

Development Building Application Decision Notice

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

Building Certifier Reference Number:	00006755
Approval Type:	Development Building Application Decision Notice
The Development Application was Assessed and:	Approved with Conditions
Building Certifier Decision Date:	Wednesday, 11 March 2020
Local Government Area:	Moreton Bay Regional Council
Applicant:	Homes By CMA
Owner:	T Pullyn & M Lawson
Address of Site:	14 Maidenhair Close CABOOLTURE QLD 4510

Building Class & Description of Works:

1a New Construction of Dwelling - 1 Storey

Real Property Description of Site or GPS Coordinates:

Lot Type:	Lot No:	Plan Type:	Plan Numbers(s):
Current	1301	SP	303643

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: Wednesday, 11 March 2020

Date of Expiry: Friday, 11 March 2022

Certifier:

Jack Green

Licence Number:

A48824

Signature:



ATTACHMENT A

REQUIRED INSPECTIONS

Description	Recommended Agent	Contact
Footings / Foundation Inspection	RPEQ Engineer	RPEQ Engineer
Slab Inspection	RPEQ Engineer	RPEQ Engineer
Frame Inspection	RPEQ Engineer	RPEQ Engineer
Final Inspection	Suncoast Building Approvals	

REQUIRED CERTIFICATES *

Engineer - Footing Inspection Form 16 Please provide a Form 16 Engineer Certificate
Surveyor - As Constructed Setout Form 16 Please provide a Form 16 Surveyors Certificate
Aspect Form 16 Required Certificate
Prefabricated Trusses Form 15, Layout Plan & Hold down report Please provide a Form 15 Truss Certificate
Electrical - Smoke Alarm Installation Form 16 Please provide a Smoke Alarm Electrical Certificate Form 16
Engineer - Framing Inspection Form 16 Please provide a Form 16 Engineer Certificate
Glazing - Shower Screens Form 15/16 Please provide Shower Screen Glazing Form 15
Glazing - Windows and Doors Form 15 Please provide a Window Glazing Form 15
Termite Treatment Form 16 & Installation Diagram Please provide Termite Treatment Form 16 & Installation Diagram
Water Proofing Form 16 Please provide Waterproofing Form 16
Acoustics Construction Form 16 Please provide Acoustic Construction Form 16
Energy Efficiency Compliance Form 16 Please provide Energy Efficiency Compliance Form 16

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

BUILDING CONDITIONS

Standard Building Conditions
1 Amended Plans If the building is to change from that shown on the approved plan then amended plans are required to be submitted for approval and the relevant amended plan fee be paid. A Form 2 signed by the owners, (or owners consent) is to be submitted for all amended plans requiring approval.
2 Excavation work on a vacant property using unprotected embankments and adjacent to another allotment can be undertaken provided the top of a cut batter and the toe of the fill batter is contained within the property boundary and the slope of the unprotected complies with the appropriate soil classification slope ratio described in Table 3.1.1.1 of BCA Housing Provisions.
3 It is recommended that the driveway has a maximum grade of 1 in 5 with a transition area at the top and bottom. Transition areas should be designed to prevent the underside of vehicles from scrapping, and compliance with relevant Local Government driveway / crossover standard details.
4 Excavation work for drainage trenches adjacent to buildings can be undertaken provided the angle to determine the safe area for excavation is taken from the bottom of the shallowest point of the footing and is in accordance with Figure 3.1.1.2 and the slope ratio complies with Figure 3.1.1.1 of BCA Housing Provisions.

ATTACHMENT A

BUILDING CONDITIONS

- 5 All glazing in buildings is to comply with the requirements of Part 3.6 of BCA Housing Provision and AS1288, and AS2047. A glazing certificate from the manufacturer for compliance with AS1288, and AS2047 must be provided on completion.
- 6 Gutters, downpipes and locations as well as underground pipes are to be designed in accordance with Part 3.5.2 of BCA Housing Provisions, or AS/NZS 3500 Parts 3 and/or 5.
To meet overflow provisions using controlled back gap (10mm gap, eg Strammit batclip); or controlled front bead height (front of gutter 10mm lower than top of fascia).
- Small gutter 5200mm² cross section (eg. Lysaght Quad 115) maximum 30m² per down pipe
 - Medium gutter 6300mm² cross section (eg Lysaght Trimline) maximum 40m² per downpipe
 - Large gutter 7900mm² cross section (Eg Lysaght 175 quad) maximum 50m² per downpipe
- When gable or lean too roof additional overflow measures required such as a rainhead, or inverted nozzle will be required.
- 7 All lintels and framing have been checked for uniform distributed loadings. Where girder trusses or other point loads are to be supported over lintels and on verandah plates, sizes are to be confirmed by the truss manufacturer or structural engineer prior to the frame inspection and plans amended accordingly.
- 8 Any retaining walls greater than 1.0m in height and not included on the approved plans, will require a separate Building Permit.
- 9 All roofwater is to be discharged in accordance with the condition as shown on the approved plans and in any case shall not cause nuisance to adjoining properties or the existing buildings on site.
- 10 Sewer clearance as per Queensland Development Code MP1.4 (minimum 1.20 metres to centre of sewer, house connection and piers to be minimum 300mm below zone if influence of sewer).
- 11 Smoke alarms must comply with AS 3786 and be connected to the consumer mains power and interconnected if more than one. Smoke alarms must be located in accordance with Part 3.7.2.3 of the Building Code of Australia and Building Regulation 2006, Part 3A, Smoke alarms for domestic dwellings.
- 12 The external finished ground level surrounding the slab must be graded to a slope not less than 50mm over the first 1.0m from the building in accordance with Figure 3.1.2.2 of BCA Housing Provisions. The appropriate slab height above the finished ground level and paving is dependent upon the height of the overflow relief fully, the possibility of flooding from storm runoff and location of weepholes in the brickwork or termite protection method. The finished ground level is to be a minimum of 150mm below the slab and all finished garden mulch and paving is to be kept below the brickwork weepholes, and appropriate clearance for termite protection method used.
- 13 A method of termite control complying with AS 3660.1 2000 and Part 3.1.3 of the BCA Housing Provisions including Qld Amt is to be carried out during construction which will involve either:
- Appropriate physical barriers as per Sections 4 – 7 of AS3660.1 2000 and table 3.1.3.1 Qld Amt of BCA Housing Provisions, or
 - Combination of physical barrier to slab and chemical barrier to perimeter, or
 - Chemical barrier under slab to AS3660.1 which does not involve hand spraying i.e. (reticulation system), or
 - Primary building elements constructed of termite resistant materials as defined under Clause 3.1 Qld Amt of BCA Housing Provisions which are structural elements and also door jambs, window frames, reveals architraves and skirtings.
- The method of treatment must be clearly identified by a durable notification fixed to the building in prominent location such as in a meter box or the like.
- 14 Toilet doors are to open outwards or be fitted with lift-off hinges in accordance with Part 3.8.3.3 of BCA Housing Provisions.
- 15 At the time of the frame inspection, the builder is required to supply the Private Certifier (leave in metre box) with the design criteria used for the truss design, a layout plan, fixing and bracing details and any other relevant information supplied by the truss manufacturer.
NOTE: If this information is not available at the frame inspection, the Private Certifier reserves the right to request an Engineers Certificate for the roof framing and tie down.
- 16 Retaining walls or other types of soil retaining methods must be installed where the slope ratio for cut and or fill is more than that described in Table 3.1.1.1 of BCA Housing Provisions. Embankments that are to be left exposed at the end of the construction works must be stabilised by vegetation on similar works to prevent soil erosion.
- 17 Waterproofing of wet areas to comply with AS3740-2010. A certificate including bathrooms, WC & laundry from

ATTACHMENT A

BUILDING CONDITIONS

an approved waterproofing applicator will be required before a final certificate can be issued.

External waterproofing membranes must comply with AS4654 Parts 1 & 2 and be certified by Form 16 by an approved applicator.

Application Specific Conditions

- 1 Noise Affected lot construction to comply with Cat 1 of QDC MP 4.4

Advisory Notes

1 1. HOURS OF WORK

Environmental Protection Agency requires:

A builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- a) On a Sunday or public holiday, at any time; or
- b) On a Saturday or business day, before 6.30am or after 6.30pm.

2. SILT MANAGEMENT

Provision shall be made during the construction phase to ensure that no silt, other building waste or soil leaves the allotment. Retention devices such as silt fences, straw bales or the like are required to be installed on-site.

3. ACCESS CHAMBERS

Where sewerage and stormwater access chambers occur on-site they are to remain visible at all times. If an access chamber is required to be altered in height to accommodate proposed site works, contact the relevant Council's Sewerage Department.

4. ACID SULPHATE SOILS

Where works are located within the Acid Sulphate Overlay, compliance with applicable Acid Sulphate Code applies.

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 10Application 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/BuildingDevelopmentDisputeResolutionCommittees.aspx>