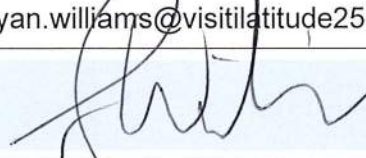


CPCCBC4026A ARRANGE BUILDING APPLICATIONS AND APPROVALS & CPCCBC4031A PROCESS CLIENT REQUIREMENTS

Practical Task 2 (2X)		
Description of task: On two (2) occasions, a suitable observer is to verify the participant's ability to plan, prepare and lodge a building application. The participant is required to evaluate and review the outcome of the application. 22. Occasion 1: Development approval 23. Occasion 2: Building approval The participant is to gather evidence of how they have completed each component of the Practical Task, which is to be submitted with this Practical Assessment sheet. Evidence to be submitted may include: 1. Council approvals. 2. Traffic control plan submissions and approval by city councils. 3. Crane base drawings and approval by engineer (if you have them). 4. QFES approvals. The observer is to provide detailed comments on the tasks completed by the participant. The assessor is to verify the observer's comments in the Assessor Comments section, and provide the Practical Assessment outcome on the front cover of this document.		
Resources required: Computer.		
Assessment of task		
Name of participant:	Kylie Waldock	
Name of observer:	Ryan Williams	
Role of observer (Confirm suitability to sign)	Development Manager	
Email address of observer	ryan.williams@visitlatitude25.com.au	
Signature of observer:		
Date:	25/08/2020	
When completing the task, did the participant:	Tick if satisfactorily completed. Provide comments if left unticked.	
	1 st Occasion	2 nd Occasion
1 Plan the process for lodging approval applications		
Q48. Identify the approvals required for each project stage and required information and documentation.	☒	☐
Q49. Develop and submit a plan for lodging approval application, recognising scheduling requirements and client needs.	☒	☐
Q50. Consult with external specialists, as required, to facilitate the certification of documents, referring to Australian Standards, codes of practice and regulatory requirements.	☒	☐

2 Prepare and lodge applications for approval		
1. Prepare and check necessary documentation and supporting information for compliance with building approval authority requirements (including plans, specification, drawings and reports).	☒	☐
2. Analyse the impact of the planning application on a range of stakeholders, endeavouring to maximise the likelihood of their support on the application.	☒	☐
3. Lodge necessary documentation and supporting information with approval authority, using sound document control processes.	☒	☐
4. Seek confirmation of application status at appropriate intervals to ensure continuing progress.	☒	☐
3 Evaluate and review outcome of application		
1. Assess the outcome of the building approval to determine the impact on the project.	☒	☐
2. Where required, negotiate minor amendments with the client, organisation and approval authority.	☒	☐
3. Analyse rejected submission to determine likely success of an appeal or a resubmission, determining course of action with the client.	☒	☐
4. Effectively communicate using the following methods:	☒	☐
5. Verbally using language/concepts appropriate to cultural differences		
6. Non-verbal communication		
7. In writing (including preparing planning submissions)		
8. Sound document control processes		
The Participant's performance was: ☒ Satisfactory ☐ Not Satisfactory		

OBSERVER COMMENTS

Evidence attached;

- >Development application – minor change (4 additional lots) application
- >Building application – Lakeside pergolas council approval



Insite SJC
Town Planning | Surveying | Projects

Our ref: GC16-322-F02
FRC ref: MCU-151052

23 June 2020

Chief Executive Officer
Fraser Coast Regional Council
PO Box 1943
Hervey Bay QLD 4655

Attention: Cameron Sonter

Dear Cameron,

REQUEST TO CHANGE AN EXISTING APPROVAL (CHANGE APPLICATION - MINOR CHANGE) FOR MATERIAL CHANGE OF USE - RELOCATABLE HOME PARK (285 SITES & COMMON FACILITIES) AT CHAPEL ROAD, NIKENBAH (DESCRIBED AS LOT 15 ON SP286722)

Background

Our client, Nikenbah Constructions Pty Ltd, is seeking a change to the existing approval over the abovementioned site pursuant to s78 (Making a change application) of the *Planning Act 2016* (Act). The Act allows an applicant to change a development approval after the applicant's appeal period has ended. An application to change a development approval is referred to as a 'change application'. The change application request would meet the test for a 'minor' change set out in Schedule 2 of the Act and as such would be a minor change assessed in accordance with s81 of the Act. Council confirmed that the requested change would be minor via email correspondence dated 29 June 2020. The change application request relates to Development Approval—~~MCU-151052 dated 12 May 2017~~ (the subject site formally described as ~~Lot 24 on M37229, Lot 159 on M37470 & Lot 52 on M37415~~). The facts and circumstances supporting our position now follow—

The previous approval introduced fifty-nine (59) additional sites to the *Latitude 25* development as a modification of the original approval—~~MCU-151052 dated 7 January 2016~~. The change that is the subject of this request merely increases the overall number of sites by four (4). The minor change increases the total number of sites in Stage 4D, Stage 6A, Stage 7A and Stage 8A adding one (1) additional site to each nominated stage, this results in an overall total of two-hundred and eighty-five (285) lots. The change results in a minor increase to the overall number of sites relating to the englobo development and would not increase demand on infrastructure, services or the surrounding road network. The proposed change is unremarkable in the context of the overall development and has only occurred as a response to market demand for more sites and also as detailed design was undertaken it was apparent that there was scope to increase the yield of the site. To a practical extent the change would not introduce any discernible impacts to amenity or the broader use of the

Creative Thinking Responsible Solutions

site. The road layout and location of services would not change. The proposed changes would require the Decision Notice to be amended to include—

- Overall Site Plan - Completed Development—AR-1-1.01 Rev B drafted by Bickerton Masters dated 12/06/2020; &
- Overall Site Plan - Staging Plan—AR 0-1-1 02 Rev D drafted by Bickerton Masters dated 12/06/2020.

The proposed change would be minor as—

1. The change does not result in substantially different development¹; or
2. Include prohibited development; or
3. Require referral to additional referral agencies; or
4. Require a referral agency to assess the application or have regard to matters other than the matters that were assessed as part of the application; and
5. The change does not require public notification.

The proposed change is very minor in nature and it is considered that subject to s81A (2a) of the Act that Council could decide to make the change by amending development conditions to include the attached set of proposal plans. The change would also require a modification of the Infrastructure Charges Notice to reflect the increase in sites and completed stages.

Change to referral agency response

Condition 1 of the concurrence agencies referral response dated 06 March 2017 outlines that the development must be carried out generally in accordance with the approved *Proposed Development at Chapel Road, Nikenbah QLD - Site Plan dated 15 February 2017* prepared by Paladin Projects. It is requested that this condition is amended to reflect the amended proposal plan prepared by Bickerton Masters and submitted as part of this request to change the existing approval.

We thank you in advance for your prompt consideration of our request and look forward to Council's favourable determination. Please feel free to contact the writer with any queries in relation to any of the matters raised herein on (07) 4151 6677.

Kind regards,

InsitesJC



Shane Booth

Principal Planner

¹ The proposed change is minor as pursuant to the *Development Assessment Rules* none of the matters outlined in *Schedule 1—Substantially different development* 4 (a) - (i) apply to the proposed change.

Decision Notice—MCU-151052 & DSDMIP Notice of
Decision—SPD-0217-033774



Fraser Coast Regional Council

77 TAVISTOCK STREET TORQUAY HERVEY BAY Q 4655

431-433 KENT STREET MARYBOROUGH Q 4650

P O Box 1943, Hervey Bay Q 4655

Phone 1300 79 49 29 Fax 4197 4455

Development Application Amended Decision Notice

Sustainable Planning Act 2009

File No:	MCU-151052	Date of Decision:	7 January 2016
Document Ref:	3323316		

APPLICANT DETAILS

Name	BULLAMON RESIDENTIAL UNIT TRUST C/- INSITE SJC
Postal Address	PO BOX 1688 BUNDABERG QLD 4670

OWNER DETAILS

Name	BULLAMON RESIDENTIAL PTY LTD
------	------------------------------

SITE DETAILS

Property Address

174-206 CHAPEL ROAD NIKENBAH QLD 4655, 119 MADSEN ROAD URRAWEEEN QLD 4655 AND 173 MADSEN ROAD URRAWEEEN QLD 4655

Property Description

Lot 24 / M 37299, LOT 1139 / M 37470 AND LOT 52 / M 37418

DESCRIPTION OF PROPOSAL

Material Change of Use - Relocatable home park (281 sites and common facilities)

DECISION

Approved subject to conditions

The conditions of this approval are set out in **Attachment 1**. These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Deemed Approval

Section 331 of the *Sustainable Planning Act 2009 (SPA)* is not applicable to this decision.

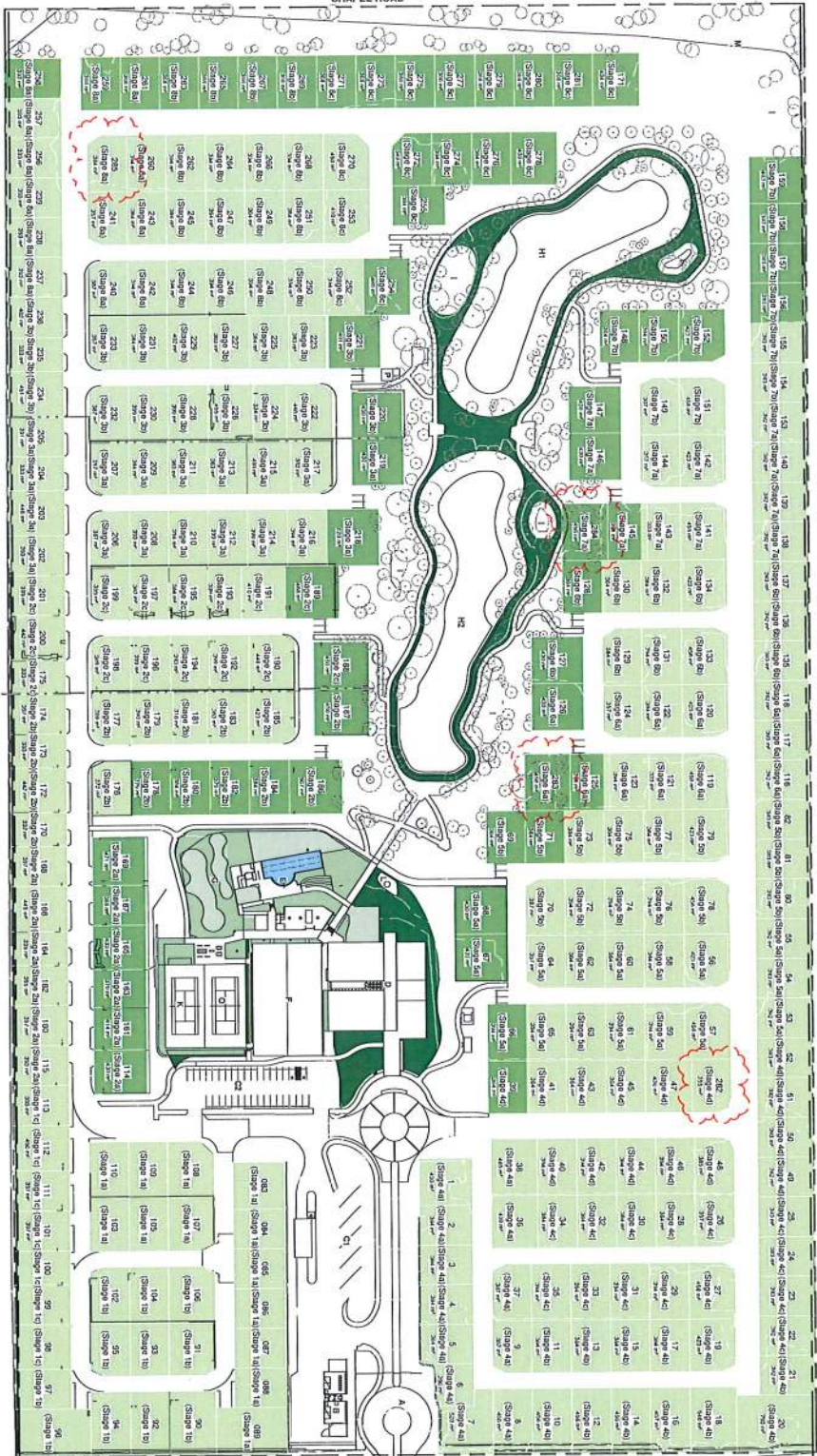
PROPOSAL PLAN—PREPARED BY BICKERTON MASTERS

CHapel Road

CHapel Road

NEW ROAD

PEPERMINT
CCT



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

BICKERTON
MASTERS

CLIENT
LATITUDE 25

DRAWING TITLE
OVERALL SITE PLAN -
COMPLETED DEVELOPMENT

PROJECT

DATE
01/21/17

PROJ
AR-0-1-101 B

DATE
01/21/17

DRAWING
REVISION
01/21/17

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ARCHITECT

ARCHITECTURE
BICKERTON
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BICKERTON
MASTERS

CLIENT
LATITUDE 25

DRAWING TITLE
OVERALL SITE PLAN -
COMPLETED DEVELOPMENT

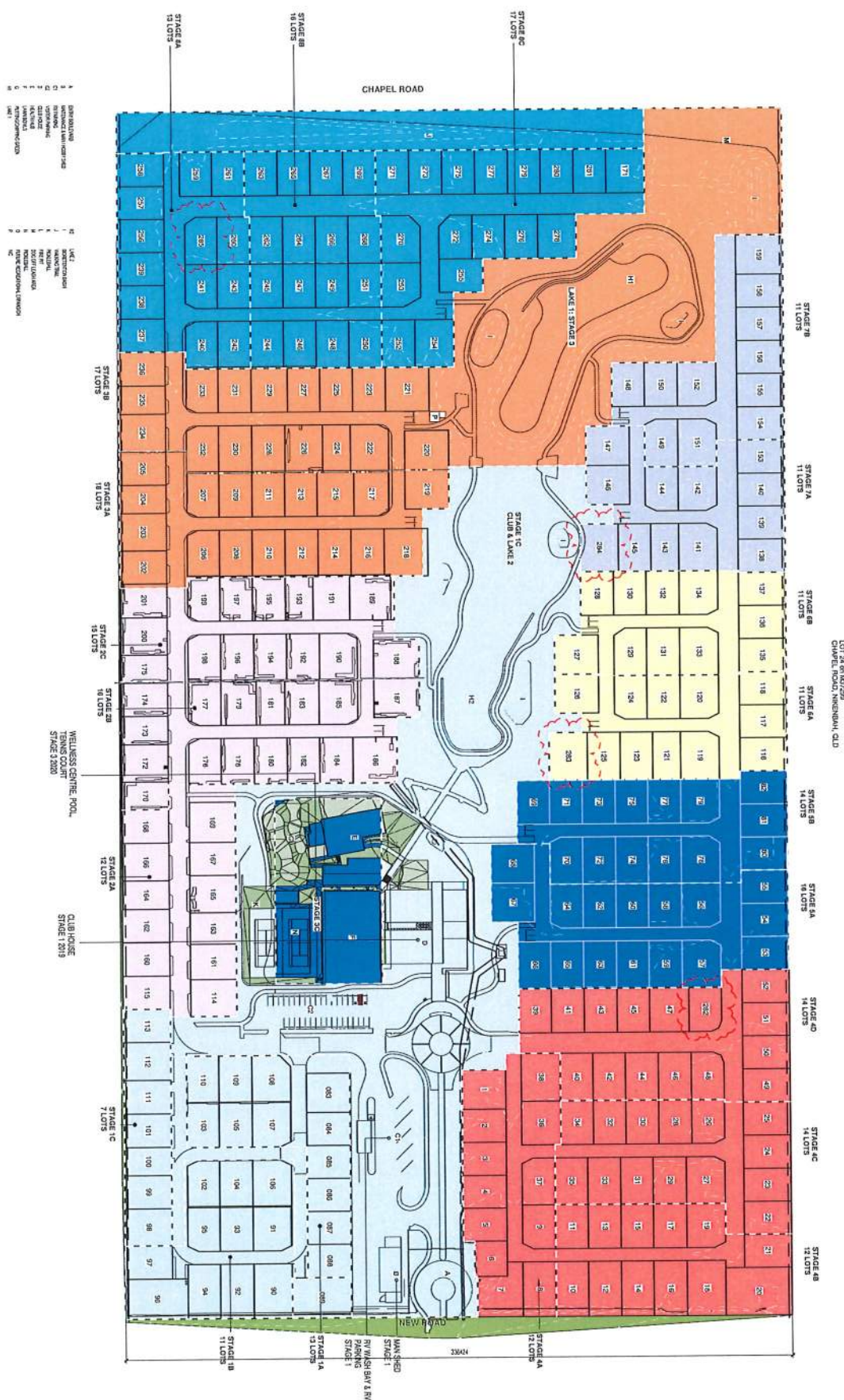
PROJECT

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AR-0-1-101 B

DATE
01/21/17

DRAWING
REVISION
01/21/17



CONSTRUCTION ISSUE

**BICKERTON
MASTERS**

LATTITUDE 25

STAGING PLAN

PROJECT:	DATE:	DRAWN:
----------	-------	--------

14th Jan 2017 PC

fatigue

IV Lifestyle Community

PRIOR

01217 ARO

DA FORM—CHANGE APPLICATION FORM

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Nikenbah Constructions Pty Ltd
Contact name (only applicable for companies)	C/-InsiteSJC, [REDACTED]
Postal address (P.O. Box or street address)	PO Box 1688
Suburb	Bundaberg
State	QLD
Postcode	4670
Country	Australia
Email address (non-mandatory)	[REDACTED]
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GC16-322-F02

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
☒ Yes – the written consent of the owner(s) is attached to this change application	
☐ No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
☒ Street address AND lot on plan (all lots must be listed), or				
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
			Chapel Road	Nikenbah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		151	SP286722	Fraser Coast Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland
Government**

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84	
		☐ GDA94	
		☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54	☐ WGS84	
		☐ 55	☐ GDA94	
		☐ 56	☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Fraser Coast Regional Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit	MCU-151052	12 May 2017	Fraser Coast Regional Council
☐ Preliminary approval			
☐ Development permit			
☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

4 x additional sites

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

- ☐ No
☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

- ☐ No
☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

- ☐ No
☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

- ☐ No
☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

- ☐ I agree to receive an information request if determined necessary for this change application
☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application

☐ Yes

☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE
USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, **Nathan Cleary**

~~Sole Director/Secretary~~ of the company mentioned below.

I, **Robert Stephen Nichols**

Director of the company mentioned below.

and I,

Of

**Serenitas Communities Holdings Pty Ltd ACN 626 227 316 as trustee of Serenitas
Communities Trust**

the company being the owner of the premises identified as follows:

Chapel Road, Nikenbah (Lot 151 on SP286722)

consent to the making of a development application under the *Planning Act 2016* by:

InsiteSJC

on the premises described above for:

Change Application Minor (Change to approval)

Company seal

Company Name and ACN:

Signature of Sole Director/Secretary

Date

Company Name and ACN: ~~Company Name and ACN~~ ~~11/06/2020~~ ~~11/06/2020~~

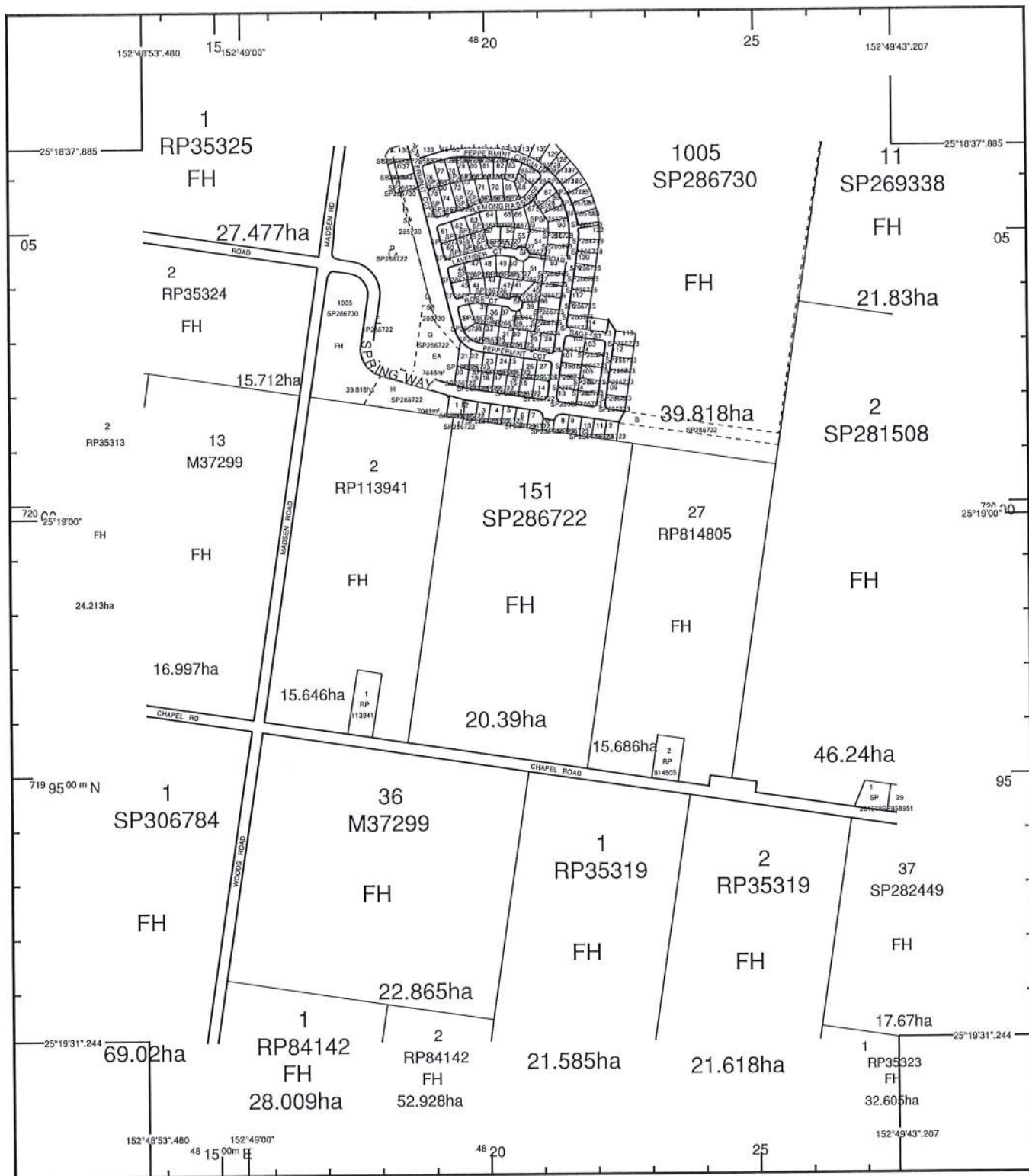
Signature of Director

Date

Signature of Director/Secretary

Date

SMARTMAP



STANDARD MAP NUMBER
9447-24244

HORIZONTAL DATUM:GDA94 ZONE:56 SCALE 1 : 10000

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 151/SP286722
Area/Volume 20.39ha
Tenure FREEHOLD
Local Government FRASER COAST REGIONAL
Locality NIKENBAH
Segment/Parcel 34479/127

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 23/06/2020

DCDB 22/06/2020

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.

GDA



GMA Certification Group

4 Randall St
CHILDERS QLD 4660

PO Box 2760
NERANG QLD 4211

Phone: 07 4126 3069

Fax: 07 4126 3950

Email: adminwb@gmacert.com.au

A.B.N: 53 150 435 617

Development Application Decision Notice

This Permit is issued in accordance with Section 282 s63(2) of the Planning Act 2016

Building Certifier Reference Number: **20194615**
Approval Type: **Development Permit For Building Works**
The Development Application was Assessed and: **Approved with Conditions**
Building Certifier Decision Date: **Monday, 1 June 2020**
Local Government Area: **Fraser Coast Regional Council**
Applicant: **~~Nikenbah Constructions Pty Ltd~~**
Owner: **~~Nikenbah Constructions Pty Ltd~~**
Address of Site: **Latitude Blvd
NIKENBAH QLD 4655**

Building Class & Description of Works:

10a As Built Pergola by 2

Real Property Description of Site or GPS Coordinates:

Lot Type: Lot No: Plan Type: Plan Numbers(s):
Current 151 SP 286722

This Development Permit Approval should be read in conjunction with:

Referral and Concurrence Agencies (If Applicable) :	See Attachment A
Required Inspections :	See Attachment A
Approved Drawings and Documents Described as :	See Attachment A
Required Certificates and Building Certifiers Conditions :	See Attachment A
Other Applicable Codes (If Known) for Self Assessable Development:	See Attachment A
Reason for Refusal (If Applicable):	See Attachment A

Date of this Notice: **Monday, 1 June 2020**

Date of Expiry: **Wednesday, 1 June 2022**

Certifier:

Jason Herbener

Licence Number:

A1218123

Signature:

ATTACHMENT A

REQUIRED INSPECTIONS

<u>Description</u>	<u>Recommended Agent</u>	<u>Contact</u>
Final Inspection	GMA Certification Group	07 4126 3069

APPROVED DOCUMENTATION

Architectural

Unisite Group - Architectural Plans - Job: Akora Shelter Install Drawings Endorsed with BA 20194615

Other supporting documents

Cardno- Landscape Plans - Job No: Latitude 25 Landscape Works Endorsed with BA 20194615

Structural

E4p Engineering for Projects - Structural Form 15 - Job No: Grillex_Unisite Group Akora 4 Post shelters, Roof 6 x 6 Endorsed with BA 20194615

BUILDING CONDITIONS

APPLICATION SPECIFIC CONDITIONS

- 1 The development is to comply with the provisions of the planning scheme (being the applicable code) relevant to the development. In particular the development is to comply with MCU approval MCU-151052 issued by Fraser Coast Regional Council on 07/01/2016. Development is also to comply with Operational Works Approval OP-176034 issued by Fraser Coast Regional Council on 25/09/2017.
Any variations undertaken may require an amended approval prior to works commencing.
- 2 The building is to be set out by a registered surveyor in the position approved by GMA. No works are permitted to encroach into, or over any neighbouring lands and the Builder is responsible for ensuring a copy of the approved Site Plan with the works located is provided to the Surveyor prior to set out.
- 3 All structural aspects of the proposed works are to conform to N3 wind classification at minimum.
- 4 Work on the framing is not to commence until full Engineering details, including the Form 15 Design Certificate, relating to the Steel frame & roof trusses (including all bracing and tie-down details) for dwelling have been submitted to and approved by the building certifier

STANDARD CONDITIONS

- 1 The works are to be constructed generally in accordance with the stamped approved plans that accompany this decision. These conditions of approval are to be read in conjunction with the stamped approved plans. Where a conflict occurs between the conditions of approval and the stamped approved plans, the conditions shall take precedence.
- 2 All references made to the BUILDING CODE OF AUSTRALIA (BCA) within this approval are references to the version in force on the date the application was made.
- 3 The steel frame is to be permanently earthed in compliance with BCA 3.4.2.2(b) and by regulation of the supply authority.
- 4 To satisfy the Building Certifier that the Building work has been constructed to an acceptable standard, the following documentation will be required: (when relevant)
 - * Certificate/s for footing and/or slab inspection/s and/or structural elements of Class 1a building work where a competent person carries out such inspections as nominated in the building application submitted to and approved by the Building Certifier. (Form 16)
 - * Truss Manufacturer's Certificate, quoting the relevant wind classification.
 - * Licensed Applicator's Certificate for Termite Management in accordance with A.S.3660.1 and BCA Clause 3.1.3 (Form 16)
 - * Glass suppliers certification of window glass to AS 1288 and to AS 2047
 - * Glass suppliers certification of shower screens to AS 1288
 - * Licensed waterproofer's certification for all Wet Areas complying with AS3740
 - * Manufacturers certificate for Balustrades. (Form 16)
 - * Surveyors Setout Certificate
 - * Evidence of the R-Value of the Insulation installed
- 5 Where a pliable building membrane is installed in an external wall, it must comply with NCC Volume Two

ATTACHMENT A

BUILDING CONDITIONS

3.8.7.2

- 6 Building work approved on this building application has to be
 - (a) commenced within [12] months of the date of this decision or the approval will lapse, and
 - (b) finalised by the date of expiry noted on this decision.
- 7 External Timbers are to comply with the durability & species requirements of AS1684-2010 (Residential Timber Framed Construction) & AS3660-2000 (Termite Management New building work)
- 8 All references made to the Queensland Development Code within this approval are references to the version current at the time of the lodgement of the application.
- 9 Retaining Walls - (If Applicable) Retaining walls over 1m high, or within 1.5m of any building works or another retaining wall and/or subject to surcharge loadings will require building approval along with Engineer's design and certification.
- 10 No parts of any building works are to encroach closer to the existing sewer/ stormwater infrastructure than as shown on the approved plans.

Due to the possibility of inaccurate information in relation to existing infrastructure, it is the Builder/Applicants responsibility to ensure compliance is maintained by onsite confirmation. Where works are found not to comply then all works must cease until appropriate approvals are obtained. Evidence of compliance may be required prior to final certification
- 11 In issuing this permit GMA Certification Pty Ltd does not certify that the design is correct and does not assume any responsibility for the correctness of the design.
- 12 Compliance with the Building Act 1975 and the relevant Planning Scheme is the responsibility of the applicant.
- 13 A Termite Management system must be installed to comply with BCA Vol 2, Part 3.1.3 and with AS 3660.1-2014.

A durable notice complying with Part 3.1.3 of The Building Code of Australia are to be permanently fixed to the building in prominent locations, such as a meter box or the like.
- 14 The works depicted on this approval have been constructed prior to the issue of a Development Permit. The Building Certifier & GMA Certification Group will not be responsible for any concealed defects or for elements which are not readily visible at the time of inspection.
- 15 Roof waste water system to be:
 1. Directed via a sealed pipeline to the legal point of discharge; or
 2. Connected via a sealed pipeline to the existing stormwater system; or
 3. Disposed of in accordance with AS3500.3-2003, clear of all buildings and boundaries so as not to cause a nuisance or damage to neighbouring properties

ADVISORY NOTES

- 1 Section 73 of the Building Act requires the applicant to ensure that one legible set of the current drawings for the building is, while the building work is being carried out, available for inspection by anyone who, under an Act, is entitled to inspect the relevant building site.
- 2 This building has been assessed in accordance with the relevant building legislation but it remains the responsibility of the owner, designer and builder to ensure compliance with other laws including the anti-discrimination legislation. Failure to provide EQUAL access and facilities may be unlawful by:
 - i) Disability Discrimination Act- Australia
 - ii) Anti-Discrimination Act - Queensland.

Further information may be obtained from:
Human Rights and Equal Opportunity Commission
GPO Box 5218
SYDNEY, NSW, 1042
PH: 02 9284 9761
FX: 02 9284 9789
TTY 1800 620 241
<http://www.hreoc.gov.au/disabil/access.htm>

- 3 All works are approved on the basis of the disclosure of information to the Certifier provided by the Builder, Owner, Council or the like and including that no other existing buildings or structures are located within the current property boundaries and not, noted upon the application documents. It is the Builders / Applicants

ATTACHMENT A

BUILDING CONDITIONS

responsibility to notify the Certifier as soon as practically possible where other buildings or structures may be found to pre-exist within the property boundaries and have not been disclosed. Where applicable, re-assessment and further permits may be required prior to any works being commenced

- 4 GMA Certification Group P/L does not warrant the structural integrity of the existing reinforced concrete slab to support the loads of the proposed structure.
- 5 The builder is to take all necessary steps to ensure that the properties of the foundation soils providing support to or otherwise in contact with the structure do not exceed the design limitations specified in the structural engineering design
- 6 This Approval does not include the following: Tree removal, demolition of any type, or any other structures other than that detailed upon the stamped approved plans and noted for approval.

Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by a submitter

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 2 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

ATTACHMENT 2

APPEAL RIGHTS UNDER THE PLANNING ACT 2016

Chapter 6, Part 1, Section 229 Appeals to Tribunal or P & E Court

- (1) Schedule 1 states-
 - (a) matters that may be appealed to-
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person-
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is-
 - (a) for an appeal by a building advisory agency-10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal-at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises-20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice-20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given-30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal-20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

Schedule 1, Table 3 Appeals to a Tribunal only

1. Building advisory agency appeals. An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.
2. Inspection of building work. An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.
3. Certain decisions under the Building Act and the Plumbing and Drainage Act
An appeal may be made against-
 - (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or
 - (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.
4. Local government failure to decide application under the Building Act
An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.

Development Tribunals

If you are not happy with a decision made by your private certifier, you may be able to appeal to the Development Tribunal.

To appeal to the Development Tribunals you must:

- submit a -Form 10 Application for appeal or declaration
<http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FormsTemplates/Pages/DevelopmentTribunalForms.aspx> within the set timeframes
- pay the fee
<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DisputeResolutionFees.aspx>

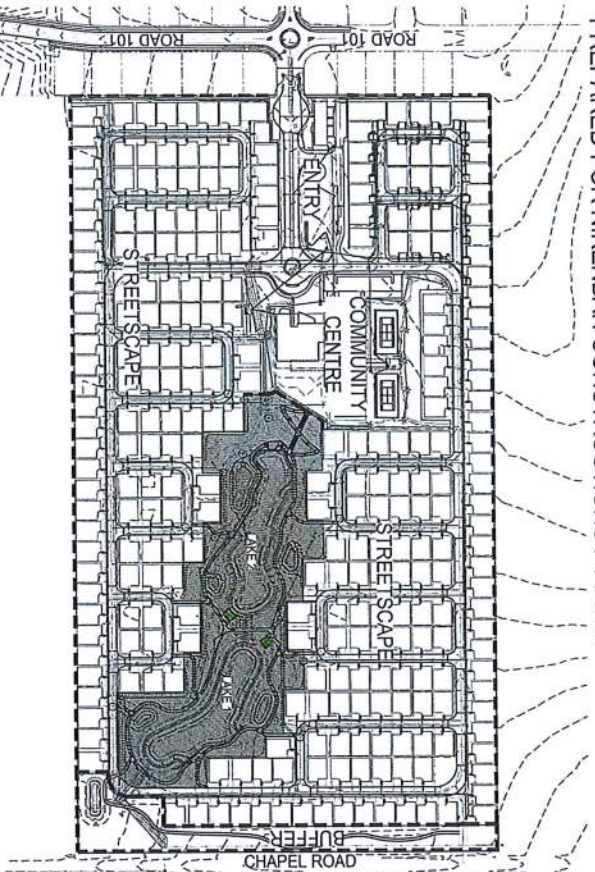
Contact details for lodging appeals are provided below: -
Building and Development Dispute Resolution Committees
Queensland Department of Housing and Public Works
Postal address: GPO Box 2457, Brisbane Qld. 4001
Registrar Phone: 1800 804 833
Email: registrar@qld.gov.au <mailto:registrar@qld.gov.au>

Website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/BuildingDevelopmentDisputeResolutionCommittee>

LATITUDE 25, HERVEY BAY LAKES AND PARKS PRECINCT LANDSCAPE WORKS

PREPARED FOR NIKENBAH CONSTRUCTIONS PTY LTD



01 LOCATION PLAN
220 N.T.S

INSPECTION SCHEDULE:

ITEM	DATE	ATTENDEES
Pre-Start Meeting	TBC	Customer (D) Pty Ltd, Landscape contractor
Practical Completion Inspection	TBC	Customer (D) Pty Ltd, Landscape contractor
On-Maintenance Inspection	TBC	Customer (D) Pty Ltd, Landscape contractor
On-Maintenance	TBC	Customer (D) Pty Ltd, Landscape contractor

* Dates are tentative for preliminary programming purposes only and may change as a result of delays from Council approval, client works programming etc.

SERVICES:

CONTRACTOR TO DOWNLOAD AND CONSTRUCTER DRAWINGS OF LAND SERVICES. THE LANDSCAPE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ALL TREES MUST BE INSTALLED TO ACHIEVE OFFSET FROM SERVICES AS PER REDLANDS CITY COUNCIL PLANNING SCHEME POLICY. IN ALL CASES, THE FOLLOWING MINIMUM OFFSETS FROM KNOWN FEATURES APPLY:

- Streetlights 7.0 metres
- Driveways 3.0 metres
- Services (all underground) 3.0 metres
- Water valves 3.0 metres
- Fire hydrants 3.0 metres
- Fencing corner 10.0 metres
- Power poles 3.0 metres

DRAWING REGISTER:

DESCRIPTION	DATE	STATUS
LAT1001 - 200 COVER SHEET	22/11/2017	ISSUED
LAT1001 - 221 LEGEND	22/11/2017	ISSUED
LAT1001 - 222 PLANT SCHEDULE	22/11/2017	ISSUED
LAT1001 - 223 SAFETY IN DESIGN	22/11/2017	ISSUED
LAT1001 - 224 OVERALL PARK PLAN AND IRRIGATION PLAN	22/11/2017	ISSUED
LAT1001 - 225 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 226 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 227 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 228 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 229 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 230 MATERIAL AND FINISHES SCHEDULE	22/11/2017	ISSUED
LAT1001 - 510 SETOUT AND FINISHES PLAN	22/11/2017	ISSUED
LAT1001 - 511 SETOUT AND FINISHES PLAN	22/11/2017	ISSUED
LAT1001 - 512 SETOUT AND FINISHES PLAN	22/11/2017	ISSUED

02 SHEET LAYOUT
220 N.T.S



APPROVAL FOR 2 X PERGOLA
STRUCTURES ONLY



NOTES:

- LANDSCAPE ARCHITECTURE PACKAGE TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERS, ARCHITECTS AND ELECTRICAL ENGINEERS PACKAGES (ESPECIALLY IN RELATION TO SERVICE LOCATIONS).

- LIGHTING LAYOUT TO PARKS TO BE COORDINATED BY OTHERS AND COORDINATED WITH LANDSCAPE ARCHITECT.

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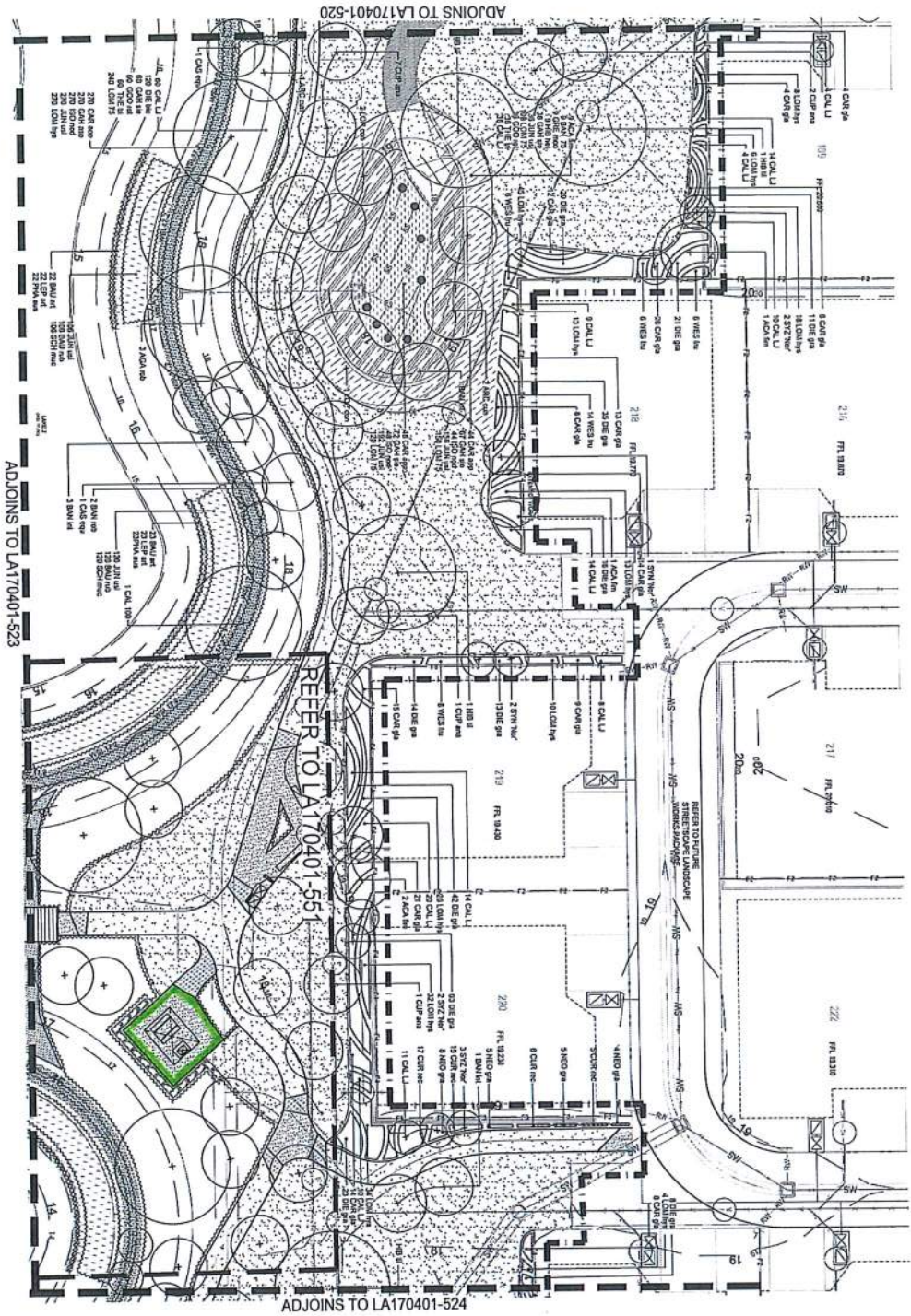
Cardno Ltd, 101 Main Street, 1st Floor, Sydney, NSW 1510, Australia
Tel: 61 2 9394 2222 Fax: 61 2 9394 2223
www.cardno.com.au

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AT	AT	04/12/2017	LATITUDE 25
AT	AT	04/12/2017	HERVEY BAY
AT	AT	04/12/2017	PARK AND LAKES PRECINCT
AT	AT	04/12/2017	LANDSCAPE WORKS
AT	AT	04/12/2017	LANDSCAPE PLANNING PLAN

FOR CONSTRUCTION

Scale	Sheet	Page
1:200	1	A1
1:200	2	B

NOTE:
THE PATHWAYS SHOWN IN THE LA PACKAGE DO NOT ALWAYS MATCH THE CIVIL PLANS.
THE OUTLINE OF THE PROPOSED PATHWAYS BY CIVIL HAVE BEEN SHOWN IN THESE PLANS SO THAT ANY PROPOSED DISCREPANCIES CAN BE REVIEWED.



Rev	Date	Description
1	08.12.2017	FOR CONSTRUCTION
2	08.12.2017	FOR APPROVAL



SCALE 1:200
0 5 10 15 20m

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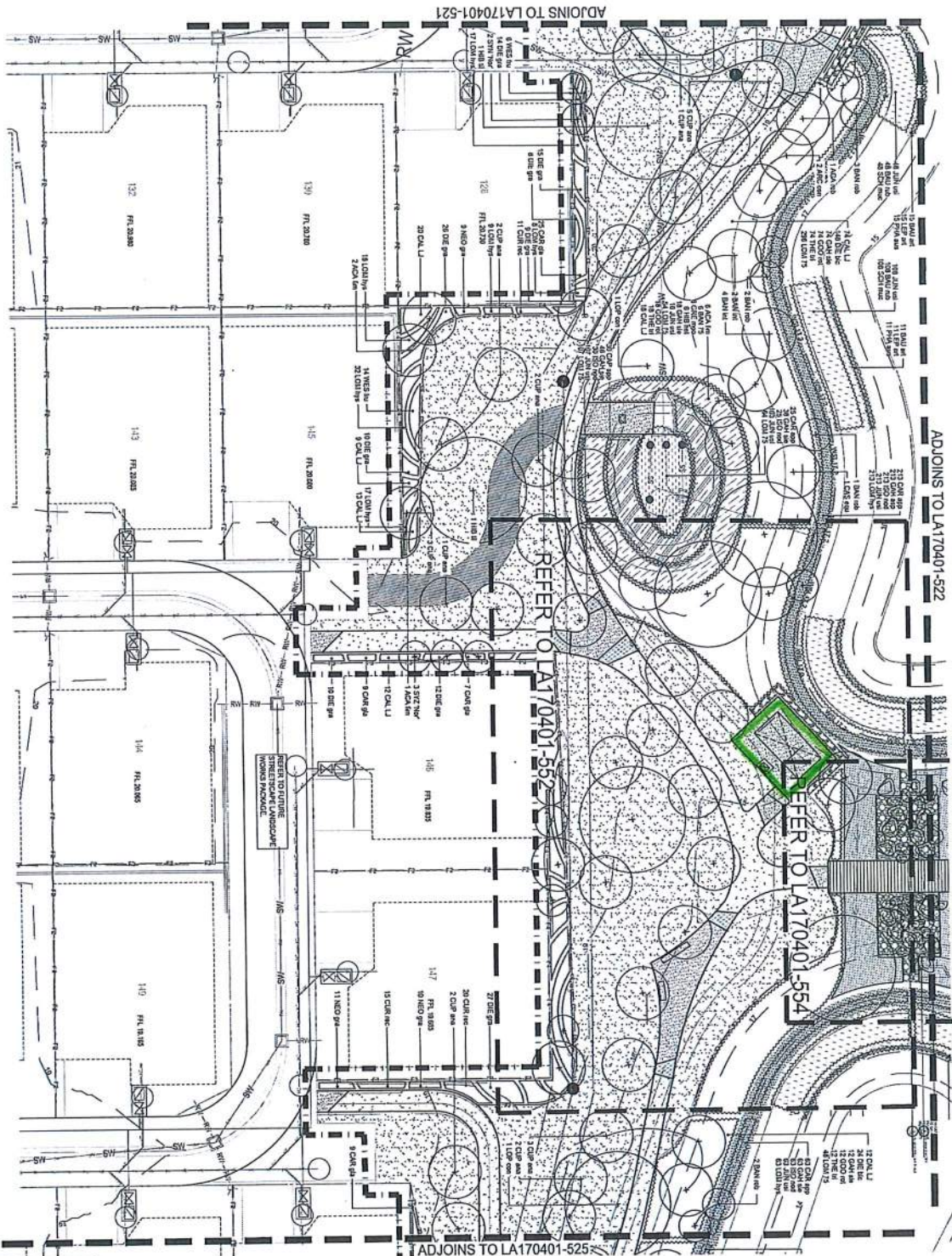
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PARK AND LAKES PRECINCT					
LANDSCAPE WORKS					
LANDSCAPE PLANNING PLAN					

FOR APPROVAL

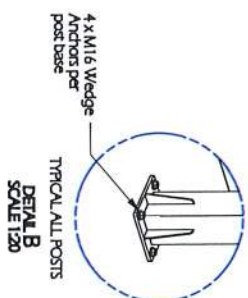
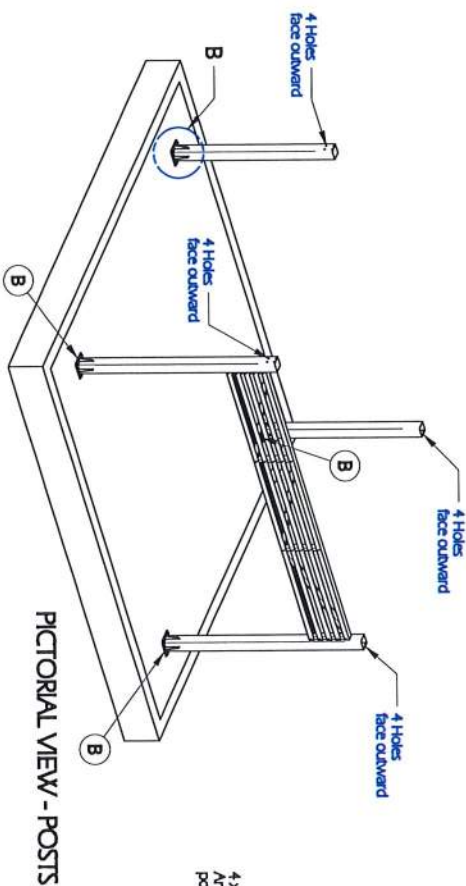
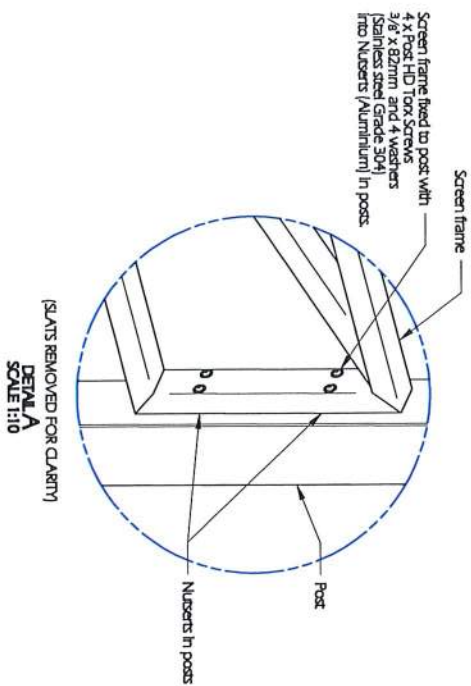
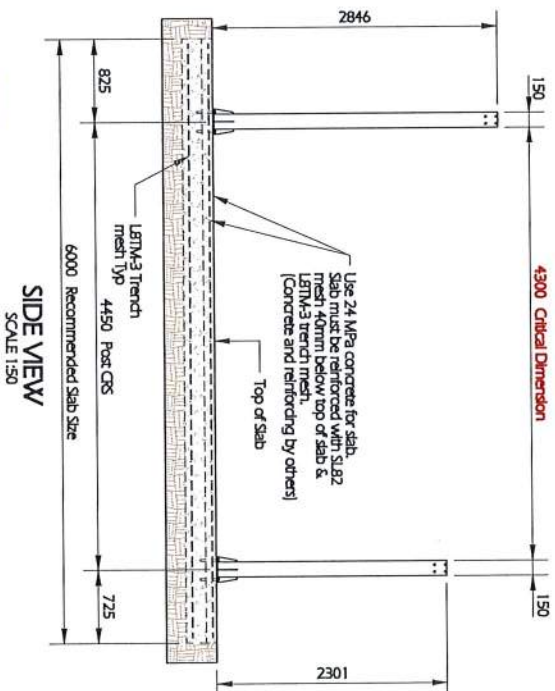
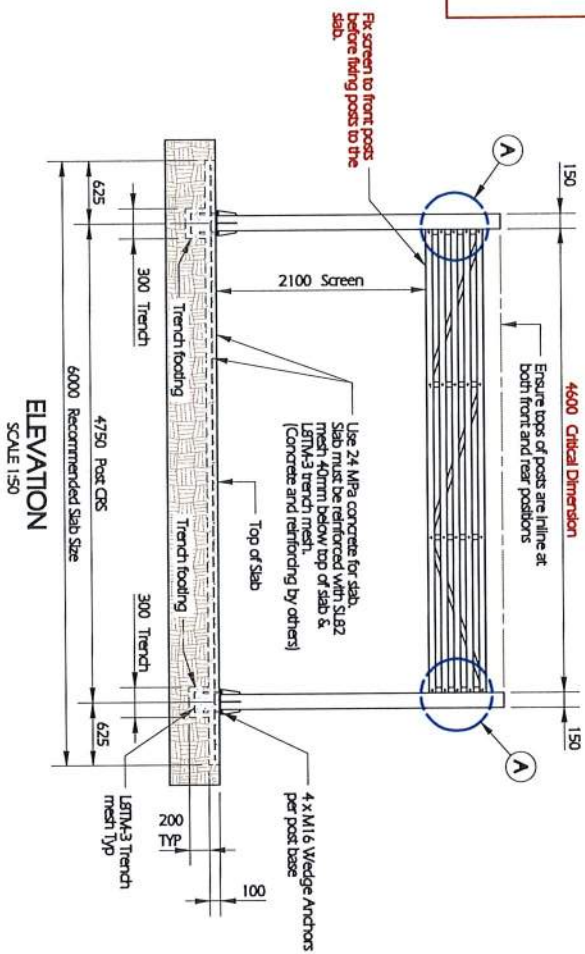
FOR CONSTRUCTION PURPOSES WHEN STAMPED

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LA170401-523					

NOTE:
THE PATHWAYS SHOWN IN THE LA
PACKAGE DO NOT ALWAYS MATCH
THE CIVIL PLANS.
THE OUTLINE OF THE PROPOSED
PATHWAYS BY CIVIL HAVE BEEN
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ANY PROPOSED DISCREPANCIES CAN
BE REVIEWED.



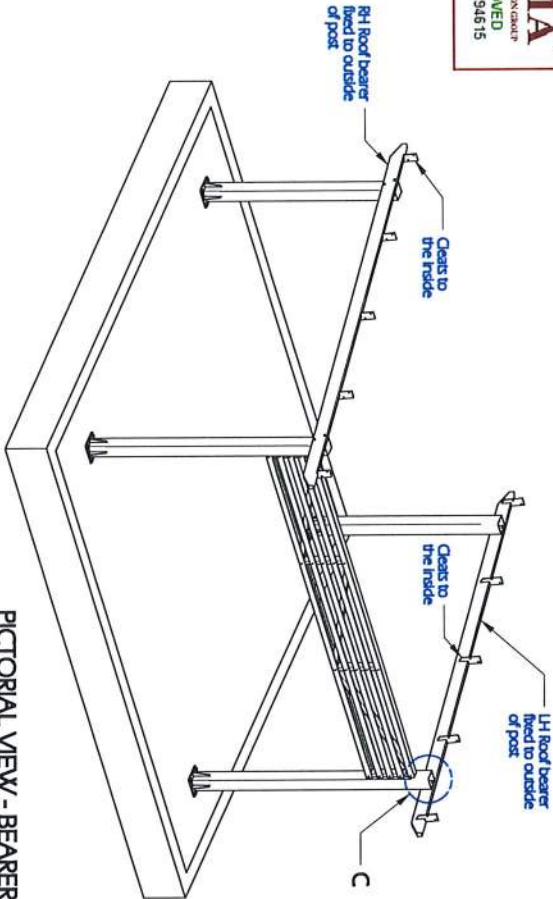
Ensure posts are vertical, inline and set to the same heights across the structure at the front and rear. Top of posts must be level for the roof frame to install properly.



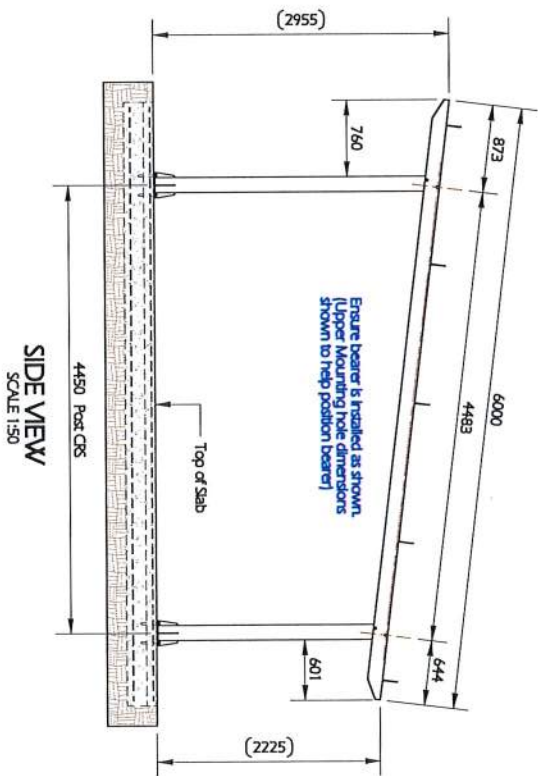
 Bringing people together T: 1300 552 102 www.unisitegroup.com.au	PROJECT: AKORA SHELTER INSTALL DRAWING DESCRIPTION: 606 SHELTER ASSEMBLY WITH SCREEN - SURFACE MOUNT DELUDE FINISH	ALL DIMENSIONS IN MM				DESCRIPTION
		LINEAR TOLERANCE: X ± 1.0 XX ± 0.2				
		ANGULAR TOLERANCE: ALL $\pm 1.0^\circ$				
		THIS DRAWING IS THE PROPERTY OF UNISITE GROUP PTY LTD. FOR WHOM IT WAS PREPARED AND INCLUDING IT MUST NOT BE REPRODUCED OR USED FOR OTHER PROJECTS OR REPRODUCED WITHOUT WRITTEN PERMISSION IN WRITING.				
		REV	DATE	BY	ISSUED FOR INSTALLATION	
		0	25JAN19	MH		
DRAWING NO. AKS-SM-DEL-004-ID				REVISION 0	DRAWN: MH SCALE: AS SHOWN SHEET 2 OF 2	



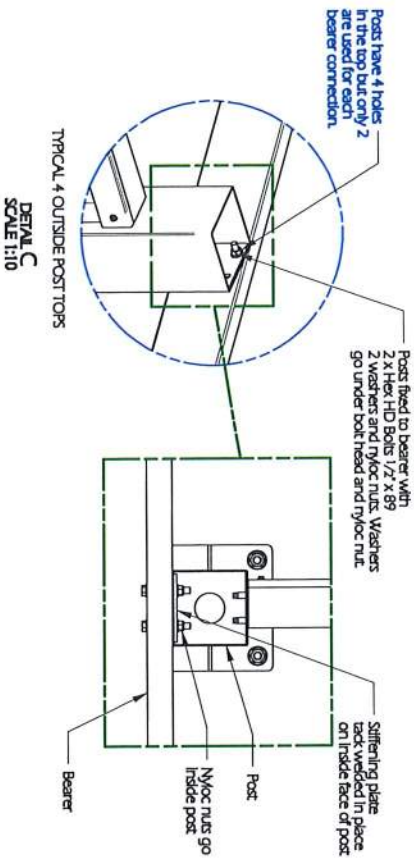
STAGE 2: BEARERS



PICTORIAL VIEW - BEARERS



SIDE VIEW
SCALE 1:50



REV	DATE	BY	DESCRIPTION
0	25 JAN 19	MH	ISSUED FOR INSTALLATION



Form 15—Compliance certificate for building design or specification

NOTE: This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

Various

including cyclonic Region C and Ter 2.5

Postcode: various

Lot and plan details (attach list if necessary)

In which local government area is the land situated?

Various

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Grillex_Unisite Group Akora 4 Post shelters, Roof 6 x 6

Ht 2100 x 2782,

Post on slab;

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

Relevant Australian Standards including AS 4055 – 2012; AS 1684 and AS 2870 , AS 1170-

Parts 1,&2, AS 4100, AS 1554.1 As 1163-1991, AS 1442-1991 AS 3990-1993, NCC 2019.

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Grillex_Unisite drawings AKS-SM-DEL-004-ENG-1 Rev 0;

AKS-SM-DEL-004-ENG-2 Rev 0;



Certification Group

APPROVED

20194615

This document has been assessed for Compliance with the Building Act 1975 and is subject to the conditions on the Decision Notice.

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

5. Building certifier reference number	Building certifier reference number 											
6. Competent person details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	Name (in full) Juris Sigurds Meija <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Company name (if applicable)</td> <td style="width: 50%;">Contact person</td> </tr> <tr> <td> E4p Engineering for Projects </td> <td> George Meija </td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Phone no. (business hours)</td> <td style="width: 33%;">Mobile no.</td> <td style="width: 33%;">Fax no.</td> </tr> <tr> <td> 07 32025900 </td> <td> 0407193 503 </td> <td> </td> </tr> </table> Email address intrade@netspace.net.au Postal address PO Box 206 Bellbowrie Postcode 4070 Licence or registration number (if applicable) RPEQ 742		Company name (if applicable)	Contact person	E4p Engineering for Projects	George Meija	Phone no. (business hours)	Mobile no.	Fax no.	07 32025900	0407193 503	
Company name (if applicable)	Contact person											
E4p Engineering for Projects	George Meija											
Phone no. (business hours)	Mobile no.	Fax no.										
07 32025900	0407193 503											
7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.	<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Signature</td> <td style="width: 40%;">Date</td> </tr> <tr> <td>  For E4P Engineering for Projects </td> <td> 30.8.19 </td> </tr> </table>		Signature	Date	 For E4P Engineering for Projects	30.8.19						
Signature	Date											
 For E4P Engineering for Projects	30.8.19											

The *Building Act 1975* is administered by the Department of Housing and Public Works

