

CPCCBC4026A

ARRANGE BUILDING APPLICATIONS AND APPROVALS

THEORY EXAM INSTRUCTIONS

- This exam will occur under standard assessment conditions.
 - An oral examination may be allowed under certain circumstances. Answers will be documented and FT003 (Oral examination declaration form) must be completed.
- Participants must provide enough detail in their responses to demonstrate their knowledge and skills.
- Please fill in the details below, providing your name, signature and date of assessment.
 - Your signature acknowledges that this is your own work.
- If a participant initially answers a question incorrectly but modifies their response, they must follow the instructions below:
 - If a participant changes their response in writing, they must put their initials next to the written change.
 - If a participant changes their response verbally, this must be noted on the exam paper by the assessor.

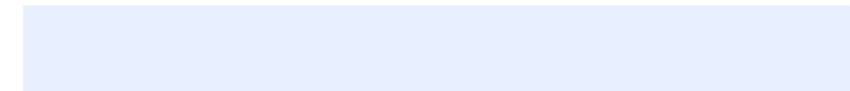
Participant name Erica Taylor

Participant signature



Assessor name _____

Assessor signature



Date 1/05/2018

Number of questions	Number of questions answered correctly	Satisfactory?	
		Yes	No
30		☐	☐

ASSESSOR COMMENTS

Q1. For the purpose of development applications, describe how 'development' is defined in Schedule 2 of the *Planning Act 2016* (Qld).

Answer ☐

Development is defined in Schedule 2 of the Planning Act 2016 (Qld) as:

- Carrying out building work
- Carrying out plumbing or drainage work
- Carrying out operational work
- Reconfiguring a lot (i.e. a subdivision)
- Making a material change of use of premises

(i.e. starting a new use, re-establishing a use that has been abandoned or changing the intensity or scale of the use).

Q2. At which of the following stages would a development approval be sought? Tick your response.

Answer ☐

Choice	Possible Answers
☒	Town planning stage
☐	Building approval stage
☐	Construction stage
☐	Final certification stage

Q3. True or False (Tick your response): Building approval is separate to planning approval.

Answer ☐

☒	True
☐	False

Q4. Name two (2) types of approvals that may be sought for the building approval stage.

Answer ☐

Full Approvals & Staged Approvals

Q5. For each of the external specialists categories listed below, identify the information and documentation they may provide for an approval application.

Answer

External specialist	Information and documentation provided
Building surveyors, quantity surveyors and site surveyors	Building Surveyors – BCA Compliance Report Quantity Surveyors – Tender Estimate Site Surveys – plans to determine site levels
Geotechnical and environmental specialists	Geotech report to ascertain soil type Environmental impact study/report
Structural, mechanical and electrical engineers	Drawings and specifications Form 15's

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Q6. Under the *Planning Act 2016* (Qld), what two (2) documents are required to support a development application?

Answer

Planning Report that demonstrates how the development complies with local authorities
Plans of the development

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Q7. Under the requirements of the Brisbane City Council what documents are required to support a development application (in addition to those under Q6.)?

Answer

Completed Development Services lodgement form
Erosion Hazard Assessment form
Land owner's consent
Planning reports
Proposed plans

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Q8. When arranging for building approval through a building certifier, you must give them scaled and detailed plans. Who should these plans be prepared by?

Answer A qualified design consultant in the relevant field ie architect, Hydraulic consultant, structural engineer etc. ☐

Q9. Name three (3) approvals that must be lodged through the Brisbane City Council, as opposed to through a building certifier.

Answer
 Houses of more than 9.5m in height from natural ground in a residential zone

 Redevelopment or removal of heritage and character buildings

 Any town planning matters that are not accepted development, subject to requirements under Brisbane City Plan 2014
 ☐

Q10. What should be considered when developing a plan for the process of lodging approval applications?

Answer The scheduling required to obtain all of the required information and the clients needs, for example their expected completion date. ☐

Q11. True or False (Tick your response): The plan in Q10. should be submitted for approval.

Answer

☐	True
☒	False

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Q12. The council assesses development under the application types listed below. Describe each assessment type and whether the public must be notified.

Answer

Assessment type	Description
Code assessment	Does not require public notification This application is assessed against the codes identified for the use within City Plan. Further applications may be required if the development doesn't meet one or more of the acceptable outcomes of the relevant code
Impact assessment	Required public notification to take into account the views of the community

Q13. Identify two (2) stakeholders that may be impacted by a planning application. Describe the impact on each stakeholder and strategies that could be adopted to maximise their support of the planning application.

Answer

	Stakeholder 1	Stakeholder 2
Stakeholder type	Neighbouring Properties	Local Businesses
Impact of planning application on stakeholder	Ventilation and light will be reduced	New larger development may impact access to existing businesses
Strategies adopted to maximise stakeholder support	Review of drawings/design to allow light through	Ensure TMP is in place to minimise disruption to traffic flow

Q14. Which part of the Brisbane City Council's City Plan should be referred to in order to establish whether your proposal will require an impact assessment?

Answer Part 5 of the City Plan

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Q15. Name three (3) projects that are always deemed 'accepted development'.

Answer Any development involving construction, maintenance or operation of a road or busway carried out by the local council or state government.

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The installation of a sewage treatment plant or pump station, water reservoir or pump station involving the replacement or upgrade of plant or equipment at an existing facility, providing the expansion doesn't increase the current development footprint or a new sewage pump station.

Any development which is required to be carried out by a lawful order or instruction issued under any legislation.

Q16. True or False (Tick your response): Projects that are 'accepted development, subject to requirements' do not need anything in writing from the Council to commence the activity, provided that a self-assessment has been carried out to ensure compliance with the relevant code.

Answer

☒	True
☐	False

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Q17. Apart from the *Planning Act 2016* (Qld), name two (2) types of building legislation considered during the building approval process in Queensland.

Answer 1. The Building Act 1975 (Qld)
2. Building Code of Australia

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Q18. During the building approval process, which of the following issues are considered under various codes and regulations? Tick all that apply.

Answer

Choice	Possible Answers
☒	Building is soundly/safely designed and constructed
☒	Degree of fire safety
☒	Energy and water efficiency standards
☒	Protection from pests
☒	Sewerage and drainage

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Q19. Identify and describe two (2) industry standards that you may refer to when preparing a building application (e.g. to address Q18.).

Answer

Standard number	Description
3.1.3	Termite Risk Management
3.7	Fire Safety

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Q20. Identify and describe two (2) regulations that you may refer to when preparing a building application.

Answer

Regulation name	Description
Part 4 - Swimming Pool Safety	Regulation requiring that swimming pool barriers and signs ie resuscitation must be installed
Part 3A – Smoke Alarms for Domestic Dwellings	Regulation which requires smoke alarms with a photoelectric sensor, hardwired to the elec supply and interconnected with all other smoke alarms be installed in each bedroom of a domestic dwelling

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Q21. Describe the importance of using document control processes when submitting an application.

Answer To ensure the application is processed in a timely manner, without delays due to lack of information or documentation and without incurring extra fees.

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Q22. How the currency of a plan determined?

Answer By the Referral agency

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Q23. True or False (Tick your response): To ensure continuing progress of your application, you should confirm the application status at appropriate intervals.

Answer

☒	True
☐	False

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Q24. What is the name of the electronic portal used to check applications submitted to the Brisbane City Council?

Answer PD Online

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Q25. Order the following stages from 1 to 6 to identify the application assessment process used by the Brisbane City Council.

Answer

Stage Number	Stage
6	Appeals
1	Application
5	Decision and conditions
3	Information request
4	Public notification
2	Referrals

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Q26. True or False (Tick your response): If a planning application is incomplete at the time of lodgement, the Council will always issue a 'not properly made' action notice.

Answer

☐	True
☒	False

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Q27. The applicant has how many business days to comply with an action notice?

Answer 20

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Q28. Identify three (3) common application problems.

Answer

1. Poor Quality Plans
2. Insufficient Information
3. Unacceptable Impacts

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Q29. True or False (Tick your response): When considering an appeal, the applicant should seek private legal advice.

Answer

☒	True
☐	False

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Q30. Minor amendments to an application should be negotiated with which of the following parties? Tick all that apply.

Answer

Choice	Possible Answers
☒	Approval authority
☒	Client
☒	Organisation

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