

Form 6 Development Application Decision Notice

Sustainable Planning Act 2009, Part 5, Sec 334 & 335.

Building Certifier Reference Number: **00027310**

Approval Type: **Development Permit For Building Works**

The Development Application was Assessed and: **Approved with Conditions**

Building Certifier Decision Date: **Thursday, 12 November 2020**

Local Government Area: **Brisbane City Council**

Applicant: **JDL Construction Group Pty Ltd**

Address of Site: **15 Vernon Terrace
Teneriffe QLD 4005**

Building Class & Description of Works:

2 Alterations to existing Unit

Real Property Description of Site or GPS Coordinates:

Lot Type	Lot No:	Plan Type	Plan Numbers(s)
Current	4	BUP	105312

Applicable Approvals & Planning Conditions

Build Over / Near Sewer Conditions, File No: n/a

Build Over / Near Stormwater Conditions, File No: n/a

Council Planning Approval File No: n/a

Local Plan: n/a

Plumbing Approval File No: By owner if required

Property Information No: n/a

Referral Agencies

Refer QFES File No:

Concurrency Agency File No:

THIS DEVELOPMENT PERMIT APPROVAL MUST BE READ IN CONJUNCTION WITH:

Reason for Refusal (If Applicable):	See Attachment A
Drawing Documents and Required Certificates Described as:	See Attachment A
Required inspections, conditions & other applicable codes for self assessable development:	See Attachment A

Date of This Notice: **Thursday, 12 November 2020**

Signature

Certifier

CertificationNumber

Seth Long

A1094781



ATTACHMENT A

Applicant Name:	JDL Construction Group Pty Ltd	Landowner Name:	Kathryn Draper
Applicant Contact:	Kieran Lewis	Landowner Contact:	Kathryn Draper
Applicant Address:	63 Amelia Street Nundah QLD 4005	Landowner Address:	Unit 4, 15 Vernon Terrace Terneriffe 4005 QLD
Applicant Phone:	-	Landowner Phone:	-
Applicant e-mail:	kieran@jdlconstruction.com.au	Landowner e-mail:	kdr52116@bigpond.net.au

Required Inspections

Stage\Aspect	Description	Recommended Agent	Contact
Fire Safety Stage	CERTIFIER Fire/sound wall separation Inspection	Building Certification Consultants Pty. Ltd.	07 3394 2744
Final Stage	CERTIFIER Final Inspection	Building Certification Consultants Pty. Ltd.	07 3394 2744

Early site/pre-footing inspections are required and are separate to engineer footings/slab inspections.

If an inspection is missed or cancelled less than 24 hours from the appointed date it is the responsibility of the builder/applicant/landowner - NO REFUND of this fee will be issued.

Certificate of inspection can only be accepted by a competent person - certificate may only be accepted if:

- a) Before the inspection, the Building Certifier has assessed the person as a competent person for the inspection and,
- b) The Building Certifier receives the certificate not later than five (5) business days after the person carried out the inspection

Please collate these certificates individually and ensure that each certificate is scanned / saved in PDF format only.

REQUIRED CERTIFICATES *

Certificate	Comments
1 CERTIFIER (STAGE) Fire/sound aspects inspection Form 16	Certifier to provide a Form 16 certificate for fire and sound wall inspection/s.
1 Electrical - General & energy eff. - Class 2-9	Certificate from electrician stating that lighting and power has been installed in accordance with AS1680.1 and BCA Section J6 and that all electrical wiring has been completed to AS3000.
2 Electrical - Smoke alarm install - Class 2-4	Electrical certificate for installation of photoelectric, hard-wired, smoke alarms within the SOU in accordance with BCA Part E2, AS3786 and the Building Regulation 2006.
3 Engineer inspections - Class 2-9	Provide one overall certificate from a structural RPEQ stating that all structural components have been inspected to comply with the relevant Australian Standards, Building Act 1975, BCA Volume 1 and approved structural plans.
4 Fire hazards - Floor linings	Certificate from floor coverings' manufacturer/supplier to indicate fire hazard indices of floor covering in CRF/m2 (Critical Radiant Flux per m2)
5 Fire hazards - Wall and ceiling linings	Certificate from wall and ceiling linings manufacturer to indicate 'Group Number' achieved by installed material is in accordance with BCA Specification C1.10 Table 3.
6 Glazing - Windows and doors - Install	Certificate from QBCC licensed; window installer, builder or carpenter that glazed assemblies have been installed and comply with AS2047 and AS1288.
7 Glazing - Windows and doors - Manufacture	Certificate from the QBCC lic. window and door manufacturer that all assemblies have been manufactured in accordance with AS1288 and AS2047. Certificate shall state:
8 Mechanical extraction	Certificate for mechanical air-extraction to bathrooms, WCs and laundries.
9 Plumbing - Gas installation	Provide a copy of the gas installation certificate.
10 Plumbing final - Class 2-9	Provide council plumbing inspection clearance from council.
11 Smoke detection and alarm certification - Class 2-4	Certificate from the QBCC licensed contractor responsible for the installation of the thermal/smoke detection/alarm system (inc. building occupant warning system) to indicate aspect has been installed and commissioned in accordance with AS1670.1 and AS3786.

ATTACHMENT A

REQUIRED CERTIFICATES *

Certificate

12 **Termite protection**

13 **Waterproofing - General**

Comments

Certificate from licensed termite barrier installer and their treated area plan/s indicating the location of all installed barriers as per BCA and AS3660.1 and AS3660.2.

Certificate from the QBCC licensed contractor stating that the application of waterproofing to internal areas has been installed in accordance with AS3740 and manufacturer's requirements. Certificate is to detail the product/s used and locations used. Required to:

** Additional certificates may be requested upon inspection of the building work.*

Building Conditions

Reasons for Refusal

- 1 The Development Application for Building Work has been assessed and refused for the following reasons: n/a

Standard Building Conditions

- 1 The building the subject of this approval has been assessed under BCA Volume 1: 2019.1 as Class 2, requiring Type A fire resistance construction.
- 2 This approval is valid for twelve (12) months from the date of first approval listed on the Form 6 - Decision Notice. The Building Approval timing may be limited in time by the expiry date of any applicable Development Approval/s from local council whichever is the earlier date.
All building work must be commenced and completed within this time to avoid any extension of time approvals to our building approval and/or council development approval/s (if applicable) and to avoid any additional fees.
Refer to attached appeal provisions in respect to the development/building approval.
- 3 These plans addresses facility provided for people with disabilities for compliance with the Deemed-to-Satisfy provisions of the Building Code of Australia. Care should be taken in providing and locating reasonable amenities for disabled persons in the building. Accessible Facilities must comply with the provisions of the BCA and AS 1428.
Your attention is directed to the fact that one or both:
- The Disability Discrimination Act (Commonwealth)
- The Anti Discrimination Act Queensland may impact on the operation of the building.
- 4 Disabled access must comply with the Access to Premises Standards, AS1428.1:2009 Design for access and mobility, BCA Volume 1 and other referenced standards.
 - a) Where access is required to the entrance floor but not to other level and a passenger lift is not installed at least one required ramp must have handrails complying with clauses 5.3 (e) of AS 1428.1 or at least one required stairway must comply with clause 9 of AS 1428.1
 - b) Access entry threshold finishes and fittings including passageways, ramps, shop ramps or kerb ramps, signs doorways and other parts of the building must comply with the provisions of the BCA and AS1428.1
 - c) Braille and tactile signage to comply with BCA Vol 1 specification D3.6 and in accordance with AS 1428.1:2009
 - d) Tactile ground surface indicators to comply with BCA Vol 1 D3.8 and AS1428.4.1:2009
 - e) Stairs to comply with Clause 11 (TGSI's top and bottom, handrails to both sides with 300mm extensions and 180 degree returns, colour contrasting nosing strips, opaque risers)
 - f) Fire-isolated stairway treads must have a contrasting, slip resistant nosing as per BCA D3.3 AS1428.1:2009 clause 11.1 (f) and (g).
 - g) Passenger lift must comply with BCA Vol 1 Part E3.6 and relevant parts of AS1735.12, AS1735.15 as applicable. Lift controls to be located more than 500mm away from corners of walls.
 - h) Car parking spaces for people with disabilities must comply with BCA Vol 1 Part D3.5 and AS2890.6:2009
 - i) Glazing capable of being mistaken for a doorway to have 75mm wide band at between 900-1000mm above the floor and having 30% luminance contrast to the floor surfaces either side.
 - j) Door leaf or the door jambs and architrave being not less than 50mm wide are to achieve 30% luminance contrast to the wall surface adjacent.
 - k) All door openings to have a minimum clear opening width of 850mm and counter openings and pathways leading to exits to have a clear opening width of 1000mm in accordance with D1.6 of the BCA.
- 5 Licensed Surveyor shall certify lower floor level of any habitable room is at RL _____ and Non-habitable is at RL_____.
- 6 Licensed Surveyor shall certify the maximum overall height of the building is no greater than 8.50 metres above natural ground level (as defined by local government) at any point.
The highest point of the building must not exceed the allowable height limit above natural ground surface from the local council. Licensed surveyors height certificate is required prior to issue of Form 11 or Form 21, confirming that the building does not exceed _____metres above natural ground level (as defined by local government); as per D.A. Condition _____. We recommend that the builder or applicant obtain contours, datums and a height certificate from a Licensed Surveyor to confirm that the proposed building plans will comply with any minimum or maximum levels prior to any commencement of work on site.
- 7 Privacy Screening is required to comply with Brisbane City Council Cityplan, OR; other Local Government planning scheme as applicable, OR; as required in any Local Government development approval pertaining to this development.
Generally 1.5-1.8m high above FFL, 25% max. transparency, 50mm gaps max.
- 8 Protection of openings in external walls to comply with C3.2 and C3.4 unless varied by a fire engineering report referenced in this building approval.
- 9 Compliance with the conditions of the Queensland Fire and Emergency Service (QFES) approval is required.
- 10 Separate retaining walls (outside the building footprint/not integral to the structures approved) and, or fences are not part of this approval unless specifically noted on our decision notice.
Retaining walls exceeding 1 metre high and or within 1.5 metres from another structure require building approval and RPEQ engineer design.
The combined height of any retaining wall and fence is not to exceed 2 metres above natural ground level without further council approval.
No part of any retaining wall may encroach upon neighbouring lots, this includes but is not limited to footings, drainage pipes or drainage backfill.
- 11 Electrical certificate for installation of photoelectric, hard-wired, smoke alarms within the SOU in accordance with BCA Part E2, AS3786 (and AS1670.1 where applicable) and the Building Regulation 2006.
- 12 Stair and balustrade to comply with BCA Vol1 Clause D2.16, D2.17 and AS 1170.1.
Balustrade design to ensure a sphere of 125mm can not pass through and is a minimum of 1000mm high, for stairs this height can be reduced to 865mm measured vertically above the nosing line.
For floors more than 4m above surface beneath, balustrade must not facilitate climbing between 150mm and 760mm.

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Building Conditions

Glass balustrade must have an interlinking handrail as per BCA and AS1288:2006.

Heat soaked glass MUST BE used where height exceeds 5.0m above ground level.

Stainless Steel balustrades to comply with the specific requirements of BCA Vol 1 Table D2.16a. Certificate to be provided by installer to confirm compliance with necessary requirements.

Please be aware that changes in temperature may render the balustrades to be unlawful and reduce the safety element.

Owner to ensure compliance of the stainless steel balustrades at all times.

Slip Resistance for treads, walkways, ramps and landings must be not less than as required by BCA Table D2.14 where tested in accordance with AS4586:

- 13 All structural work requires certification by a RPEQ registered structural engineer, unless otherwise noted in this approval. Building Act 1975, S70 applies for approvals issued where full or partial engineering documentation has not been received and therefore it is automatically conditioned that documentation be provided to the certifier for approval prior to works commencing for the relevant part.
 - (1) This section applies if—
 - (a) supporting documents for a building development application are in the form of engineer's drawings or other engineering details; and
 - (b) the drawings or details were not included with the application; and
 - (c) the application is approved.
 - (2) Work on any footings for the building work must not start until the drawings and details for the footings have been approved by the building certifier.
 - (3) A stage of the building work must not be started until the drawings and details for the stage have been approved by the building certifier.
- 14 Termite protection to comply with BCA Vol.1. B1.4 And AS3660 and manufacturers specifications. Applicable where a 'primary building element' is subject to attack by subterranean termites. Certificate and installation map/s are to be supplied at final from a licensed applicator for an approved method. Regular inspections and maintenance are to be carried out (as required of the approved system) to ensure there is no breach of the termite barrier/s.
- 15
- 16 The applicant must ensure that ONE legible set of the current, approved drawings for the development is available for inspection on the building site while the building work is in progress.
- 17 Local Government approval may be required. If the proposed building is over or adjacent to a sewer / water main or if the offset of the nearest point of the building work from the edge of the sewer is a distance less than the depth to invert of the sewerage.
- 18 Local Government approval may be required. The owner is responsible for determining if the site is affected by a council or private stormwater drain that does not show on public records. When a stormwater drain crosses the site it is the owner's responsibility to ensure that all foundations are kept clear of and do not disturb or damage the drain. All reasonable efforts must be taken to prevent sediment and pollutants from entering the on site stormwater system.
- 19 Building set out survey to be complete prior to commencement of construction. Survey Certificate to be handed to Building Certifier prior to footing inspection.
- 20 The Building works are to be carried out in accordance with the Building Code of Australia and all Relevant Codes and Standards applicable at the time of granting of this approval and any conditions or notations endorsed on the approval documents.
- 21 Egress, Fire Hydrant, Fire Hose reel coverage and emergency lighting have been assessed on the approved floor plan only. Further "Tenancy Fit Out" may require a re- design of egress provisions, hydrant/ hose reel coverage and emergency lighting and a separate building approval.
- 22 External access is to be provided to the building from the allotment boundary at the main points of entry and through the principle public entrance in accordance with Part D 3.2 of the BCA and AS 1428.1. Ramped door thresholds are to comply with AS1428.1-2009 Design for access and mobility, Refer Figure 10 of AS1428.1.
- 23 Disabled car spaces are to comply with AS 2890.1 and access from the disabled car space to the principle building entry points is to comply with Part 3.2 of the BCA and AS 1428.1. Parking for people with disabilities shall be provided in accordance with D3.5 of the Building Code of Australia and Australian Standard AS 2890.
- 24 A door in a required exit must swing in the direction of the egress to comply with BCA Vol 1 Part D2.20 and D2.21
- 25 Stormwater drainage to comply with BCA Vol .1 and AS/NZS 3500.3.2. or AS/NZS 3500.3.2. or AS/NZS 3500.5 and Council requirement.
- 26 Building levels must allow the driveway to have a maximum gradient of 1:4 and compliant with local authority or town planning approval requirements.
- 27 Emergency lighting and illuminated exit sign and warning system to comply with BCA Vol1 Part E4.2, E4.5 and E4.9
- 28 This building is not assessed or approval for occupancies of excessive fire hazard, hazardous process or storage as listed in Table E1.5 of BCA Volume 1
- 29 To comply with the fire engineering report for alternate performance solutions as outlined in Report No._____.
- 30 The building shall be provided with hose reels installed in accordance with E1.4 of the Building Code of Australia and Australian Standard AS 2441. After the building has reached an effective height of 12m - the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys; and any required booster connections must be installed - BCA E1.9 (b).
- 31 The separating walls between units and wall between units and common stairwell shall have a F.R.L. (fire resistance level) not less than / / . Fire walls to commence at footings or ground slab and shall extend to the underside of the non-combustible roof sheeting including eaves. They shall finish hard against the external wall separated by a damp proof membrane. No timber or combustible

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Building Conditions

material is to cross the separation wall. Roof battens are permitted to cross, provided they are no greater than 75 x 50 mm and have the gap between the top of the wall and the underside of the roof sheeting packed with mineral wool fibre or similar fire resistance material.

- 32 Fire/ Sound separation to walls/floors to be inspected by Approved Competent Person. Certificate is required from QBCC Licensed Contractor with appropriate P.I. Insurance.
Any penetrations to fire rated elements are to be fire stopped to achieve the fire rating of the element being protected. To be in accordance with the BCA C3.15 Openings for services installations and specification and C3.15 Penetration of walls, floors and ceilings by services.
Certification is required for any fire stopping installation.
- 33 Floor surfaces and coverings to be even and slip resistant, without obstructions that might create tripping or stumbling hazards, in accordance with the BCA.
- 34 Handrails to a stairway or ramp within a sole-occupancy unit in a class 2, 3 or 4 part of a building must;
(a) be located along at least one side of the flight or ramp; and
(b) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a balustrade the handrail may terminate where the balustrade terminates; and
(c) have the top surface of the handrail not less than 865mm vertically above the nosings of the stair treads or the floor surface of the ramp; and
(d) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.
- 35 Glazed assemblies to comply with BCA Vol 1 Clause B1.4 and F1.13 and AS 2047 and AS1288
- 36 Fire hydrants to comply with BCA Vol 1 Part E1.3 and AS 2419.1.
The building shall be provided with fire hydrants installed in accordance with Australian Standard AS 2419 refer QFRS approval and conditions where applicable.
After the building has reached an effective height of 12m - the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys; and any required booster connections must be installed - BCA E1.9 (b).
- 37 Identification survey to be conducted and site boundaries to be re-pegged prior to commencement of constructions.
- 38 Licensed Surveyor shall certify that each individual floor level is in accordance with any council development approval as referred to in this building approval.
- 39 Provide mechanical ventilation in accordance with AS1668.2 and AS/NZS 3666.1 to a habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and other rooms that are occupied.
- 40 It is the applicant/builder/developer's responsibility to obtain other additional local authority approvals as required.
- 41 The applicant /owner and/ or builder is required to ensure that the building works that are the subject of this approval comply with the requirements of any applicable local planning instrument or any lawful local law or local law policy.
- 42 Any cutting or filling of the site or construction of retaining walls or other structure on the site, shall not jeopardise any existing overland flow drainage system or cause ponding or nuisance from stormwater to neighbouring properties.
- 43 Installations in exits and paths of travel to comply with D2.7.
- 44 Where applicable, building works associated or related to any plumbing and drainage work are not to be carried out unless Development Approval for such plumbing & drainage works has been obtained from the Relevant Local Government.
- 45 Portable fire extinguishers shall be provided in accordance with E1.6 of the Building Code of Australia and Australian Standard AS2444, and installed in the location, type and capacity applicable to the hazard.
In a building under construction - install not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway of exit as per BCA E1.9.
- 46 Local Government approval will be required to reconnect to combined sewer. It is the owner's responsibility to ensure that the proposed building work does not interfere with the house drain. Hydraulic engineer design will be required to eliminate any additional loads to sewer line.
- 47 The builder must give the Queensland Fire and Emergency Service notice to inspect the Special Fire Services.
- 48 Inspection, installation, commissioning certificates signed by a competent person (AS APPROVED BY THE CERTIFIER) supplied at final inspection stage may be requested to be accompanied by a statement of qualifications and experience of the competent person in the form of a curriculum vitae.
- 49 Refrigerated chambers, strong rooms and vaults to comply with G1.2.
- 50 All roofwater must be discharged to a lawful point of stormwater discharge as defined by the relevant Local Government. Roof water to be discharged to:
- Street Channel.
- Rubble pit, designed by an registered professional QBCC licensed hydraulic consultant or RPEQ civil engineer.
- As directed by Local Government.
- Rainwater tank with overflow connected to lawful point of stormwater discharge.
- 51 Erosion and Sediment control measures should be put in place before any site works occur. Runoff from building sites which carries sand, silt, and clay is a major contributor to the degradation of the creeks and waterways. Failure to control such runoff is an offence under the Environment Protection Act (EPA) for which on-the-spot fines apply.
- 52 Openings for services in building elements required to have an FRL or a resistance to the incipient spread of fire to comply with C3.15.
- 53 Council Sewer/Water Main/Stormwater crosses this site see attached property search. Ensure you conduct Dial Before You Dig searches before commencing on site!
- 54 Addition/relocation of the Special Fire Services installed in the tenancy may require referral to the QFRS for assessment of the Special Fire Services. DO NOT commence these works without Certifier Approval.
- 55 Signage shall not be included in this approval. A separate application is required with Local Government. Site information signage may be required by a Local Government planning approval condition. Workplace Health and Safety signage may also be required.

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Building Conditions

- 56 Signs on Fire/Smoke doors are to be provided to doors opening to fire isolated stairs in accordance with clause D2.23.
- 57 Smoke lobbies to comply with D2.6.
- 58 Floor in class 2 or 3 building must have R_w & C_{tr} (airborne) not less than 50 and an L_{nw} & C_i (impact) not more than 62 if it separates SOU's or SOU's from a plant room, lift shaft, stairway, public lobby, public corridor and the like, or parts of a different classification.
- 59 The separating walls between the SOU's and SOU's and any plant room, stairway, public corridor, public lobby and the like to have R_w & C_{tr} (airborne) not less than 50 and be of discontinuous construction if wall separates bathroom, sanitary compartment, laundry or kitchen from a habitable room in an adjoining unit (other than a kitchen) or an SOU from a plant room or lift shaft. Where duct, soil, waste or water supply pipe (including ducts or pipes located in wall/floor cavities) serve or pass through more than one SOU the duct or pipe work must be separated from the rooms of any SOU by construction having R_w & C_{tr} (airborne) not less than 40 if the adjacent room is a habitable room other than a kitchen or 25 if the adjacent room is a kitchen or non-habitable room.
- 60 Sound transmission class to be not less than as prescribed in F5.2, F5.3, F5.4, & F5.5.
- 61 Enclosure of space under stairs and ramps to comply with D2.8.
- 62 Sprinklers to comply with BCA Vol 1 Part E1.5 Specification E1.5 and AS2118.
A clear space of not less than 500mm is to be maintained below the level of the sprinkler deflectors.
Wet wall sprinklers shall be installed in accordance with Australian Standard AS 2118 certification of the installation provided at final inspection.
- 63 Electricity Substations to comply with C2.13.
- 64 Sustainable Housing Measures that are required for applications submitted after 1st March 2009:
- 4-star Water Efficiency Labelling and Standards (WELS) Scheme rated toilets
 - 80 per cent energy efficient globes to all fixed internal lighting (inc. Garages & Covered Outdoor eg: patios).
 - Water efficient outdoor irrigation system with a maximum flow rate of nine litres per minute.
 - 4-star Minimum Energy Performance Standard (MEPS) rated air-conditioners.
- 65 External tilt panel concrete masonry walls are to be designed to minimise the likelihood of collapsing outward in the event of a fire in accordance with specification C1.11 of the BCA
- 66 WC Doors to comply with BCA Vol1 Clause F.5. The door to open outward, or slide, or removal hinges unless a space of 1.2m between the pan and door is available.
- 67 Wet areas to comply with BCA Vol1 Part F1.7 and AS3740
- 68 Window protection applies to buildings approved under BCA Volume1:2013 or later:
A window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath.
Where the lowest level of the window opening is less than 1.7m above the floor a window must comply with the following:
- (i) The openable portion of the window must be protected with -
 - (a) a device to restrict the window opening; or
 - (b) a screen with secure fittings.
 - (ii) A device or screen required by (i) must -
 - (a) not permit a 125mm sphere to pass through; and
 - (b) resist an outward horizontal action of 250N; and
 - (c) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
- A barrier with a height of not less than 865mm above the floor is required to an openable window in addition to above.
The barrier must not permit a 125mm sphere to pass through it and must not facilitate climbing between 150mm-750mm above the floor.
If the openable part of the window is at least 1.7m above the floor, no further protection is required.
- 69 Principal Contractors have particular workplace health and safety obligations under this Act. Owners of domestic premises to be constructed, are not Principal Contractors unless they are in control of the building work, hold an owner builder permit and intend to reside at the premises. Contact your nearest office of the Division of Workplace Health and Safety for information.

Additional Required Permits

- 1 List of Additional Development Permits:

Application Specific Conditions

- 1 The building work is approved for the Building Act 1975 and the Building Code of Australia requirements.
- 2 Building Act 1975, S84 - Approval must not be inconsistent with particular earlier approvals or accepted development.
Construction to be in accordance with the Local Government approvals (where applicable). ANY deviation from the planning approval will require written approval from the private planner or council planning delegate and may also require an amendment to this building approval.
No alterations are to occur on site without seeking written advice.
- 3 All building work must comply with the Assessment Manager's Conditions (building certifier).
- 4 Alterations made in red on ANY approved plans must be adhered to and supersede particulars of relevant plans.

Before you Begin Work

- 1 The nominated contractor on site must carry out their own relevant property services searches to confirm location of any essential services. Seek Local Government and Dial Before You Dig (www.1100.com.au) searches before commencing any construction works on site.

Occupation Or Use Of Building

- 1 The building/structure is not to be occupied and does not become lawful until a Certificate of Classification or Final Certificate has been issued (where required).

Building Conditions**Warnings & Advisory Notes**

- 1 These Advisory Notes do not form part of this approval or the conditions attached thereto. The following Advisory Notes are intended to provide guidance to the applicant where necessary and inform the applicant of actions that Local, State or Federal Government departments may take with respect to the development site or the approval:
- 2
 - 1) The principle contractor (nominated builder) must hold the correct and current licence for the class of building, relevant construction type, no. of storeys and size of building approved.
 - 2) All sub-contractors must hold the relevant and current license (QBCC or otherwise) for the work being carried out under their contracted scope.
 - 3) An applicant may not become "owner-builder" by default when the previously nominated principle contractor (nominated builder) for the project is no longer contractually available (either by termination, breach of contract, bankruptcy, death or otherwise) to complete the project. The owner must immediately contact this office to discuss replacement builders. An owner builder project may be terminated under our terms of engagement.
- 3 All plumbing, electrical and building products, fittings and materials on this project must comply with the appropriate Watermark, CodeMark Certification and Australian Standards. It is the responsibility of the applicant, building designer/specifier, builder, owner and sub contractors to ensure that all products and materials supplied and installed comply with Watermark, CodeMark Certification and Standards Australia. For Further information visit: www.standards.org.au and www.abcb.gov.au .

ATTACHMENT A

Approved Drawing Numbers

Architectural

Archetype Design and Projects #2006KD

Approved Fire Safety Schedule

Measure	Design Standard	Maintenance Standard
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Smoke detection for smoke control system (Spec E2.2a Clause 6)

BCA E2.2 & Spec. E2.2a & AS1670.1

AS1851; QDC MP6.1

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Please refer to next page.*

SUSTAINABLE PLANNING ACT 2009
APPEAL PROVISIONS FOR APPLICANTS
Chapter 7 Appeals, offences and enforcement
Part 1 Planning and Environment Court

Division 8 Appeals to court relating to development applications and approval

s461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following- [s 462] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 1 Planning and Environment Court Page 318 Reprint 1D effective 20 September 2010
- (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-
- (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 Appeals by submitters-general

- (1) A submitter for a development application may appeal to the court only against-
- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-
- (a) the giving of a development approval; [s 463] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 1 Planning and Environment Court Reprint 1D effective 20 September 2010 Page 319
 - (b) any provision of the approval including-
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter-
- (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

Division 11 Making an appeal to court

481 How appeals to the court are started

- (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of the appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Division 13 Court process for appeals

492 Hearing procedures

The procedure for hearing an appeal is to be under the rules of court and the orders or directions of the court or the Chief Judge.
Note- See section 446(4) for when an order or direction of the court or the Chief Judge prevails over the rules of court.

496 Appeal decision

- (1) In deciding an appeal the court may make the orders and directions it considers appropriate.
- (2) Without limiting subsection (1), the court may-
 - (a) confirm the decision appealed against; or
 - (b) change the decision appealed against; or
 - (c) set aside the decision appealed against and make a decision replacing the decision set aside.
- (3) If the court acts under subsection (2)(b) or (c), the court's decision is taken, for this Act, other than this division, to be the decision of the entity making the appealed decision.
- (4) If the appeal is an appeal against the decision of a building and development committee, the court may return the matter to the committee with a direction that the committee make its decision according to law.

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Division 4 Appeals to committees about development applications and approvals

Subdivision 1 Appeals about particular material changes of use

519 Appeal by applicant-particular development application for material change of use of premises

- (1) This section applies to a development application if the application is only for a material change of use of premises that involves the use of a prescribed building.
- (2) However, this section does not apply to the development application if any part of the application required impact assessment and any properly made submissions were received by the assessment manager for the application.
- (3) The applicant for the development application may appeal to a building and development committee against any of the following-
 - (a) the refusal, or the refusal in part, of the application;
 - (b) any condition of the development approval and another matter, other than the identification or inclusion of a code under section 242, stated in the development approval;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the application.
- (4) An appeal under subsection (3)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-[s 520] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 2 Building and development dispute resolution committees Reprint 1D effective 20 September 2010 Page 351
 - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (5) An appeal under subsection (3)(e) may be started at any time after the last day a decision on the matter should have been made.

Subdivision 2 Appeals about conditions of particular development approvals

522 Appeal by applicant-condition of particular development approval

- (1) This section applies to a development application if-
 - (a) the application is only for a material change of use that involves the use of a building classified under the BCA as a class 2 building; and
 - (b) the proposed development is for premises of not more than 3 storeys; and
 - (c) the proposed development is for not more than 60 sole occupancy units.
- (2) However, this section does not apply to the development application if any part of the application required impact assessment and any properly made submissions were received by the assessment manager for the application.
- (3) The applicant for the development application may appeal to a building and development committee against a condition of the development approval.
- (4) The appeal must be started within 20 business days (the **applicant's appeal period**) after-[s 523] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 2 Building and development dispute resolution committees Reprint 1D effective 20 September 2010 Page 353
 - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (5) In this section-

sole-occupancy unit, in relation to a class 2 building, means a room or other part of the building used as a dwelling by a person to the exclusion of any other person.

storey means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than-

 - (a) a space containing only-
 - (i) a lift shaft, stairway or meter room; or
 - (ii) a bathroom, shower room, laundry, water closet or other sanitary compartment; or
 - (iii) accommodation for not more than 3 motor vehicles; or
 - (iv) a combination of any things mentioned in subparagraph (i), (ii) or (iii); or
 - (b) a mezzanine.

Subdivision 2 Appeals about development applications and approvals

527 Appeals by applicants

- (1) An applicant for a development application may appeal to a building and development committee against any of the following-
 - (a) the refusal, or the refusal in part, of the application;
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- (b) any condition of the development approval and another matter, other than the identification or inclusion of a code under section 242, stated in the development approval;
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a period mentioned in section 341;
- (e) a deemed refusal of the application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-
 - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.