

Project Start Preparation Template

Project information

Project location	Gold Coast
Target start date	18/06/2024
Target end date	05/05/2025

Approval Conditions

The conditions that the project must meet before work can begin.

Local government body relevant to the building and construction project	City of Gold Coast
Approval conditions	• Building Act 1975 • Planning Act 2016 • Sustainable Planning Act 2009 • Australian Standard • National Construction Code • Queensland Fire and Emergency Service • Building Regulation 2021 • Planning Regulation 2017 • Queensland Development Code • Building Code of Australia Vol one • Certificate of Occupancy • Flood Area Q100 flood level information has been obtained from Council, where applicable. If applicable this information has been attached to the approved plans together with a notation that 300mm/500mm/750mm free board is to be added to Council's nominated level in respect to setting the level of the habitable slab. The applicant is advised to be satisfied as to the suitability and adequacy of the flood level information nominated by Council before implementation. Once implemented it is taken that they are satisfied. In respect to flood mitigation and volume compensation calculations approved, the applicant is responsible for ensuring compliance with approved levels. Deviations from those levels approved will require an amended approval. • Cutting and/or Filling Cutting and/or filling of the site or the construction of retaining walls shall not impede the existing overland drainage system or cause nuisance to adjoining and neighbouring properties that would be affected (downstream). Any change of ground level on the subject allotment that may be made by the applicant that is not incidental to the building works approved under this Decision Notice is not part of this approval. As a Duty of Care, it is advised that an Operational Works Change in Ground Level application may be required. • Retaining walls Retaining walls in excess of one metre in height require approval from the Private Certifier together with engineer's details. Combined height of retaining wall + fence shall not exceed 2.0m above natural ground level. Local Authority may give relaxation if this height is required to be exceeded. Retaining walls less than 1m in height are noted as accepted development structures and therefore do not form part of this approval unless they are integral with the buildings/structures approved; carry surcharge loads from same. The applicant is responsible to ensure compliance with the BCA and all relevant codes, standards and regulations • Service Infrastructure – Sewer, Stormwater

	Building works shall be kept clear of Council service mains and/or access holes as required by the Act. Building near sewer/service main approvals from Council/Service Provider is required if compliance with the Act cannot be met. • Sediment and Surface Water Sediment and Surface Water control measures to mitigate silt and surface water spill over to adjoining properties and roads are required to be maintained in accordance with Local Authority's requirements. Connection of stormwater roof and land drainage must be to a legal point of discharge. • Structural Provisions RPEQ registered engineers Form 15 Design Compliance certificates certifying compliance with Part B and Clause C2D12 of the BCA have been relied upon. It is required to ensure that all structural works/elements will be inspected, and inspection certification (Form 12) be provided, to ensure compliance with the endorsed details. Collection of these certificates over all structural elements, systems or aspect will be relied upon by the certifier for ensuring compliance with Part B of the BCA prior to issue of Certificate of Occupancy. • Termite Management System The termite management system/measures must comply with the BCA • Access for People with Disabilities The applicant shall comply with the BCA, the Disability Discrimination Act 1992 and Disability (Access to Premises – Buildings) Standards 2010 (DPS) including the following: Access to and within the buildings. Sanitary Compartments. As per performance solution. • Fire Resistance Features In addition to the approved documentation, the applicant shall ensure that the installation of the following, where required, is compliant with the BCA: Fire dampers, Fire doors, smoke doors, structural fire protection to all elements to be in accordance with the BCA, protection features for openings in external walls, fire walls and other elements requiring FRL, Concrete external walls panels that could collapse must comply with Clause C2D12 of the BCA. • Fire Protection Systems In addition to the approved documentation, the applicant shall ensure that the installation of the following, where required, is compliant with the BCA: Sprinkler system, Wet wall sprinkler system, Special automatic fire suppression system, fire detection and alarm system, mechanical ventilation to car park, fire hydrant system including booster assembly, fire hose reels, portable fire extinguishers, emergency warning and intercommunication system (EQIS), emergency lighting, emergency lifts, exit signage and directional signage, exit door hardware and fire mains including ring mains. • Building Inspections Building inspections shall be in accordance with the Act, the BR and the Guidelines for inspection of class 2 to 9 buildings (the Guidelines). Under the Guidelines, the risk factor for this development application is as follows: Low Risk. • Certificates Upon request to prepare for Certificate of Occupancy a list of Certificates of Design/Inspection/Installation will be made available which are required to be submitted in preparation for the issuing of a Certificate of Occupancy. Ensure that those certificates identified by this office as being applicable, are provided to this office within the required time, so that preparation for the issuing of the C of O may occur efficiently. It is suggested that these certificates be obtained from the relevant installers / suppliers / competent persons as defined under the BR as soon as practical and that collectively, they are collated and bound in a folder to be presented to this office. • Certificates of Inspections Upon request to prepare for an inspection of a stage, a list of Certificates of Inspection/Installation will be made available which are required to be
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	submitted in preparation for the issuing of a certificate of inspection of a stage (Form 16 for a stage or Form 21 or 11 for a final stage). The applicant must ensure that the certificates identified by this office as being applicable, are provided to this office in order for the stage certificate to be issued. It is suggested that these certificates be obtained from the relevant installers / suppliers / competent persons as defined under the BR as soon as practical and that collectively, they are collated and presented to this office. • Certificate of Occupancy C of O must be issued in accordance with the Act. The certificate will be issued strictly in accordance with the terms described under relevant Section of the Act – “meaning of substantially completed” and not directly in accordance with all works shown on the approved plan not required under the BR and the Act for C of O issue. The applicant is to satisfy themselves of this condition and acceptance without appeals being exercised deems this condition to be accepted. Where the building work contains fire, structural, electrical and mechanical engineer designed elements, components and systems, it is required that these be inspected and certified as complying, by a qualified and registered engineer in the relevant strand. The conduct of inspection and receipt of relevant certificates shall be in accordance with the BR and the Act. The C of O will contain information within section 3 - Building Assessment Parameters herein. • QDC Conditions: - QDC MP 1.4 – Building over or near relevant infrastructure - QDC MP 2.5 – Use of External Cladding - QDC MP 3.5 – Construction of buildings in flood hazard areas - QDC MP 4.1 – Sustainable buildings • Notice of Indigenous Cultural Heritage Legislation and Duty of Care Requirement. The <i>Aboriginal Cultural Heritage Act 2003 commenced</i> in Queensland on April 16, 2004. The Act is administered by the Department of Natural Resources, Mines and Energy (DNRME). Under the new Act, Indigenous parties are key in assessing Cultural heritage significance. The Indigenous Cultural Heritage Act 2003 established a Duty of Care of Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity. Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care. Those proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Duty of Care requirement. Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act. This office strongly advises that you contact DNRME’s Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developers under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.
Local government body relevant to the building and construction project	See Above
Approval conditions	See Above

Variations to the project

Variations to the scope of works	• Minor reduction to planters on Level 2 and 3 to match PWD size above. • Storeroom size increased • Roof extension of Hydraulic and Electrical riser to roof level • PWD amenities added to Level 4 • Addition of second disabled car bay • Addition of Cold-water pump room behind booster • Vehicle barrier wall added to carpark perimeter following reduction of existing wall.
Variations to the contractual terms agreed upon with client	• CI 36 – Delay or Disruption Costs – Include delay or disruption caused by an event also referred to in Clause 35.5 (b) (x) dispute, proceeding and/or injunction with adjoining and/or neighbouring owners and/or occupiers to the Site but not where the dispute, proceeding or injunction arose from a breach of this Contract or negligent act or omission of the Contractor. • CI 42.1A Conditional Payment Claim reports – Removal of item (i) – itemises construction costs paid to date and itemises construction costs currently payable, in each case, including itemised subcontractor payments. AND item (iv) the estimated cost to complete of the Works as at the date of the relevant certificate does not exceed the total funding amount available to the Principal less the progress payments already funded under the Contract. • CI 8.12 – Builder's Side Deed – This clause to be deleted. • CI 18 – Insurance of the Work under the Contract AND CI 19 – Public Liability Insurance AND CI 22.5 – Cross Liability – Amend the clause so that the Principle can be nominated as an interested party on the policies.
Variations to the arrangements agreed upon with client	
Changes to construction drawings	• Hydrant test drains in the service area at roof level and the fire alarm drawings were changed to include the Note in relation to EV charging and the sounder and strobes that are required in 2 locations on the roof. • PWD amenities added to Level 4 • Minor adjustment to entrance ramp to achieve 1:8 • Roof extension of Hydraulic and Electrical riser to roof level • Addition of second disabled car bay • Addition of Cold-Water pump room behind booster • Vehicle barrier wall added to carpark perimeter following reduction of existing wall. • Minor reduction to planters on Level 2 and 3 to match PWD size above. • Storeroom size increased
Changes to construction specifications	• Updates to window and door specifications to co-ordinate in with set out adjustments made due to facilitating accessibility standards. • Update to fittings and fixtures – whitegoods. • Updated tile types and size for common areas / balconies. • Adjustment of front fence height • Vanity height dimensions and mirror dimensions updated