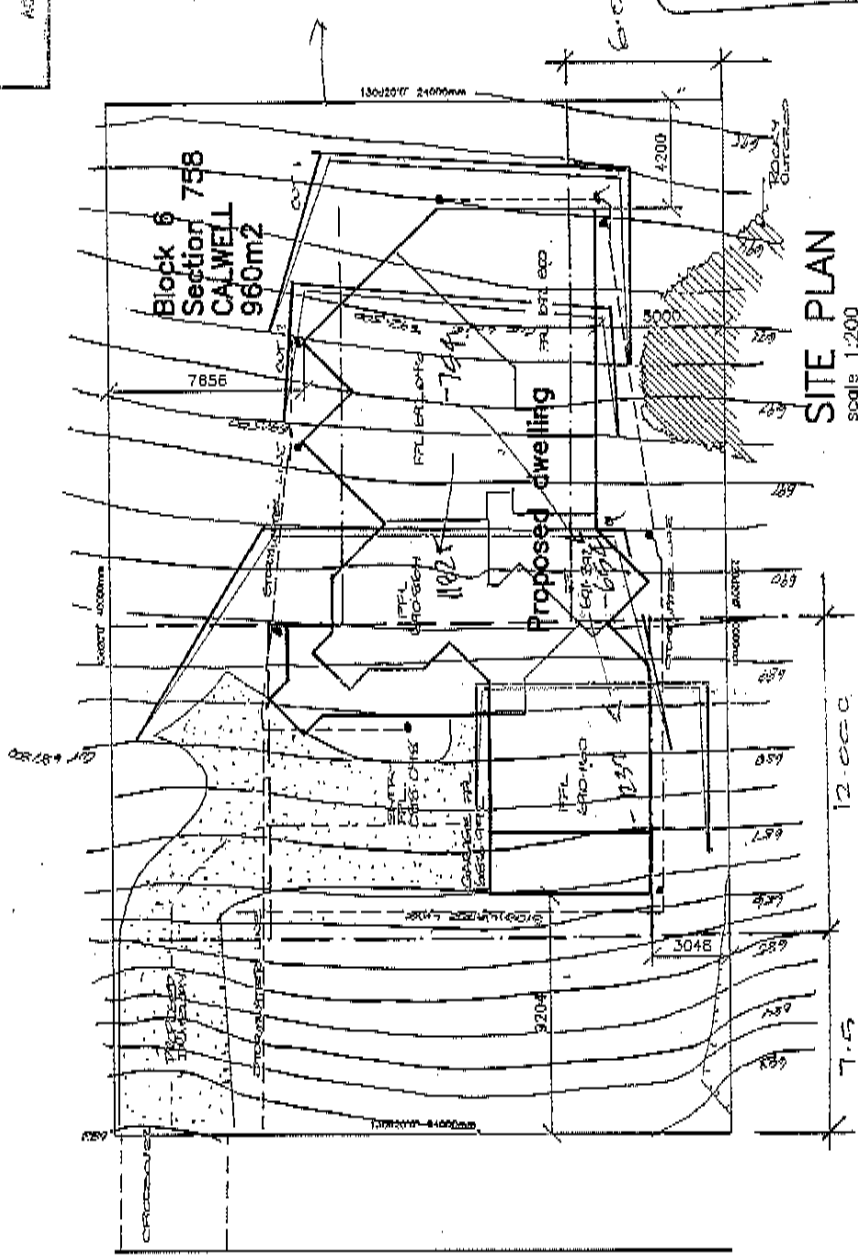
CONSULTING PTY LTD  
 194 QUEEN STREET  
 MELB. VIC 3000  
 PH: 8123 4744  
 FAX: 8123 4750  
 EMAIL: CUSTOMERS@HPOOLS.COM.AU

GENERAL NOTES  
 CHECKED: [Signature]  
 DATE: 24-7-02  
 DRAWN BY: [Signature]  
 DATE: 24-7-02

PLANSHEET NO. 96451/A  
 Received Not Building Control  
 16 JUL 1996  
 ASB General Services



ACT HOUSE ENERGY RATING  
 15 JUL 1996  
 F. SAMSA 9500339  
 Accredited Assessor



O'CONNER CIRCUIT

SITE PLAN  
 Scale 1:200

CONVEYANCE TO BE DESIGNED BY ENGINEER  
 NOTES:  
 BOUNDARY FFL 683.000  
 GARAGE FFL 266.992  
 DISTANCE 6.27.000  
 RISE OR 3.992 IN 23.000  
 1993 RISE.

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DRAWN	DATE	SCALE	ISSUE
	15/4/96	1:200	A

CLASSIC CONSTRUCTIONS

PROJECT  
 WOOD RESIDENCE  
 AT Block 6  
 Section 758  
 CALWELL

MAHONY DESIGN AND DRAFTING  
 30 Woodcock Street WILSON 2692  
 PH (06) 941 9740  
 Fax (06) 242 7000  
 Mobile 018 62 7023  
 A.C.N. 028 649 992



Unit 1/1-3 Forest Drive,  
 Jerrabomberra, NSW, 2619  
 PH: (06) 299 8467 FX: (06) 299 8461

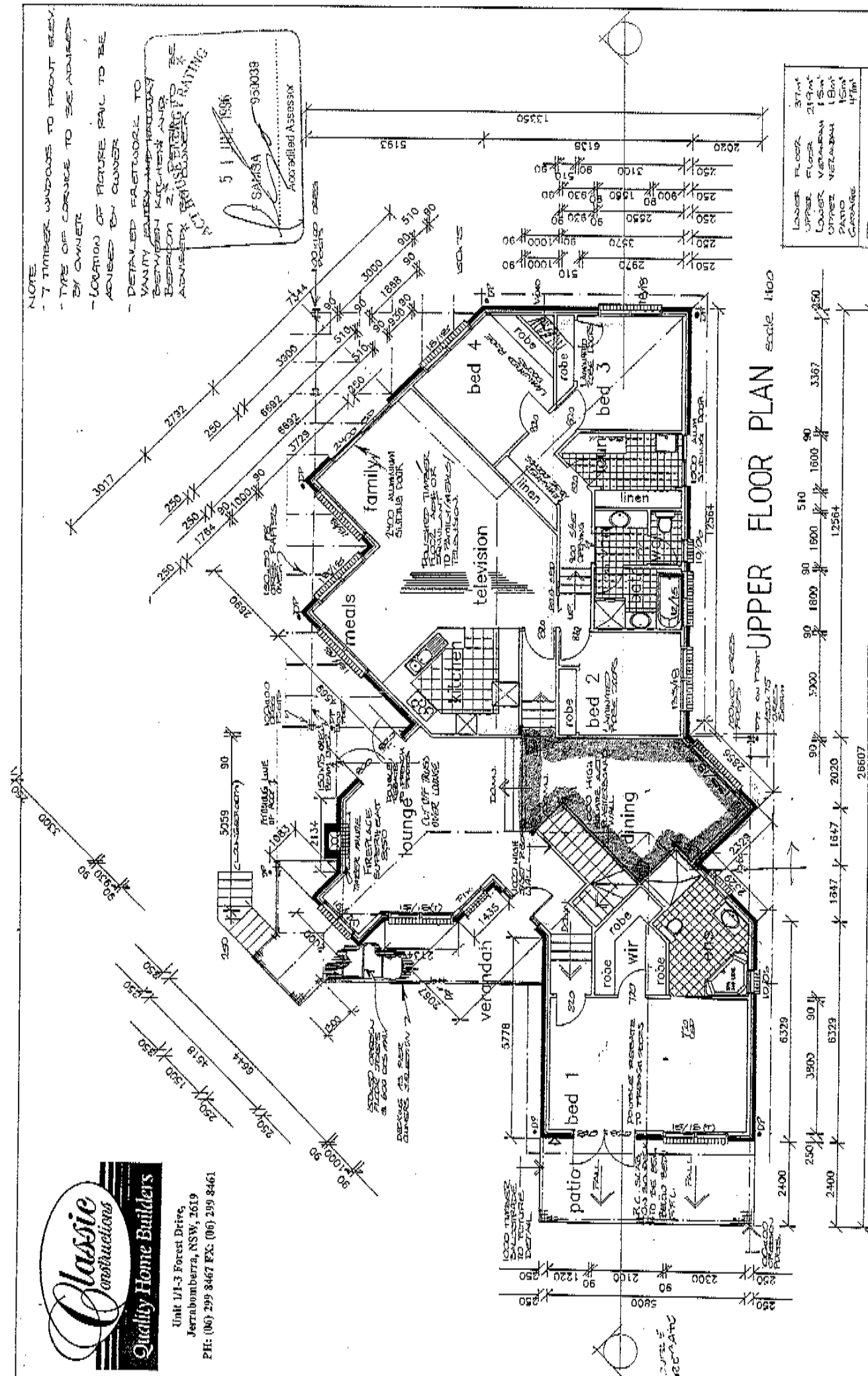


Unit 1/1-3 Forest Drive,  
Jerrabomberra, NSW, 2519  
PH: (06) 299 8467 FAX: (06) 299 8461

**NOTE**

- 7 TIMBER WINDOWS TO FRONT ELEV.
- TYPE OF CORNER TO BE ADVISED BY OWNER
- LOCATION OF PICTURE RAIL TO BE ADVISED BY OWNER
- DETAILED FRETWORK TO VANITY SINKS AND HATCHWAY BETWEEN KITCHEN AND BEDROOM 2 TO BE ADVISED BY OWNER
- ADVISORY DRAWING RATING

5 1 11 1986  
S. SAKISA 9530338  
Accredited Assessor



UPPER FLOOR PLAN scale 1:100

LOWER FLOOR	371m <sup>2</sup>
UPPER FLOOR	219m <sup>2</sup>
LOWER VERANDAH	151m <sup>2</sup>
UPPER VERANDAH	151m <sup>2</sup>
PATIO	47m <sup>2</sup>
GARAGE	47m <sup>2</sup>
TOTAL	251m <sup>2</sup>

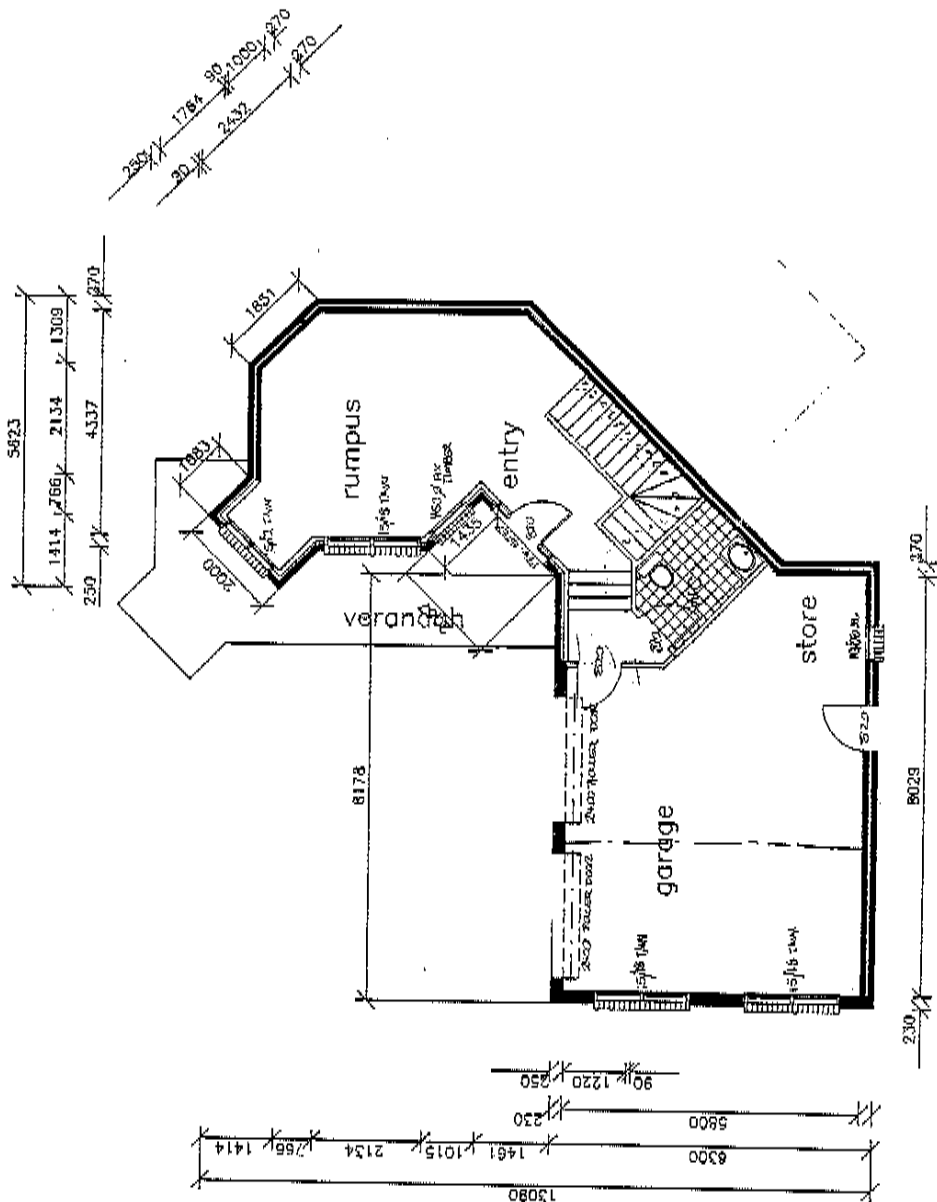
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MAHONY DESIGN AND DRAFTING

OWNER	Guy Mahony
DATE	15/4/96
SCALE	1:100
ISSUE	A

**CLASSIC CONSTRUCTIONS**

PROJECT  
**WOOD RESIDENCE**  
at Block 6  
Section 758  
CALWELL.

MAHONY DESIGN AND DRAFTING  
30 Woolcock Street WATSON 2302  
Ph (06) 241 9720  
Fax (06) 242 7620  
Mobile 016 52 7025  
AC.N. 081 049 992



Unit 1/1-3 Euret Drive,  
Jerrabomberra, NSW, 2619  
PH: (06) 299 8467 FX: (06) 299 8461

MAHONY DESIGN AND DRAFTING  
30 Woodcock Street WINDSON 2502

Ph: (06) 251 8720  
Fax: (06) 252 7929  
Mobile: 018 92 7033  
ACR: 008 649 952

PROJECT  
**WOOD RESIDENCE**  
AT  
Block 6  
Section 758  
CALWELL

FOR  
**CLASSIC CONSTRUCTIONS**

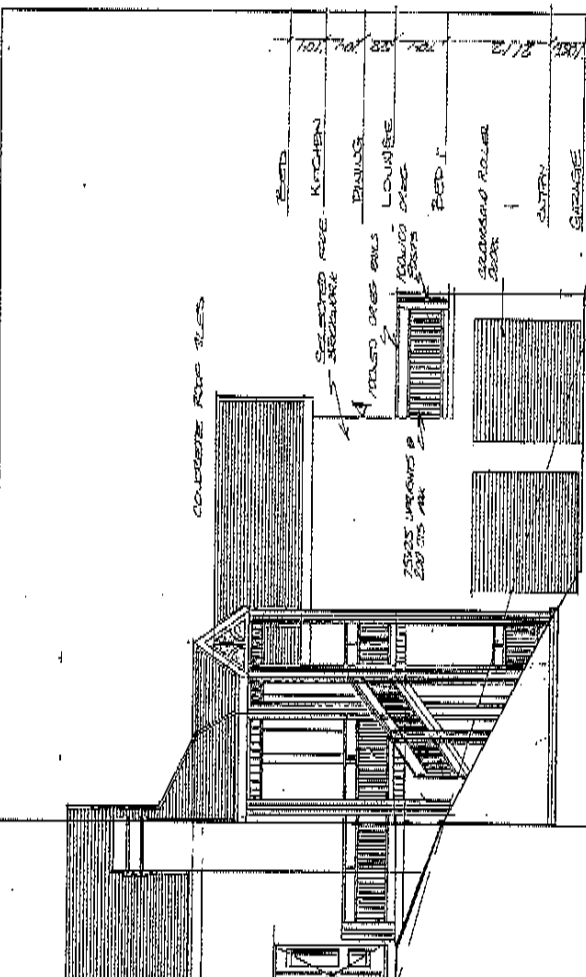
DRAWN

DATE  
15/4/96

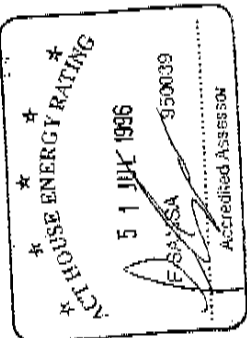
SCALE  
1:100

ISSUE  
A

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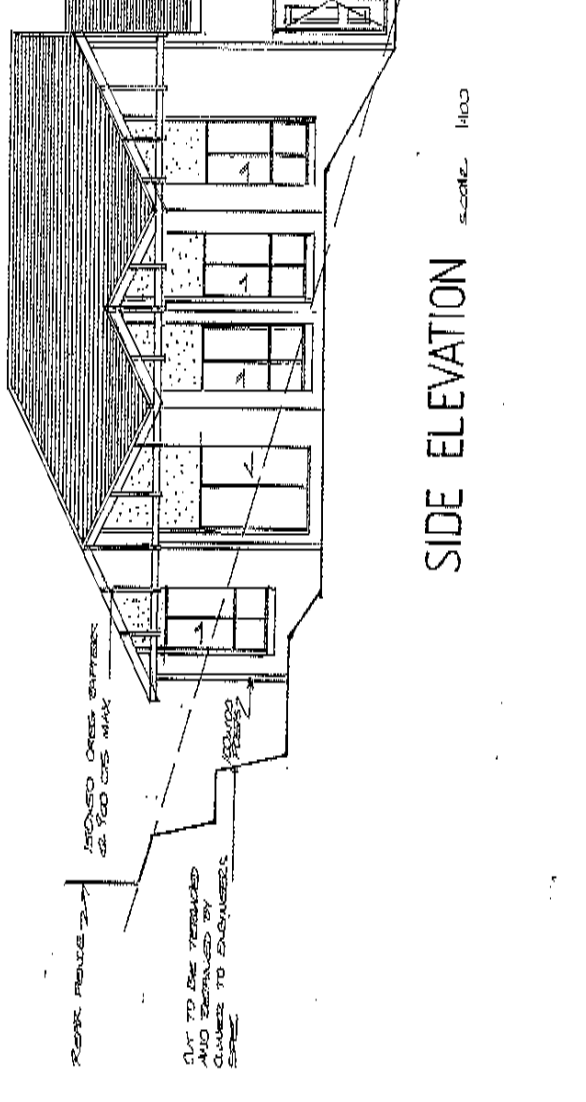


REAR ELEVATION  
SCALE: 1/100

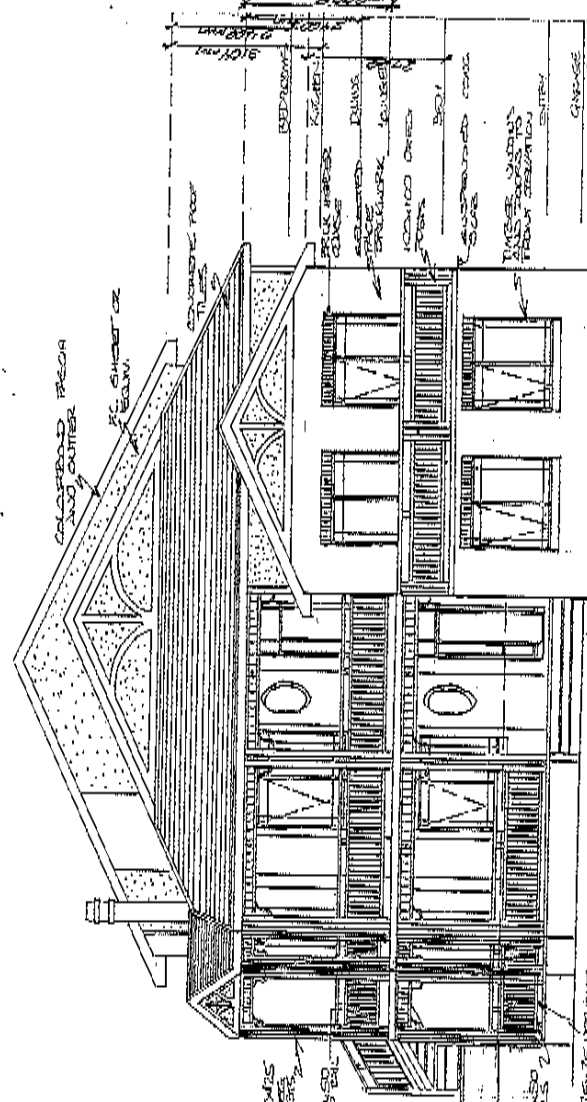


Unit 1/1-3 Forest Drive,  
Jerrabomberra, NSW, 2619  
PH: (06) 299 8467 FX: (06) 299 8461

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MAHONY DESIGN AND DRAFTING



SIDE ELEVATION  
SCALE: 1/100



FRONT ELEVATION  
SCALE: 1/100

DATE: 15/4/96  
SCALE: 1:100  
SHEET: A

CLASSIC CONSTRUCTIONS

PROJECT: WOOD RESIDENCE  
AT Block 6  
Section 758  
CALWELL

MAHONY DESIGN AND DRAFTING  
30 Woodcock Street WATSON 2502  
Ph (06) 241 9720  
Fax (06) 242 7920  
Mobile 018 62 7833  
A.C.S. 008 649 992







## Schedule of Insurance

K

<b>Class of Policy:</b> Professional Indemnity Insurance	<b>Policy No:</b> 101932
<b>The Insured:</b> IBIS INTEGRATED BUILDING & INSPECTION SERVICES	<b>Invoice No:</b> 95392
	<b>Our Ref:</b> IBIS INTEG

This policy has been written through:

Professional Risk Underwriting Pty Ltd. - ABN 80 103 953 073.  
As per postal address

## Certificate of Currency - Professional Indemnity

We confirm cover bound as detailed below:

<b>Policy Type:</b>	Professional Indemnity Insurance
<b>The Insured:</b>	George Djuro Pudja t/as IBIS Integrated Building & Inspection Services
<b>Profession:</b>	Building Surveyor including Pre Purchase and Pre Sale Reports, Compliance and Energy Rating Reports in the ACT and NSW.
<b>Period of Insurance:</b>	2 July 2008 at 4pm to 2 July, 2009 at 4.00pm
<b>Retroactive Date:</b>	Unlimited excluding known claims and circumstances
<b>Excess:</b>	\$5,000 inclusive of costs each and every claim
<b>Limit of Liability:</b>	\$1,000,000 any one claim and in the aggregate
<b>Reinstatements:</b>	1
<b>Insurer Security:</b>	Lloyd's of London

Keisha Atkins

Account Manager - Professional Risks

For and on behalf of Insurance House Pty Ltd ABN 33 006 500 072, AFSL 240 954



**CGU Insurance**  
93 Williamson Street Bendigo Victoria 3550  
t (03)5410 0900 f (03) 5441 5125

### CERTIFICATE OF CURRENCY

The policy referred to is current as at the date of issue of this certificate and whilst an expiry date has been indicated it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date.

**Insured:** IBIS Integrated Building & Inspection Services  
**Policy Number:** 01D 0298154  
**Policy type:** Annual Contractors  
**Expiry Date:** 02/09/2009  
**Situation of Risk:** Australia Wide  
**Sum Insured:** Limit any one Contract: \$500,000  
Legal Liability: \$10,000,000  
**Interested Party:** N/A

This is to certify cover has been granted in terms of the Company's standard policy, a copy of which is available on request.

This certificate is not a substitute for the policy of Insurance issued. The policy, not this certificate, details the rights and obligations and the extent of the insurance cover.

*Subject to CGU terms and conditions.*

Yours Faithfully

Luke Oxlade



# I.B.I.S

# INTEGRATED BUILDING AND INSPECTION SERVICES



I.B.I.S Integrated Building and Inspection Services  
 Shop 5 City Arcade / 71 Monaro Street, Qbyn 2620  
 P.O. Box 744, Queanbeyan NSW 2620  
 Ph: 02 6299 5961, Fax: 02 6299 7207  
 Email - gpudja@yahoo.com

# TAX INVOICE

**Bill To:**

Greg & Louise MCDONALD.  
 66 O'Connor Cct, CALWELL ACT 2905.  
 Ph: 62601666 h 0417 496 960 m.  
*Building Inspection Report on:*  
 66 O'Connor Circuit, Calwell ACT 2905.

**Payment To:**

Please make cheques payable to:  
**I.B.I.S**  
 ABN : 90 563 918 822

**Invoice details :**

Invoice #: 4582  
 Date: 12. 06. 2009  
 Customer ID: MCDONALD 1

Your #	Our #	Terms	Tax ID
MCDONALD 1	4582	PAYMENT BEFORE DELIVERY	ABN : 90 563 918 822

Qty	Item	Units	Description	Dsc %	GST	Subtotal
3	Reports	\$295each	Pest, Building & Compliance	7 %	\$ 65.52	\$ 655.23
1	File Search	\$104.25	File search and copies of relevant doc.	0 %	\$ 0.00	\$ 104.25
1	EER	\$180.00	House Energy Rating	100 %	\$ 0.00	\$ 0.00
		<i>Standard</i>	<i>Pest, Building &amp; Com Refundable amount</i>		\$ 825.00	

**PAID IN FULL, - Thank you.**

Subtotal	\$ 759.48
GST	\$ 65.52
Bal Due	\$ 825.00
Credit Card	Yes <input type="radio"/> No <input checked="" type="radio"/>
Surcharge %	
New total	

FOLD AND TEAR ALONG LINE AND RETURN REMITTANCE WITH PAYMENT.

**Remittance**

Customer ID: MCDONALD 1  
 Statement #: 4582 - 66 O'Connor Cct, Calwell ACT 2905.  
 Date: 15 . 06 . 2009  
 IBIS ABN: 90 563 918822  
 Amount Due: \$ 825.00  
 Amount Enclosed: \$ 825.00  
 Make all Cheques or bank deposits Payable to: **I.B.I.S**

**PLEASE NOTE:**  
 YOU MUST TICK THE OPTION TAKEN  
 & MAIL, FAX OR EMAIL RECEIPT &  
 REMITTANCE TO US SO WE CAN  
 VERIFY YOUR PAYMENT, OTHER-  
 WISE IT IS CONSIDERED UNPAID  
 AND REPORTS WILL NOT BE RE-  
 LEASED PRIOR TO PAYMENT. ANY  
 EXPENSES INCURRED BY US IN RE-  
 COVERY OF NON-PAYMENT WILL BE  
 ADDED TO THIS INVOICE TOTAL

- Tick a box
- Commonwealth Bank
  - VISA
  - [Logo]
  - [Logo]
  - [Logo]
  - [Logo]

**PAYMENT OPTIONS**

- Direct deposit into account or via internet...   
 Commonwealth Bank  
 BSB 062913, Account No: 1016 3107.  
 Then fax deposit receipt & this remittance  
 to us on 02 6299 7207, as soon as you can.
- Cheque or Postal Money order to IBIS .....
- Cash Payment / EFTPOS in person .....
- Credit Card Payment .....   
*PLEASE NOTE: THERE IS A 4 % SURCHARGE ON AMEX &  
 DINERS CARDS AND 3 % ON ALL OTHERS.*  
 Please call the office on 02 6299 5961 for  
 phone payment or fill in the details below and  
 fax to the office on 02 6299 7207, ASAP.

Card Number: \_\_\_\_\_  
 Expiry Date: \_\_\_\_ / \_\_\_\_ Signature: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_