

70 The Strand (Anelay) - Short Range Programme - APARTMENTS BUILDING & SITE



RCQ Projects Pty Ltd

Issued 27/09/2021

Programme Status Date Monday, 27 September 2021

Site Manager Gary Ward

Display Week 1

Programme Status Date			Monday, 27 September 2021			Display Week		1	Week 1				Week 2						Week 3										
Site Manager			Gary Ward						27 Sep 2021				4 Oct 2021						11 Oct 2021										
									27	28	29	30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
WBS	TASK	SUBCONTRACTOR	COMMENTS	START	END	CAL	DAYS	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
1	General Site Works				-																								
1.1	Other				-																								
1.2	Jump Loading Platform from Level 5 to Level 6	Metalrig	Morning	Tuesday, 5 October 2021	Tuesday, 5 October 2021	1																							
1.3	Remove Tower Crane	Metalrig / A2O / RCQ / Peak		Monday, 25 October 2021	Tuesday, 26 October 2021	2																							
1.4	Drop Perimeter Scaffold Roof to L6	ASAP			-	2																							
2	Offsite Procurement				-																								
2.1	Apartment Building				-																								
2.2	Deliver Apt Lift Materials	Schindler	Manitou Req'd, 7am	Friday, 1 October 2021	Friday, 1 October 2021	1																							
2.3	Deliver White Goods - Level 1	HNC		Tuesday, 5 October 2021	Tuesday, 5 October 2021	1																							
2.4	Deliver White Goods - Level 2	HNC		Friday, 8 October 2021	Friday, 8 October 2021	1																							
2.5	Deliver Joinery - Level 3	Moduline		Friday, 1 October 2021	Friday, 1 October 2021	1																							
2.6	Deliver Apt Level 3 Doors & Hinges	Project Hardware		Thursday, 30 September 2021	Thursday, 30 September 2021	1																							
2.7	Deliver Joinery - Level 4	Moduline		Wednesday, 27 October 2021	Wednesday, 27 October 2021	1																							
2.8	Deliver Joinery - Level 5	Moduline		Thursday, 11 November 2021	Thursday, 11 November 2021	1																							
2.9	Deliver Joinery - Level 6 Unit 11	Moduline		Monday, 29 November 2021	Monday, 29 November 2021	1																							
3	Apartment Building				-																								
3.1	Superstructure				-																								
3.2	Roof Works																												
3.3	Strip Lift Shaft Scaffold	ASAP		Wednesday, 29 September 2021	Thursday, 30 September 2021	2																							
3.4	Install Lift	Schindler		Thursday, 30 September 2021	Wednesday, 10 November 2021	42																							
3.5	Install HD Bolts for Screen and Mech	CMF / Peak		Thursday, 23 September 2021	Thursday, 23 September 2021	1																							
3.6	Waterproof Membrane to Roof	Combined		Friday, 17 September 2021	Wednesday, 22 September 2021	6																							
3.7	Install Screen	CMF		Monday, 20 September 2021	Wednesday, 22 September 2021	3																							
3.8	Install Mech	Peak - Mech		Monday, 20 September 2021	Saturday, 25 September 2021	6																							
3.9	Install Roof Access System	RIS Safety		Monday, 20 September 2021	Monday, 20 September 2021	1																							
3.10	Strip Formwork and Backprop																												
3.11	Level 6 Strip Formwork & Backprop	Joliffie		Monday, 27 September 2021	Friday, 1 October 2021	5																							
3.12	Level 6 Tidy up Concrete Setdowns	Joliffie		Tuesday, 5 October 2021	Wednesday, 6 October 2021	2																							
3.13	Fitout				-																								
3.14	Stair Foyer - Level 1				-																								
3.15					-																								
3.16					-																								
3.17	Level 1 - Units				-																								
3.18	Skirts, Arcs and Doors	Joltam / Project Hardware			-																								
3.19	Complete Install Stone Tops	Quality Stone			-																								

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WBS	TASK	SUBCONTRACTOR	COMMENTS	START	END	CAL DAYS		M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
3.20	Fabricate Glass Splashback	Moduline		Monday, 27 September 2021	Friday, 1 October 2021	5																							
3.21	Install Glass Splashbacks	Moduline		Wednesday, 6 October 2021	Wednesday, 6 October 2021	1																							
3.22	Install Robe Doors	Moduline		Friday, 8 October 2021	Friday, 8 October 2021																								
3.23	Services Fitoff	Peak / Tacoma / Premier		Tuesday, 5 October 2021	Friday, 8 October 2021	4																							
3.24	Install Shower Screen	B&N			-																								
3.25	Level 2 - Units				-																								
3.26	Complete Joinery Install	Moduline		Tuesday, 5 October 2021	Tuesday, 5 October 2021	1																							
3.27	Skirts, Arcs and Doors	Joltam / Project Hardware		Monday, 27 September 2021	Wednesday, 29 September 2021	3																							
3.28	Patch and Paint	Tony Casey / Joltam		Wednesday, 29 September 2021	Thursday, 30 September 2021	2																							
3.29	Measure Stone Tops	Quality Stone			-																								
3.30	Fabricate Stone Tops	Quality Stone			-	7																							
3.31	Install Stone Tops	Quality Stone			-																								
3.32	Fabricate Glass Splashback	Moduline		Wednesday, 29 September 2021	Tuesday, 5 October 2021	7																							
3.33	Install Glass Splashbacks	Moduline		Wednesday, 6 October 2021	Wednesday, 6 October 2021																								
3.34	Install Robe Doors	Moduline		Thursday, 7 October 2021	Thursday, 7 October 2021																								
3.35	Site Measure Shower Screens	B&N			-																								
3.36	Install Shower Screen	B&N			-																								
3.37	Level 3 - Units				-																								
3.38	Tile Walls Wet Areas	Alpha Tiling			-																								
3.39	Main Area Floor Tiles	Alpha Tiling			-																								
3.40	Joinery Install	Moduline		Tuesday, 5 October 2021	Thursday, 14 October 2021	10																							
3.41	Skirts, Arcs and Doors	Joltam / Project Hardware			-																								
3.42	Patch and Paint	Tony Casey / Joltam			-																								
3.43	Measure Stone Tops	Quality Stone			-																								
3.44	Fabricate Stone Tops	Quality Stone			-																								
3.45	Install Stone Tops	Quality Stone			-																								
3.46	Fabricate Glass Splashback	Moduline			-	7																							
3.47	Install Glass Splashbacks	Moduline			-																								
3.48	Install Robe Doors	Moduline			-																								
3.49	Site Measure Shower Screens	B&N			-																								
3.50	Install Shower Screen	B&N			-																								
3.51					-																								
3.52	Level 4 - Units				-																								
3.53	Ceiling Framing	Joltam		Monday, 27 September 2021	Wednesday, 29 September 2021	3																							
3.54	Wet Area Walls Rough ins	Tacoma / Peak		Tuesday, 28 September 2021	Wednesday, 29 September 2021	2																							
3.55	HOLD POINT: Pre Sheet ITP's	ALL	Afternoon	Thursday, 30 September 2021	Thursday, 30 September 2021	1																							
3.56	Sheet Ceilings & Walls	Joltam		Friday, 1 October 2021	Saturday, 2 October 2021	2																							
3.57	Sheet Ceilings & Walls	Joltam		Tuesday, 5 October 2021	Wednesday, 6 October 2021	2																							
3.58	Set Wet Areas	Joltam		Wednesday, 6 October 2021	Thursday, 7 October 2021	2																							

Programme Status Date			Monday, 27 September 2021			Display Week		1	Week 1							Week 2							Week 3						
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WBS	TASK	SUBCONTRACTOR	COMMENTS	START	END	CAL DAYS	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S		
3.59	Waterproof Wet Areas	Combined		Friday, 8 October 2021	Saturday, 9 October 2021	2																							
3.60	Waterproof Wet Areas	Combined		Monday, 11 October 2021	Tuesday, 12 October 2021	2																							
3.61	Tile Wet Areas	Alpha Tiling		Wednesday, 13 October 2021	Saturday, 16 October 2021	4																							
3.62	Set & Sand Remaining Areas	Joltam		Thursday, 7 October 2021	Tuesday, 12 October 2021	6																							
3.63	Sealer Coat Paint	Tony Casey		Tuesday, 12 October 2021	Thursday, 14 October 2021	3																							
3.64	Main Area Floor Tiles	Alpha Tiling		Friday, 15 October 2021	Wednesday, 20 October 2021	6																							
3.65	Joinery Install	Moduline		Wednesday, 27 October 2021	Friday, 5 November 2021	10																							
3.66	Skirts, Arcs and Doors	Joltam / Project Hardware			-																								
3.67	Patch and Paint	Tony Casey / Joltam			-																								
3.68	Measure Stone Tops	Quality Stone			-																								
3.69	Fabricate Stone Tops	Quality Stone			-																								
3.70	Install Stone Tops	Quality Stone			-																								
3.71	Fabricate Glass Splashback	Moduline			-	7																							
3.72	Install Glass Splashbacks	Moduline			-																								
3.73	Install Robe Doors	Moduline			-																								
3.74	Site Measure Shower Screens	B&N			-																								
3.75	Install Shower Screen	B&N			-																								
3.76					-																								
3.77	Level 5 - Units				-																								
3.78	HL Services Install	Peak / Tacoma / Premier		Monday, 27 September 2021	Saturday, 2 October 2021	6																							
3.79	Wall Framing	Joltam		Wednesday, 29 September 2021	Saturday, 2 October 2021	4																							
3.80	External Cladding Flashings	MATZ			-																								
3.81	Install Steel Window Posts	JS Welding		Tuesday, 5 October 2021	Tuesday, 5 October 2021	1																							
3.82	Window Sub Frame Install	B&N			-																								
3.83	HI Mech Services Install	Peak - Mech			-																								
3.84	Ceiling Framing	Joltam			-																								
3.85	Wet Area Walls Rough ins	Tacoma / Peak			-																								
3.86					-																								
3.87					-																								
3.88					-																								

TOWNSVILLE CITY COUNCIL



Date >> 09 October 2020

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

RCQ Projects Pty Ltd
PO Box 5988
TOWNSVILLE QLD 4810

Email >> townsville@rcq.net.au

Dear Sir/Madam

Approved Road Work Permit

Local Law 1.15 (Carrying out works on a road or interfering with a road or its operation) 2011

The Application for Road Work Permit (**RWP20/0639**) has been assessed and **approved**, subject to the conditions listed below. The decision was made by Townsville City Council on **9 October 2020**.

Application details

Application no:	RWP20/0639
Assessment no:	0219043
Proposal:	Hoarding
Street address:	70 The Strand NORTH WARD QLD 4810
Real property description:	Lot 310 T 1181 Vol 779 Fol 00228

Conditions

1. The Townsville City Council appoints the Permit holder as the person in control of the workplace who must ensure all relevant requirements are carried out in accordance with the permit and in compliance with the *Work Health and Safety Act 2011*.
2. All works on roads must include compliance with Part 3 of the *Manual of uniform traffic control devices* (MUTCD) provisions for warning, instructing and guiding road users safely through, around or past work sites on roads including footpaths.
3. The applicant will indemnify council against any claims whatsoever, including all costs and expenses arising from the works.
4. Set up & Final inspections will be required. Council requires 24 hours' notice to arrange any inspection (clear of weekends and public holidays). A final inspection is required to ensure that the work is completed to council's approval and the surrounding area is made safe for pedestrians and postal deliverers.

5. Failure to comply with council requirements may result in council taking action and costs charged to the Permit holder.
6. This Permit is valid for a period of twelve months from 9 October 2020.
7. Goods and materials are not to be stored or stacked on the footpath or roadway in the work zone for any extended periods (only for delivery and pickup). Site huts and storage containers are not to be placed in the works zone.
8. Public Liability Insurance to be lodged

Other details

Please find attached standard drawings. These items are to be available on site at all times during construction works.

All works are to strictly comply with the TCC standard drawings and conditions and no concreting works shall be undertaken until the setup (pre-slab) inspection has been approved.

To organise an inspection, or if you have any further queries in relation to the above, please contact the Assets and Hydraulics Administration Unit on 4727 9275, between the hours of 7.30am and 4.30pm, or email via TCCHydraulics@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be a stylized 'A' or 'J'.

Assessment Officer
Assets and Hydraulics Unit

TOWNSVILLE CITY COUNCIL



Date >> 05 January 2021

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

RCQ Projects Pty Ltd
PO Box 5988
TOWNSVILLE QLD 4810

Email >> townsville@rcq.net.au

Dear Sir/Madam

Referral Agency Response

Response before application

Planning Act 2016

I refer to your application and advise that council, as a referral agency for the application, completed its assessment on 5th January 2021. You are advised that council requires that any development approval is subject to the conditions stated in this response. Details of the referral agency response are as follows:

Application Details

Application no:	CAR20/0464
Assessment no:	0219043
Proposal:	Building over Council Sewer
Street address:	70 The Strand NORTH WARD QLD 4810
Real property description:	Lot 310 T 1181
Assessment Manager:	Private Certifier to be Engaged

Referral Triggers

The application was referred to council under the provision of the *Planning Regulation 2017* for

Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4 (Schedule 9 Part 3 Division 3 Table 7)

Matters of Referral Agency's Assessment

In accordance with section 55(2) of the *Planning Act 2016*, council assessed the application against the Queensland Development Code MP1.1 / MP1.2 / MP1.3 / MP1.4.

Reasons for Decision

Under section 56(1) of the *Planning Act 2016*, council must set out reasons for decision. These are listed under each condition.

The location of the proposed building foundations complies with Townsville City Councils Building Over or Adjacent to Services Guidelines.

TOWNSVILLE CITY COUNCIL



Referral Agency Conditions

Any excavation within 1.20 meters of council services to be undertaken by Vacuum.

Currency Period

Pursuant to section 54(4) of the *Planning Act 2016*, you will not be required to refer your building works application to council for a further Referral Agency Response if:

- (a) you submit this referral agency response in its entirety, including all referenced plans and documents, when making the application to the assessment manager; and
- (b) there are no changes to the proposal that was presented to council with this referral; and
- (c) The development application to the assessment manager is made within 24 months of the date of this referral agency response.

If you have any further queries in relation to the above, please do not hesitate to contact Planning Services on telephone 13 4810 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

James Beck
Senior Plumbing Inspector
Assets and Hydraulics
Planning, Environmental and Cultural Services

Appendices>> Statement of Reasons & Schedule of Conditions
Attachments>> Approved Plans

CAR20/0464-(0219043)-13190

REFERRAL AGENCY RESPONSE APPLICATION – SITING RELAXATIONS AND BUILDING OVER SERVICES

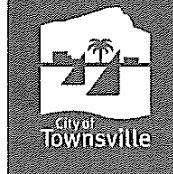
Planning Act 2016
Planning Regulation 2017



Purpose	This application form is required for building works where Council is a referral agency to a development application under Schedule 9, Part 3, Division 2, Table 1, Table 3 and/or Division 3, Table 7 of the <i>Planning Regulation 2017</i> . Use this application if you need Council approval to build closer than permissible to the property boundary (a siting relaxation), or over or adjacent to infrastructure (e.g. water or sewer pipes).			
Description of land	Street address <u>70 The Strand</u> Suburb <u>North Ward</u> State <u>QLD</u> Post code <u>4810</u> Lot on plan description <u>Lot 310 T 1181</u>			
Applicant details	Full name <u>RCQ Projects Pty Ltd (Account #35205)</u> Postal address <u>Po Box 5988</u> Suburb <u>Townsville</u> State <u>QLD</u> Post code <u>4810</u> Contact phone number <u>07 4771 3077</u> Email address <u>townsville@rcq.net.au</u>			
Property owner's details	Are you the property owner? ☐ Yes – continue to the next section ☒ No – complete the details below Attach information if there is more than one property owner Do you have the property owner's consent to lodge this application? ☒ Yes ☐ No Property owner/s name/s <u>STS TSV Pty Ltd</u> Postal address <u>5 Baybreeze Pocket</u> Suburb <u>Idalia</u> State <u>QLD</u> Post code <u>4811</u> Contact phone number <u>c/- 0438 382 389</u> Email address <u>c/- lachlan@lbellconsulting.com.au</u>			
Building certifier details	Have you lodged this application with a building certifier? ☒ No – continue to the next section ☐ Yes – complete the details below Building certifier name _____ Postal address _____ Suburb _____ State _____ Post code _____ Contact phone number _____ Email address _____			
Details of proposed building works	<u>Commercial and Residential tenancy</u>			
Office use only	Date	Application number	Amount	Receipt number

REFERRAL AGENCY RESPONSE APPLICATION – SITING RELAXATIONS AND BUILDING OVER SERVICES

Planning Act 2016
Planning Regulation 2017



Applicable Queensland Development Code

Which part of the Queensland Development Code (QDC) is applicable to the proposal?

Note: You may need to tick more than one box if a siting relaxation also includes building over services.

- ☐ QDC MP1.1: Design and siting standard for single detached housing - on lots under 450m²
- ☐ QDC MP1.2: Design and siting standard for single detached housing - on lots 450m² and over
- ☐ QDC MP1.3: Design and siting standard for duplex housing
- ☒ QDC MP1.4: Building over or near relevant infrastructure services
- ☐ Other i.e. Relaxation of Building envelope, plan of development or Townsville City Plan

Site relaxation type

What type of relaxation are you seeking? Complete the relevant application form sections.

- ☐ Road frontage encroachment
- ☐ Side and/or rear boundary encroachment
- ☐ Exceeds the height requirement
- ☐ Exceeds the site coverage
- ☐ Other (please specify)

Road frontage encroachment If relevant

How has the proposed structure been designed so that it integrates with the existing dwelling and the streetscape? (i.e. describe the size, roof type, open structure, colours, materials and of those in the street)

Discuss how the proposed boundary setbacks are appropriate for the proposed structure with reference to neighbouring buildings or structures. (Suggestions: similar setbacks in the street, distance to neighbouring habitable rooms, etc.)

Discuss how the proposed location does not interfere with the outlook and views of neighbouring residents.



Department of Housing and Public Works

Form 15—Compliance certificate for building design or specification

Version 4 – July 2017

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)

70 The Strand

North Ward

Postcode 4810

Lot and plan details (attach list if necessary)

Lot 310 on T1181

In which local government area is the land situated?

Townsville

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.

Structural design including all structural components of proposed residential tower and commercial buildings:

Stage 1:

Residential Tower: up to and including Level 1

Commercial Building: Ground Level

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.

NCC 2019 Part B, Part C1 – Fire ratings

AS1170.0, AS1170.1, AS1170.2, AS1170.4

AS3600, AS3700, AS4100, AS4600

QDC MP1.4 – Build over/near infrastructure.

No superimposed loads will be placed on the existing services

Any collapse or subsidence of the services will not endanger the building

The structure will be self-supporting if the services are excavated.

4. Reference documentation

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

Refer to document transmittal attached.

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
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**Queensland
Government**

Department of Housing and Public Works
**Form 15—Compliance certificate
for building design or
specification**

Version 4 – July 2017

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70 The Strand

North Ward

Postcode 4810

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Townsville

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NCC 2019 Part B, Part C1 – Fire ratings

AS1170.0, AS1170.1, AS1170.2, AS1170.4

AS3600, AS3700, AS4100, AS4600

QDC MP1.4 – Build over/near infrastructure.

No superimposed loads will be placed on the existing services

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4. Reference documentation

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

Refer to document transmittal attached.

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

Aerial Photomontage

INFORMATION ONLY

Townsville City Council
Approved Subject to Conditions
MCU19/0054
25/09/2019



70 The Strand

70 The Strand Townsville | Preliminary DA Report | August 2019

Document Set ID: 189325873
Version: 1, Version Date: 20/12/2019

Townsville City Council
Received
05/08/2019



P15

Elevations

INFORMATION ONLY

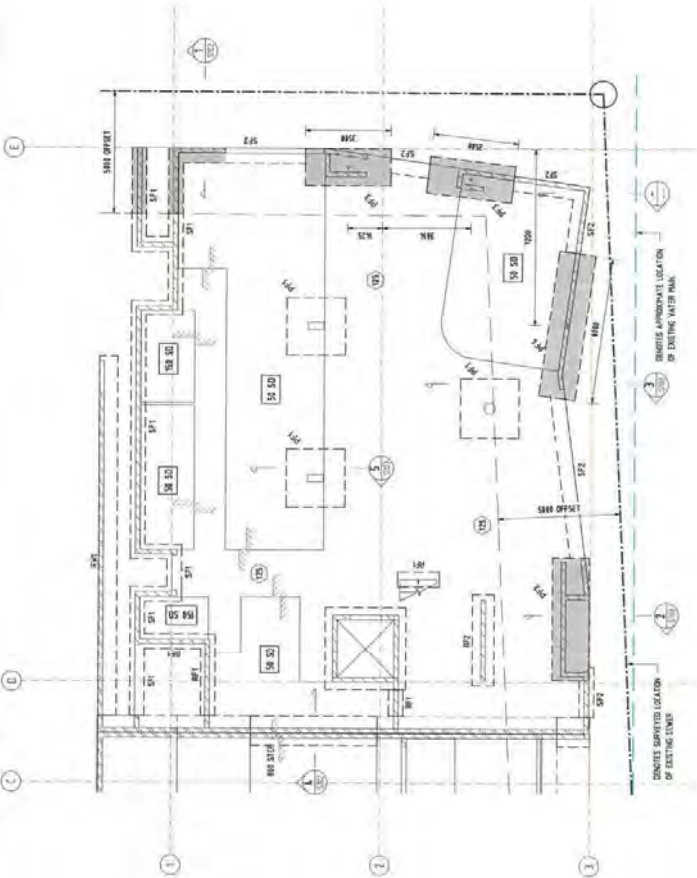
Townsville City Council
Approved Subject to Conditions
MCUTE0054
25/09/2019



Side Elevation - South East (Kennedy St)

70 The Strand Townsville | Preliminary DA Report | August 2019
Document Set ID: 18933257
Version: 1, Version Date: 20/12/2019

Townsville City Council
Received
05/08/2019



SLAB AND FOUNDATION PLAN
1:50

LEGEND

- (15) IDENTIFY 250mm THICK SLAB JACO
- (16) IDENTIFY 250mm THICK SLAB JACO
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FOUNDATION NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION REPORT NO. 771 BY TTT.
2. THE DESIGN OF THE STRUCTURE HAS BEEN BASED ON THE FOUNDATION BAYING SYSTEM.
3. ALLOWABLE BEARING CAPACITY OF 150 KPa.
4. NATURAL FOUNDATIONS AND FILL TO BE DROPPED OUT AND FREE FROM ORGANIC MATTER AND DEBRIS AND COMPACTED TO A MINIMUM OF 95% S.D.C.
5. EXCAVATIONS TO BE INSPECTED AND ALLOWABLE BEARING CAPACITY CONFIRMED BY A GEOTECHNICAL ENGINEER.

NOTES:

THE CONTRACTOR SHALL CONSULT WITH STP CONSULTANTS TO DETERMINE THE SEQUENCE OF CONCRETE POURS AND CONSTRUCTION JOINTS AS REQUIRED TO MINIMIZE SHRINKAGE CRACKING.

NOTES:

TO AVOID WATER EXPOSURE OF WATER FROM THE SURFACE OF ALL EXCAVATIONS, THE CONTRACTOR SHALL PROVIDE A PROTECTIVE WATER TIGHTENING PRODUCT MUST BE POURED AND APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

NOTES:

REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUT DIMENSIONS, LEVELS, FALLS, SETTING, BEARINGS ETC.

FOOTING SCHEDULE			
MARK	SIZE	COMMENTS	CONCRETE GRADE
PF1	750 x 2400 x 450	PA1 FOOTING	PA1
PF2	750 x 2400 x 450	PA2 FOOTING	PA2
PF3	750 x 2400 x 450	PA3 FOOTING	PA3
PF4	750 x 2400 x 450	PA4 FOOTING	PA4
PF5	750 x 2400 x 450	PA5 FOOTING	PA5
PF6	750 x 2400 x 450	PA6 FOOTING	PA6
PF7	750 x 2400 x 450	PA7 FOOTING	PA7
PF8	750 x 2400 x 450	PA8 FOOTING	PA8
PF9	750 x 2400 x 450	PA9 FOOTING	PA9
PF10	750 x 2400 x 450	PA10 FOOTING	PA10
PF11	750 x 2400 x 450	PA11 FOOTING	PA11
PF12	750 x 2400 x 450	PA12 FOOTING	PA12
PF13	750 x 2400 x 450	PA13 FOOTING	PA13
PF14	750 x 2400 x 450	PA14 FOOTING	PA14
PF15	750 x 2400 x 450	PA15 FOOTING	PA15
PF16	750 x 2400 x 450	PA16 FOOTING	PA16
PF17	750 x 2400 x 450	PA17 FOOTING	PA17
PF18	750 x 2400 x 450	PA18 FOOTING	PA18
PF19	750 x 2400 x 450	PA19 FOOTING	PA19
PF20	750 x 2400 x 450	PA20 FOOTING	PA20

Approved subject to conditions
MBul CM 20/04/21
Hydraulic and Building Services
Planning and Development
Date 5/1/21

1	PA1	750 x 2400 x 450	PA1
2	PA2	750 x 2400 x 450	PA2
3	PA3	750 x 2400 x 450	PA3
4	PA4	750 x 2400 x 450	PA4
5	PA5	750 x 2400 x 450	PA5
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8	PA8	750 x 2400 x 450	PA8
9	PA9	750 x 2400 x 450	PA9
10	PA10	750 x 2400 x 450	PA10
11	PA11	750 x 2400 x 450	PA11
12	PA12	750 x 2400 x 450	PA12
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14	PA14	750 x 2400 x 450	PA14
15	PA15	750 x 2400 x 450	PA15
16	PA16	750 x 2400 x 450	PA16
17	PA17	750 x 2400 x 450	PA17
18	PA18	750 x 2400 x 450	PA18
19	PA19	750 x 2400 x 450	PA19
20	PA20	750 x 2400 x 450	PA20

CA ARCHITECTS

LACHLAN BELL
78 THE STRAND
78 THE STRAND NORTH WARD QLD
4800, AUSTRALIA

COMMERCIAL SLAB AND FOUNDATION
PLAN

STRUCTURAL
STP

STP19-0293
NOT FOR CONSTRUCTION

PRELIMINARY ISSUE



Category	By	Appl	Date
A. 100% PROBABLE LOSS	GM	31	03/26/20
B. 80% PROBABLE LOSS	GM	31	03/22/20
C. 50% PROBABLE LOSS	GM	31	03/12/20
D. 20% PROBABLE LOSS	GM	31	03/10/20

س

E A R L H I T C H

LATHIAN BELL

TO THE STRAND

PO THE STRAND, NORTH WARD OLD
4810, AUSTRALIA

COMMERCIAL SLAB AND FOOTING
DETAILS SHEET 1

STRUCTURAL

D T C

	mg/kg	g/day
Low dose	0.01	0.7
Medium dose	0.1	7
High dose	1.0	70

[illegible]

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

	
ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ	ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ

Estimate No.	Drawing No.	Rev. Date
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NOT FOR CONSTRUCTION

PRELIMINARY ISSUE

Form 15—Compliance certificate for building design or specification

Version 4 – July 2017

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)

70 The Strand

North Ward

Postcode 4810

Lot and plan details (attach list if necessary)

Lot 310 on T1181

In which local government area is the land situated?

Townsville

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.

Structural design including all structural components of proposed residential tower and commercial buildings:

Stage 1:

Residential Tower: up to and including Level 1

Commercial Building: Ground Level

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.

NCC 2019 Part B, Part C1 – Fire ratings

AS1170.0, AS1170.1, AS1170.2, AS1170.4

AS3600, AS3700, AS4100, AS4600

QDC MP1.4 – Build over/near infrastructure.

No superimposed loads will be placed on the existing services

Any collapse or subsidence of the services will not endanger the building

The structure will be self-supporting if the services are excavated.

4. Reference documentation

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

Refer to document transmittal attached.

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

5. Building certifier reference number	Building certifier reference number 30190020	
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) Stephen Tobias Company name (if applicable) STP Consultants Contact Ref STP19-0293 Phone no. (business hours) 3539 8300 Mobile no. Fax no. Email address stephen@stpconsultants.com.au Postal address Level 3 451 St Pauls Terrace Fortitude Valley Postcode 4006 Licence or registration number (if applicable) RPEQ 3499	
7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.	Signature  Date 4/01/2021	

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



Client : LACHLAN BELL
Project : 70 THE STRAND
Location : 70 THE STRAND, NORTH WARD QLD
 4810, AUSTRALIA

Revision Date : 20.11.20

STRUCTURAL

[illegible][illegible]

<i>Format</i>			
<i>F</i>	<i>F</i>	<i>F</i>	<i>F</i>
<i>Purpose for Distribution</i>			
<i>1</i>	<i>1</i>	<i>3</i>	<i>6</i>
<i>Method of Distribution</i>			
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www.stpconsultants.com.au

CARRIRS	TOWNSVILLE	MACKAY	BRISBANE
SUITE 7 FIRST FLOOR 78 MILGRAVE ROAD CARRIRS QLD 4870	LEVEL 1 316 STURT STREET TOWNSVILLE QLD 4810 PO BOX 1777 TOWNSVILLE QLD 4810	LEVEL 2 56 GORDON STREET MACKAY QLD 4740 PO BOX 899 FORTITUDE VALLEY QLD 4701	LEVEL 1 99 BRIDGE STREET FORTITUDE VALLEY QLD 4701 PO BOX 899 FORTITUDE VALLEY QLD 4701
TELEPHONE: (07) 4031 8777 FACSIMILE: (07) 4031 8799	TELEPHONE: (07) 4724 2626 FACSIMILE: (07) 4724 2417	TELEPHONE: (07) 4944 1577 FACSIMILE: (07) 4944 1588	TELEPHONE: (07) 3257 3883 FACSIMILE: (07) 3257 4047
GLISMORE, TOBIAS & PARTNERS	PITY LTD AS TRUSTEE FOR THE STP UNIT TRUST		ACN 105686480



Project No. : STP19-0293 -

STRUCTURAL

Dwg	Drawing Title	Current	
		Rev	Date
S601	APARTMENTS SEMI BASEMENT SLAB AND FOOTING PLAN	D	20.11.20
S602	APARTMENTS SEMI BASEMENT REINFORCEMENT PLANS	B	20.11.20
S611	APARTMENTS SLAB AND FOOTING DETAILS, SHEET 1	D	20.11.20
S612	APARTMENTS SLAB AND FOOTING DETAILS, SHEET 2	B	20.11.20
S613	APARTMENTS SLAB AND FOOTING DETAILS, SHEET 3	C	20.11.20
S614	APARTMENTS SLAB AND FOOTING DETAILS, SHEET 4	B	20.11.20
S701	APARTMENTS GROUND LEVEL SLAB PROFILE PLAN	B	20.11.20
S711	APARTMENTS MEZZANINE LEVEL SLAB PROFILE PLAN	B	20.11.20
S712	APARTMENTS MEZZANINE LEVEL SLAB REINFORCEMENT PLANS	B	20.11.20
S713	APARTMENTS MEZZANINE LEVEL SLAB DETAILS	B	20.11.20
S721	APARTMENTS LEVEL 1 SLAB PROFILE PLAN	B	20.11.20
S722	APARTMENTS LEVEL 1 SLAB REINFORCEMENT PLANS	B	20.11.20
S723	APARTMENTS LEVEL 1 SLAB DETAILS	B	20.11.20
S731	APARTMENTS LEVEL 2 SLAB PROFILE PLAN	A	01.04.20
S732	APARTMENTS LEVEL 2 SLAB REINFORCEMENT PLANS	A	01.04.20

<i>Distribution</i>
CA ARCHITECTS

<i>Distribution</i>										
P-Print	F-.pdf	G-.dwg	T-.plt	W-.dwf	R-.rvt					
<i>Purpose for Distribution</i>										
1-Preliminary		2-Coordination		3-Approval		4-Tender		5-Construction		6-Council Submission
<i>Method of Distribution</i>										
C-Courier	P-Collected	M-Mail	D-Deliver	E-Email						



www.stpconsultants.com.au



PORTABLE
LONG SERVICE
LEAVE

notification and payment CONFIRMATION

This form is issued in accordance with the *Building and Construction Industry (Portable Long Service Leave) Act 1991* s77(2). Form BCI 14v0.

Confirmation date: December 8, 2020

BUILDING AND CONSTRUCTION WORK DETAILS

QLeave levy number: S244007 Date notified: December 03, 2020

Building and construction work description: UNITS - RESIDENTIAL

Lot no.: 310 Plan no.: T1181

Building and construction work address: 70 THE STRAND

Suburb: NORTH WARD Postcode: 4810

Notified cost of work (GST exclusive): \$ 763,708

Total levy paid: \$ 4,391

Exempted cost of work (GST exclusive): \$ 0

Start date: December 01, 2020 Finish date: March 31, 2021

Council: _____

Certifier: SCOTT MARS

Owner: STS TSV PTY LTD

Principal Contractor: RCQ PROJECTS PTY LTD

QLeave has issued this form to confirm that notification and payment has been received. Under s.77 of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, all obligations have been met.

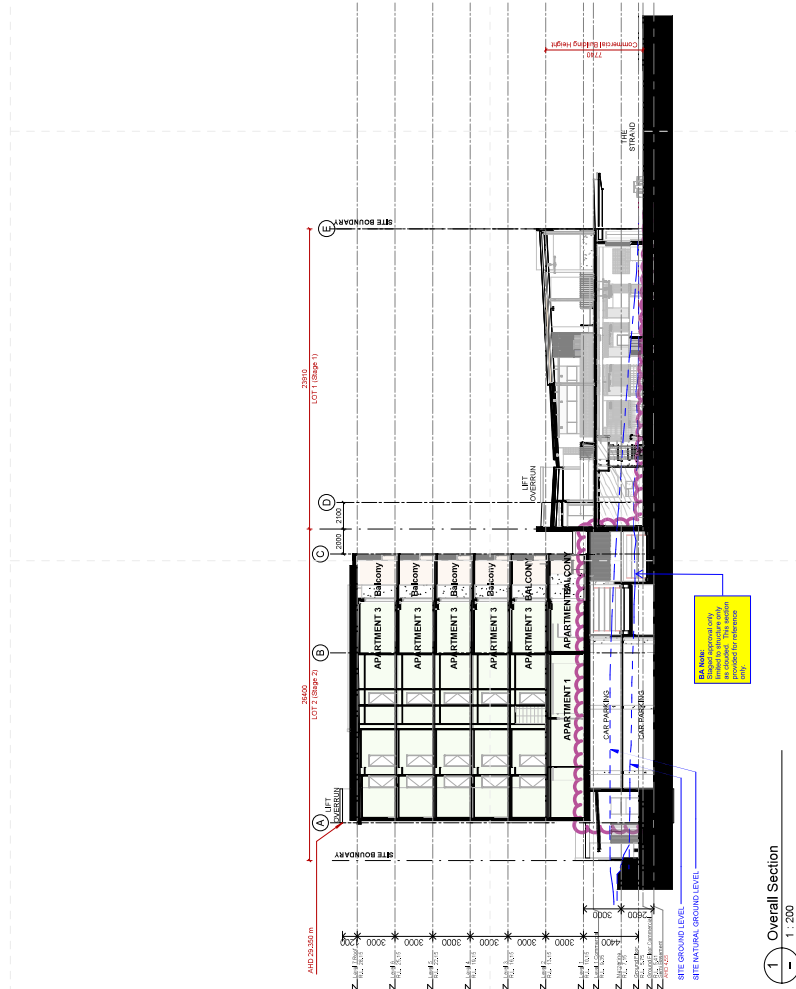
BUILDING AND CONSTRUCTION WORK COMPLETED

When your building and construction work reaches practical completion, you will be required to submit your final costs and completion date to QLeave. To provide QLeave with these details, please complete the Building and construction work completed form available at www.qleave.qld.gov.au and send it to levies@qleave.qld.gov.au.

CONTACT QLEAVE

Unit 1, 62 Crockford Street, Northgate Qld 4013 | PO Box 315, Virginia BC Qld 4014
Freecall 1800 803 481 | Email levies@qleave.qld.gov.au | Web www.qleave.qld.gov.au





1 Overall Section
1:200



BUILDING
CERTIFIERS
AUSTRALIA

APPROVED WITH CONDITIONS
Reference: 30190020 **Date:** 11 Jan 2021

Scott Mars QBCC A1012790

ARCHITECTURAL PLANS ARE ENDORSED AT THIS
STAGE FOR INFORMATION ONLY

Preliminary

NOTE:

1. Do not scale from drawings.
2. All dimensions to be checked on site and confirmed prior to commencement of works.
3. Confirmed prior to commencement of works.
4. Doors to have 100mm callouts as soon as possible unless drawn with no callouts.
5. Wet areas to fall to wastes & Sd/downs to be 50mm.
6. Footings shown on Architectural Drawings are indicative only. Refer structural notes.
7. Levels shown on Site Plans are indicative only.

Issue	Revision Description	Date	
		Initial	Date
5	ISSUE FOR EA	CA	03/07/20
4	Preliminary Issue	CA	12/5/19
3	Preliminary Issue	CA	23/10/19
2	Preliminary Issue	CA	22/09/19
1	Preliminary Issue	CA	22/09/19

Structural Consultant:	Civil Consultant:
Electrical Consultant:	Mechanical Consultant:
Hydraulic Consultant:	Landscape Consultant:



Project Name...

70 THE STRAND

Lachlan Bell
70 The Strand, North Ward QLD
4810, Australia

Drawing Title...

OVERALL SECTIONS

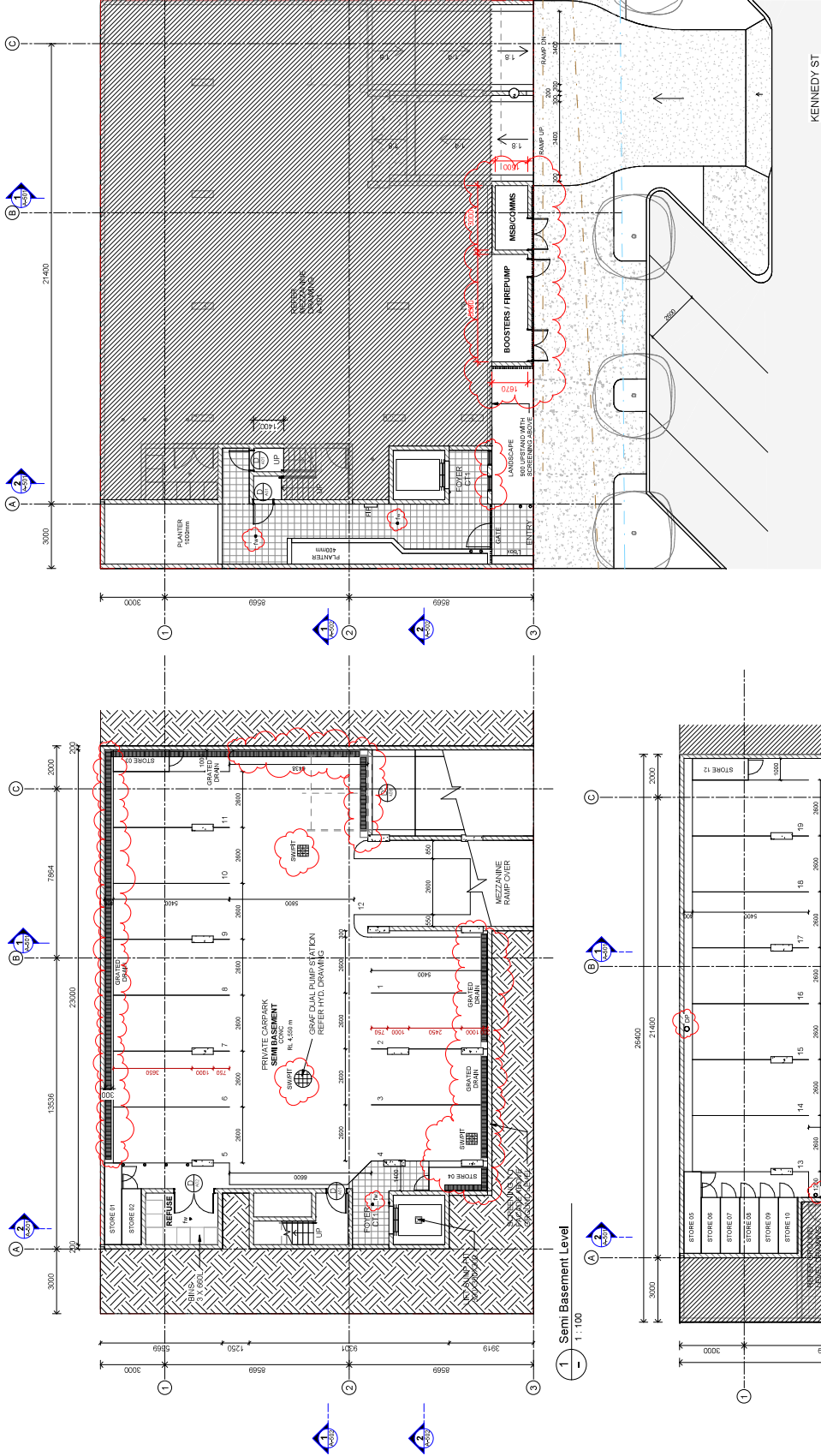
Drawn :	CWA	North :
Checked :	CA	
Scale @ A1 :	1 : 200	

Drawing No :

Project Stage Discipline / Drawing No.
1910 / DD / A S-005

Issue :

5



3 Apartment - Ground Floor
1:100

BUILDING CERTIFIERS AUSTRALIA
APPROVED WITH CONDITIONS
Reference: 30190020 **Date: 11 Jan 2021**
Scott Mars QBCC A1012790

ARCHITECTURAL PLANS ARE ENDORSED AT THIS STAGE FOR INFORMATION ONLY

Preliminary

NOTE: 1. Drawings shall be made in accordance with the Australian Standards AS/NZS 1546:2011 and AS/NZS 1546:2011:2012. 2. All dimensions to be indicated on this and all other drawings. 3. All dimensions to be indicated on this and all other drawings. 4. All dimensions to be indicated on this and all other drawings. 5. All dimensions to be indicated on this and all other drawings. 6. All dimensions to be indicated on this and all other drawings. 7. All dimensions to be indicated on this and all other drawings. 8. All dimensions to be indicated on this and all other drawings.		Revision Issue Description Initial Date	
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NOTE:

1. Drawn to scale from existing.
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Issue	Revision Description	Initial	Date
1	Initial Issue		
2	Revised Issue		
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22	Revised Issue		
23	Revised Issue		
24	Revised Issue		
25	Revised Issue		
26	Revised Issue		
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97	Revised Issue		
98	Revised Issue		
99	Revised Issue		
100	Revised Issue		

Structural Consultant	Civil Consultant
Electrical Consultant	Mechanical Consultant
Hydraulic Consultant	Landscape Consultant



Project Name...
70 THE STRAND

Lachlan Bell
70 The Strand, North Ward QLD
4810, Australia

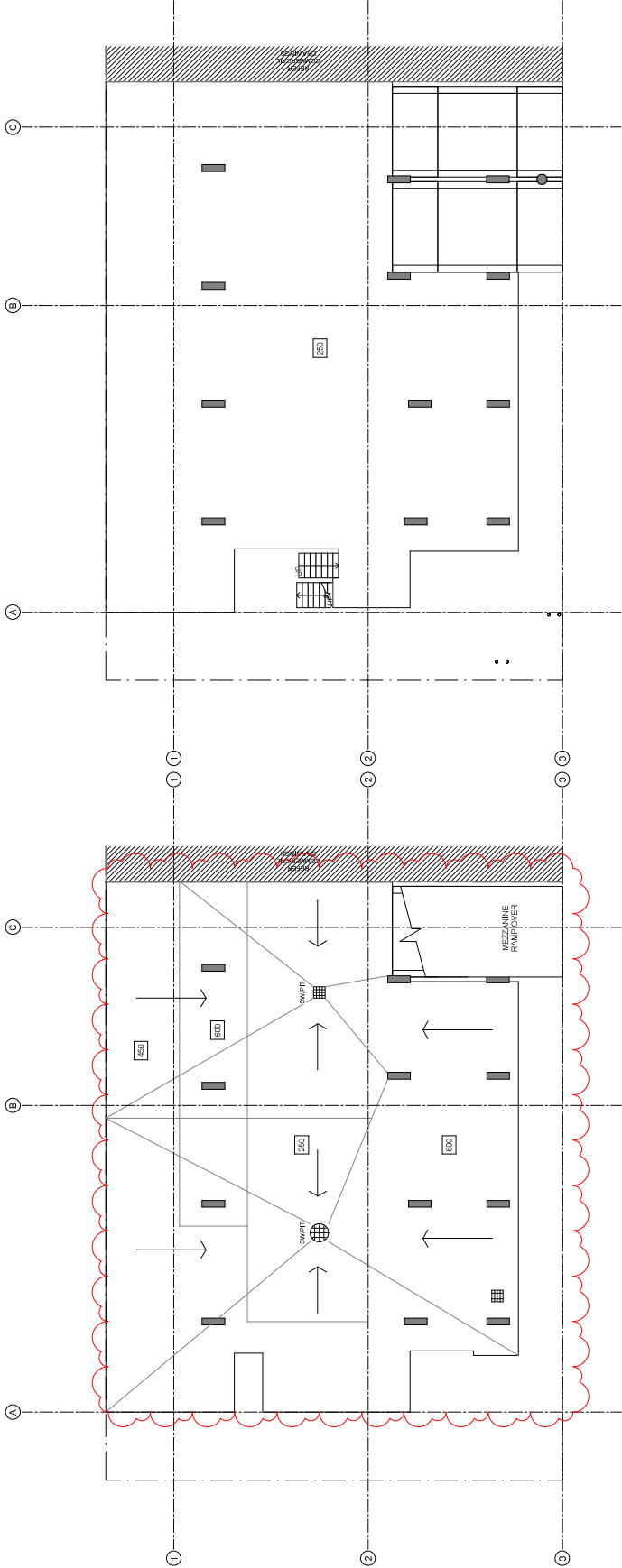
Drawing Title...

**SSA PLAN - SEMI
BASEMENT &
MEZZANINE LEVEL**

Drawn : CWA	North:
Checked : CA	
Scale @ A1 : 1 : 100	

Drawing No :
Project :
Stage :
Discipline :
Drawing No. :
1910 / DD / A -A-201

Issue :
4



2 Apartment - Mezzanine Level
1:100

1 Apartment - Semi Basement Level
1:100



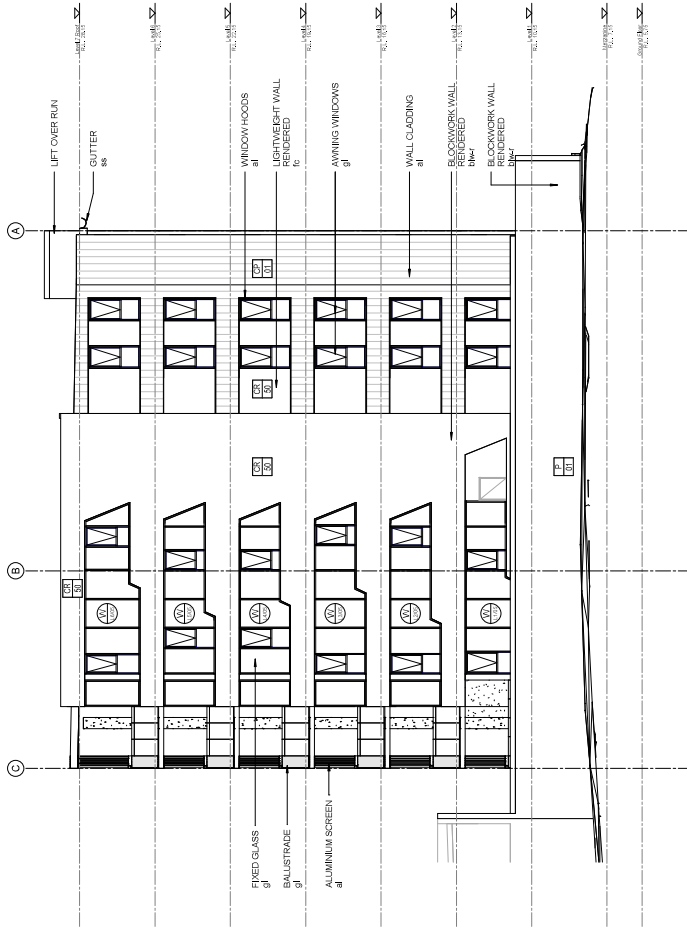
**BUILDING
CERTIFIERS
AUSTRALIA**

APPROVED WITH CONDITIONS
Reference: 30190020
Date: 11 Jan 2021
Scott Mars QBCC A1012790

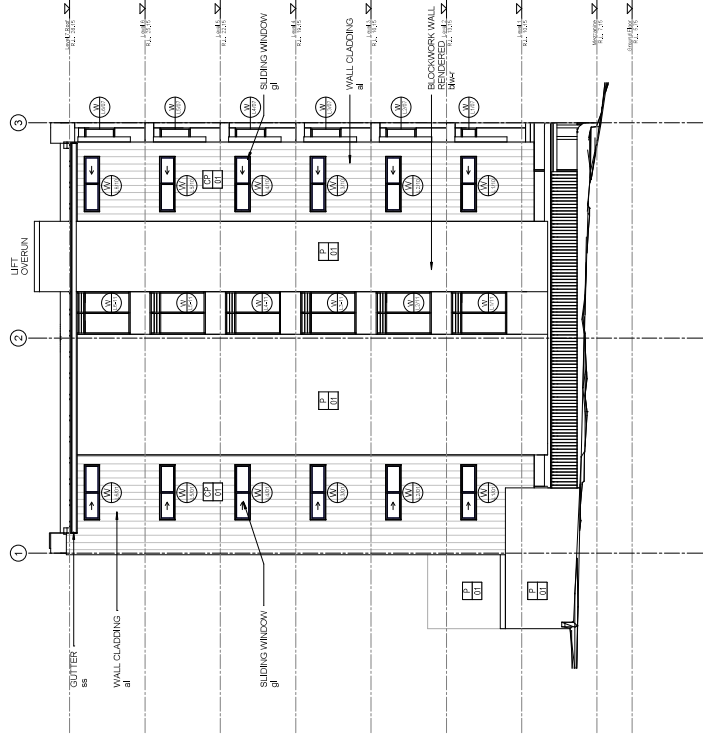
ARCHITECTURAL PLANS ARE ENDORSED AT THIS
STAGE FOR INFORMATION ONLY



Preliminary



1 ELEVATION 3
1:100



2 ELEVATION 4
1:100

BUILDING CERTIFIERS AUSTRALIA
APPROVED WITH CONDITIONS
Reference: 30190020 **Date: 11 Jan 2021**
 Scott Mars QBCC A1012790

ARCHITECTURAL PLANS ARE ENDORSED AT THIS STAGE FOR INFORMATION ONLY

Preliminary

NOTE:
 1. Do not scale from drawings.
 2. All dimensions to be checked on the field.
 3. Architect to be advised of conflicts as soon as possible.
 4. For information only, this drawing is not to be used for construction purposes.
 5. For information only, this drawing is not to be used for construction purposes.
 6. For information only, this drawing is not to be used for construction purposes.
 7. For information only, this drawing is not to be used for construction purposes.
 8. For information only, this drawing is not to be used for construction purposes.

Issue	Revision Description	Initial	Date
1	Issue 1/2020	CA	19-07-20
2	Issue 2/2020	CA	19-07-20
3	Issue 3/2020	CA	19-07-20
4	Issue 4/2020	CA	19-07-20
5	Issue 5/2020	CA	19-07-20
6	Issue 6/2020	CA	19-07-20
7	Issue 7/2020	CA	19-07-20
8	Issue 8/2020	CA	19-07-20
9	Issue 9/2020	CA	19-07-20
10	Issue 10/2020	CA	19-07-20
11	Issue 11/2020	CA	19-07-20
12	Issue 12/2020	CA	19-07-20
13	Issue 13/2020	CA	19-07-20
14	Issue 14/2020	CA	19-07-20
15	Issue 15/2020	CA	19-07-20
16	Issue 16/2020	CA	19-07-20
17	Issue 17/2020	CA	19-07-20
18	Issue 18/2020	CA	19-07-20
19	Issue 19/2020	CA	19-07-20
20	Issue 20/2020	CA	19-07-20

Structural Consultant	Civil Consultant
Electrical Consultant	Mechanical Consultant
Hydraulic Consultant	Landscape Consultant



Project Name...
70 THE STRAND
 Lachlan Bell
 70 The Strand, North Ward QLD
 4810, Australia

Drawing Title...	ELEVATIONS
Drawn : CWA	North:
Checked : CA	
Scale @ A1 : 1 : 100	
Drawing No :	
Project Stage Discipline / Drawing No.	
1910 / DD / A-A-402	

Issue :	6
---------	---

1. Do not scale from drawings.
2. All dimensions to be checked on site and
3. Ascertained prior to commencement of work.
4. Dimensions to be checked and conflicts as soon as possible
5. Doors to be 100mm clear unless documented otherwise or
6. Unless drawn with no rail.
7. Wet areas to fall to wastes & Selpdowns to be 50mm
8. Footings shown on Architectural Drawings are Indicative only.
9. Refer structural docs.
10. Levels shown on Site Plans are Indicative only

Structural Consultant	Civil Consultant
Electrical Consultant	Mechanical Consultant
Hydraulic Consultant	Landscape Consultant



Lachlan Bell
70 The Strand, North Ward QLD
4810 Australia

SECTIONS

Drawn :	CWA	North :
Checked :	CA	
Scale @ A1 :	1 : 100	

Drawing No :

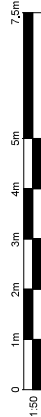
Project Stage Discipline / Drawing No.
1910 / DD / A-A-501

Issue : 01/2011

Preliminary



1 Section 01
A-101 1:100

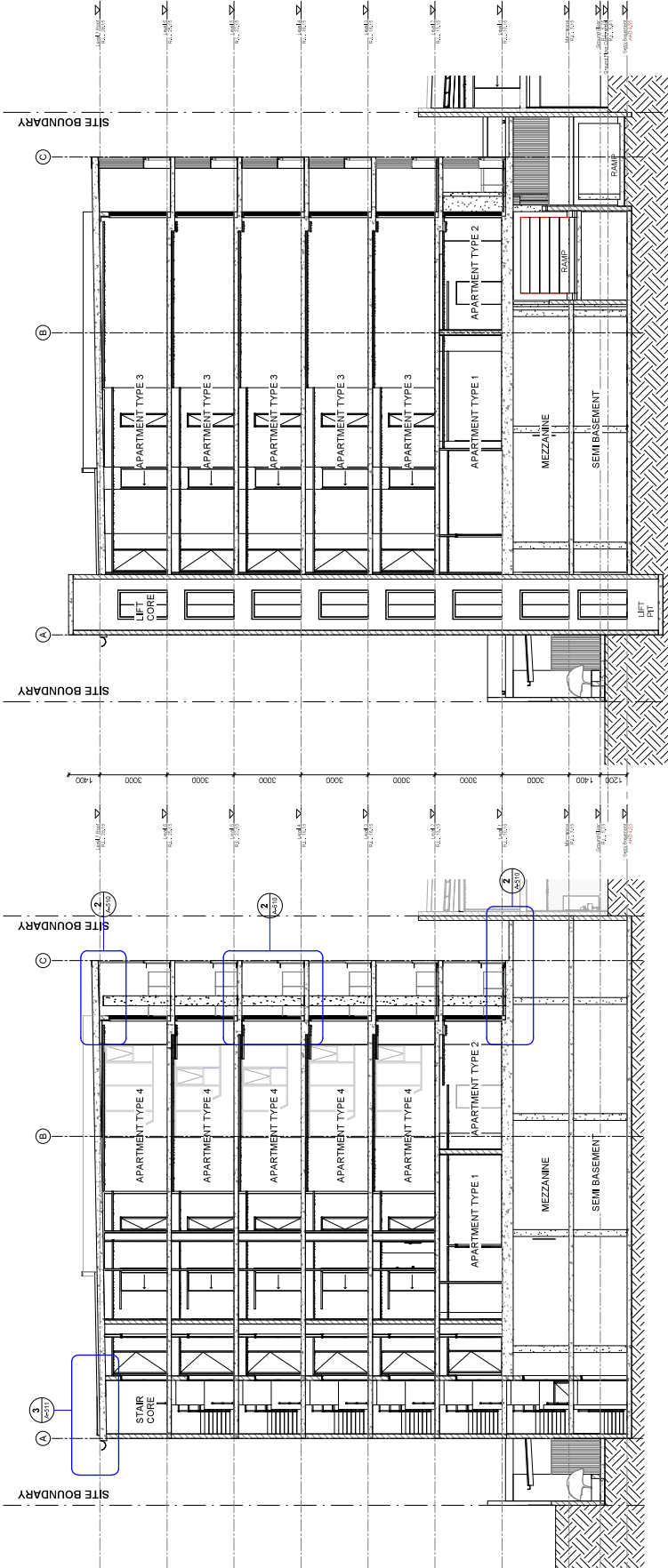


Reference: 30190020
Date: 11 Jan 2021

Scott Mars QBCC A1012790

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STAGE FOR INFORMATION ONLY**

NOTE: 1. Do not scale from drawings. 2. All dimensions to be checked on site and confirmed with the contractor. 3. Architect to be advised of conflicts as soon as possible. 4. For information only, this drawing is not intended to be used for construction. 5. For information only, this drawing is not intended to be used for construction. 6. For information only, this drawing is not intended to be used for construction. 7. For information only, this drawing is not intended to be used for construction.		ISSUE FOR CA 15/07/20 Preliminary SA Issue For Review 15/07/20 Preliminary Issue 12/12/19 Preliminary DD Issue 25/05/19 Preliminary Issue 25/05/19 Preliminary Issue 25/05/19		CA CA CA CA CA CA CA CA CA		Initial Date	
Issue Revision Description		Issue Revision Description		Initial Date		Issue Revision Description	
Structural Consultant Civil Consultant Electrical Consultant Hydraulic Consultant Landscaping Consultant		Structural Consultant Civil Consultant Electrical Consultant Hydraulic Consultant Landscaping Consultant		Structural Consultant Civil Consultant Electrical Consultant Hydraulic Consultant Landscaping Consultant		Structural Consultant Civil Consultant Electrical Consultant Hydraulic Consultant Landscaping Consultant	
Project Name... 70 THE STRAND Lachlan Bell 70 The Strand, North Ward QLD 4810, Australia		Project Name... 70 THE STRAND Lachlan Bell 70 The Strand, North Ward QLD 4810, Australia		Project Name... 70 THE STRAND Lachlan Bell 70 The Strand, North Ward QLD 4810, Australia		Project Name... 70 THE STRAND Lachlan Bell 70 The Strand, North Ward QLD 4810, Australia	
Drawing Title... SECTIONS		Drawing Title... SECTIONS		Drawing Title... SECTIONS		Drawing Title... SECTIONS	
Drawn : CWA Checked : CA Scale @ A1 : 1 : 100		Drawn : CWA Checked : CA Scale @ A1 : 1 : 100		Drawn : CWA Checked : CA Scale @ A1 : 1 : 100		Drawn : CWA Checked : CA Scale @ A1 : 1 : 100	
Project Stage / Discipline / Drawing No. 1910 / DD / A-A-502		Project Stage / Discipline / Drawing No. 1910 / DD / A-A-502		Project Stage / Discipline / Drawing No. 1910 / DD / A-A-502		Project Stage / Discipline / Drawing No. 1910 / DD / A-A-502	
Drawing No. : 1910/ DD / A-A-502		Drawing No. : 1910/ DD / A-A-502		Drawing No. : 1910/ DD / A-A-502		Drawing No. : 1910/ DD / A-A-502	
Issue : 6		Issue : 6		Issue : 6		Issue : 6	



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APPROVED WITH CONDITIONS

Reference: 30190020 **Date: 11 Jan 2021**

Scott Mars QBCC A1012790

ARCHITECTURAL PLANS ARE ENDORSED AT THIS STAGE FOR INFORMATION ONLY

Section 03

A-A-03 1:100

Section 04

A-A-04 1:100

1:50

0 1m 2m 3m 4m 5m 7.5m

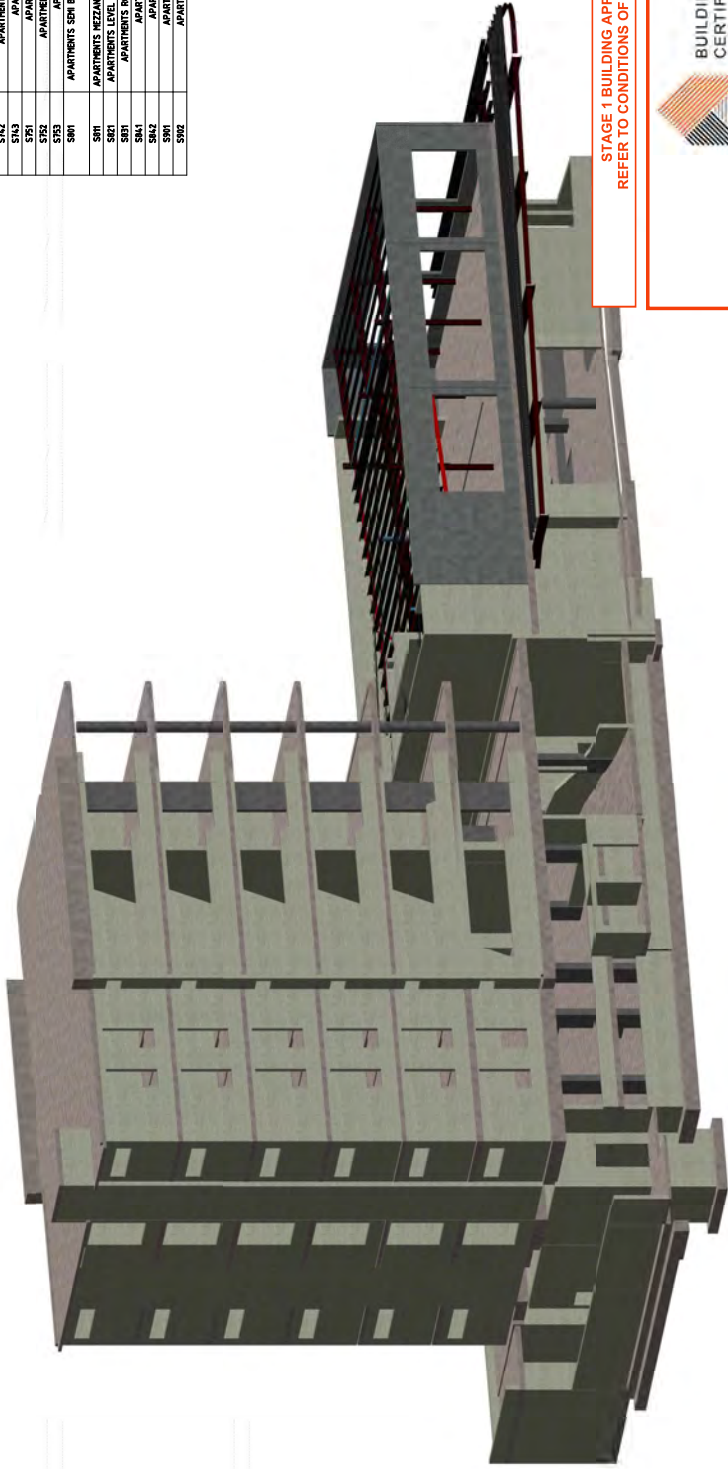
Preliminary

70 THE STRAND

70 THE STRAND, NORTH WARD QLD
4810, AUSTRALIA

STRUCTURAL

STRUCTURAL DRAWING LIST	
S000	COVER SHEET
S001	STRUCTURAL NOTES SHEET 1
S002	WORK PLACE HEALTH & SAFETY
S003	COMMERICAL SLAB AND FOOTING DETAILS SHEET 1
S004	COMMERICAL SLAB AND FOOTING DETAILS SHEET 2
S005	COMMERICAL SLAB AND FOOTING DETAILS SHEET 3
S006	COMMERICAL LEVEL 1 SLAB PROFILE
S007	COMMERICAL LEVEL 1 REINFORCEMENT PLAN
S008	COMMERICAL LEVEL 1 SLAB DETAILS
S009	COMMERICAL WALL AND COLUMN LAYOUT PLANS
S010	COMMERICAL WALL AND COLUMN REINFORCEMENT PLANS
S011	COMMERICAL PRE-CAST PANEL ELEVATIONS AND DETAILS
S012	COMMERICAL ROOF FRAMING PLAN
S013	COMMERICAL ANCHOR FRAMING PLAN
S014	COMMERICAL STAIR DETAILS
S015	APARTMENTS S01M BASEMENT SLAB AND FOOTING PLAN
S016	APARTMENTS S01M BASEMENT REINFORCEMENT PLANS
S017	APARTMENTS SLAB AND FOOTING DETAILS SHEET 1
S018	APARTMENTS SLAB AND FOOTING DETAILS SHEET 2
S019	APARTMENTS SLAB AND FOOTING DETAILS SHEET 3
S020	APARTMENTS SLAB AND FOOTING DETAILS SHEET 4
S021	APARTMENTS GROUND LEVEL SLAB PROFILE PLAN
S022	APARTMENTS MEZZANINE LEVEL SLAB PROFILE PLAN
S023	APARTMENTS MEZZANINE LEVEL SLAB REINFORCEMENT PLANS
S024	APARTMENTS LEVEL 1 SLAB PROFILE PLAN
S025	APARTMENTS LEVEL 1 SLAB REINFORCEMENT PLANS
S026	APARTMENTS LEVEL 2 SLAB PROFILE PLAN
S027	APARTMENTS LEVEL 2 SLAB REINFORCEMENT PLANS
S028	APARTMENTS LEVEL 3 SLAB PROFILE PLAN
S029	APARTMENTS LEVEL 3 SLAB REINFORCEMENT PLANS
S030	APARTMENTS LEVEL 4 SLAB PROFILE PLAN
S031	APARTMENTS LEVEL 4 SLAB REINFORCEMENT PLANS
S032	APARTMENTS ROOF SLAB DETAILS
S033	APARTMENTS ROOF SLAB REINFORCEMENT PLANS
S034	APARTMENTS S01M BASEMENT AND GROUND LEVEL WALL AND COLUMN LAYOUT PLAN
S035	APARTMENTS MEZZANINE AND LEVEL 1 WALL AND COLUMN LAYOUT PLAN
S036	APARTMENTS LEVEL 1 WALL AND COLUMN REINFORCEMENT PLANS
S037	APARTMENTS ROOF LEVEL WALL AND COLUMN LAYOUT PLAN
S038	APARTMENTS ROOF WALL AND COLUMN REINFORCEMENT PLANS
S039	APARTMENTS CONCRETE COLUMN DETAILS
S040	APARTMENTS MASONRY WALL DETAILS
S041	APARTMENTS STAIR ELEVATIONS SHEET 1
S042	APARTMENTS STAIR ELEVATIONS SHEET 2



STAGE 1 BUILDING APPROVAL
REFER TO CONDITIONS OF APPROVAL



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AUSTRALIA**

APPROVED WITH CONDITIONS
Reference: 301900020 Date: 11 Jan 2021

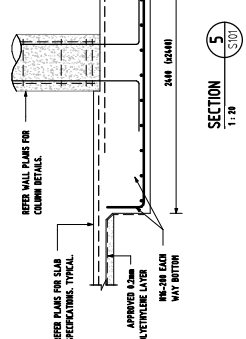
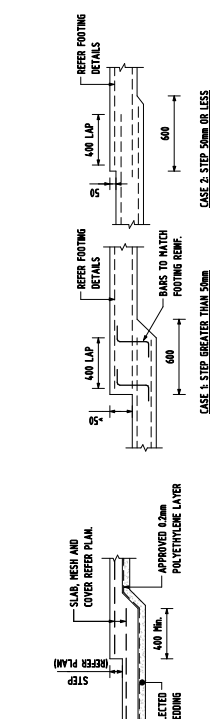
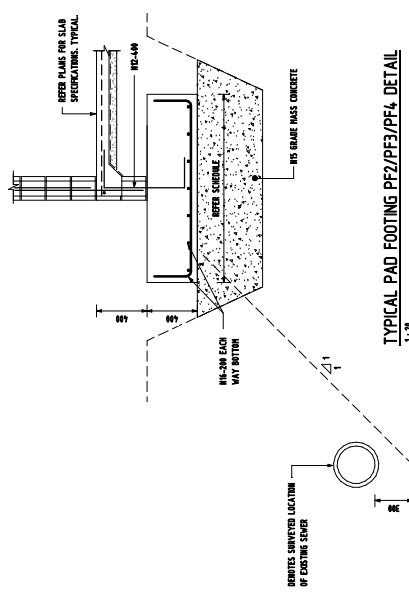
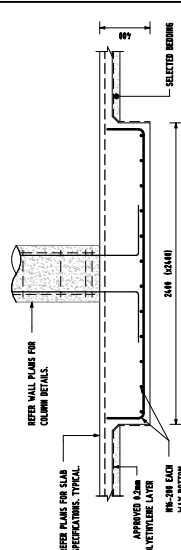
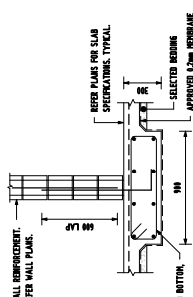
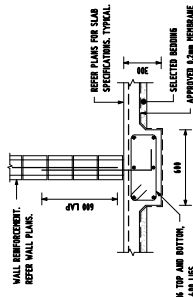
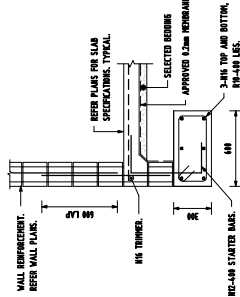
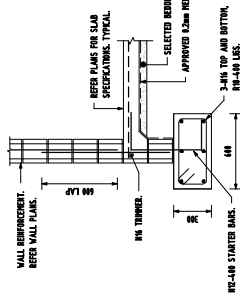
Scott Mars QBCC A1012790



Office in
Townsville Ph: 07 3539 6559
Brisbane Ph: 07 3539 6506
Cairns Ph: 07 3539 6506
Sydney Ph: 02 9550 6506
www.bca.com.au

CONSULTANTS

DATE 11/1/21	DRAWN	DESIGNED	JOB No. 1379-020	DRAWING No. S044	REV 1
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Description		By	Appt	Rate
	REVISED BOS ISSUE	GRF	ST	27.11.20
	BA ISSUE	GRF	ST	17.11.20
	PRELIMINARY ISSUE	GRF	ST	01.04.20

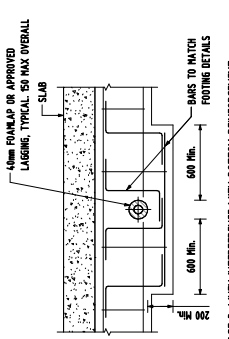
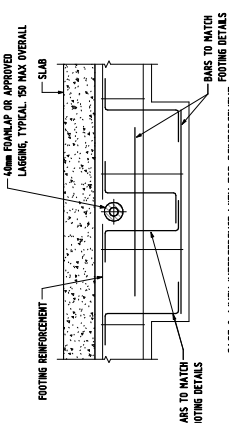
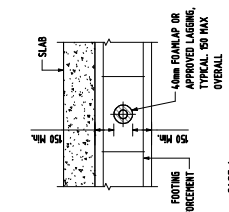
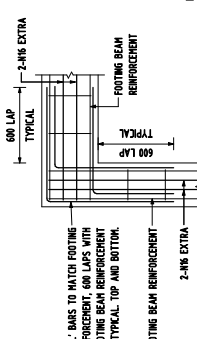
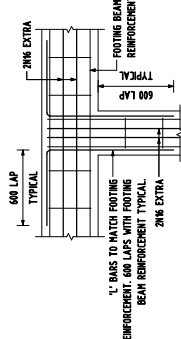
AMENDMENTS



APPROVED WITH CONDITIONS
Reference: 30190020 **Date:** 11 Jan 2021
 Scott Mars QBCC A1012790

ant:	
ACHILAN BELL	
ject:	
0 THE STRAND	
ject Address:	
0 THE STRAND, NORTH WARD OLD	
910 AUSTRALIA	

1/2" COMMERCIAL SLAB AND FOOTING
DETAILS, SHEET 2

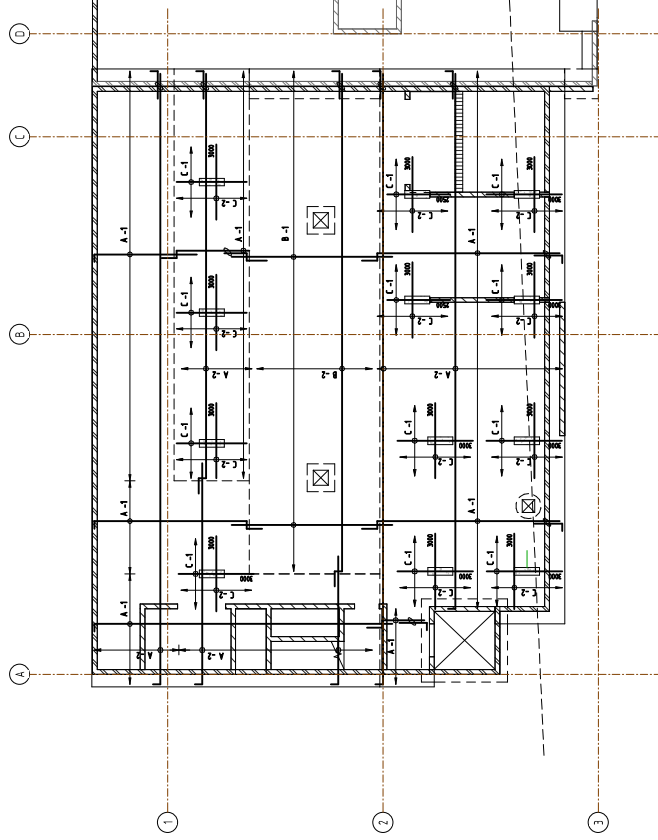
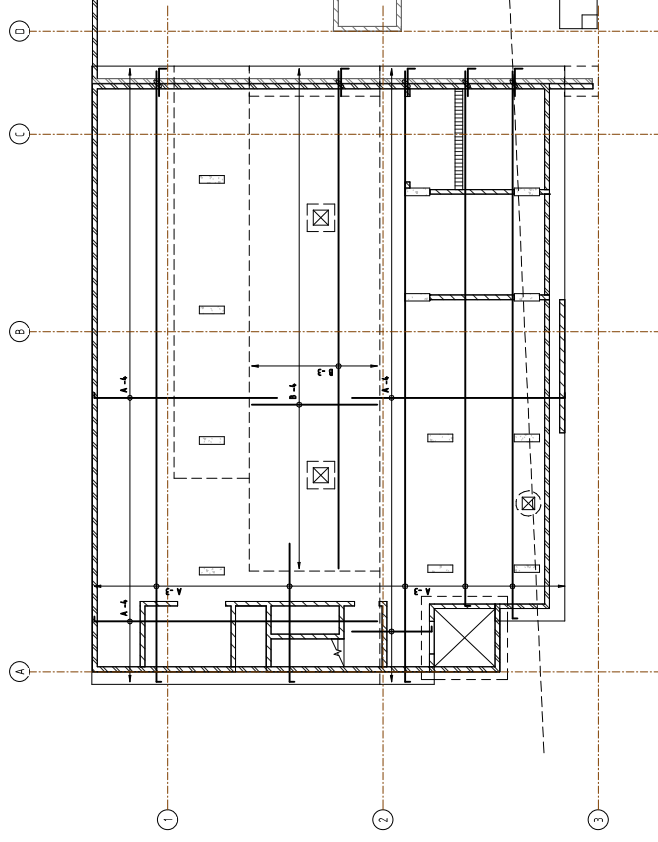


FOOTING 'T' INTERSECTION (TYPICAL)
AT INTERSECTION

SHOOTING CORNER (TYPICAL)

PIPE THROUGH FOOTING (TYPICAL)

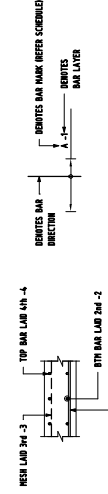
PRELIMINARY ISSUE



SEMI BASEMENT BOTTOM REINFORCEMENT PLAN
1 : 100

SEMI BASEMENT TOP REINFORCEMENT PLAN
1 : 400

REINFORCEMENT BAR SCHEDULE	
A	M20-200
B	M16-200
C	4E M20 1445 EXTRA



NOTE:
FOR PENETRATIONS UP TO 300mm, DISPLACE BARS TO THE SIDE SYMMETRICALLY WHERE POSSIBLE. FOR PENETRATIONS GREATER THAN 300mm, LAYOUT REINFORCEMENT TO THE SPACING SPECIFIED. CUT BARS PASSING THROUGH THE PENETRATION AND PROVIDE EQUIVALENT BARS PLACED SYMMETRICALLY EACH SIDE OF PENETRATION AND CONTINUE PAST FOR FULL BAR LAP LENGTH UNDO. ON REINFORCING PLANS (TYPICAL TOP AND BOTTOM)



BUILDING
CERTIFIERS
AUSTRALIA

APPROVED WITH CONDITIONS
Reference: 30190020 **Date:** 11 Jan 2021
 Scott Mars QBCC A1012790

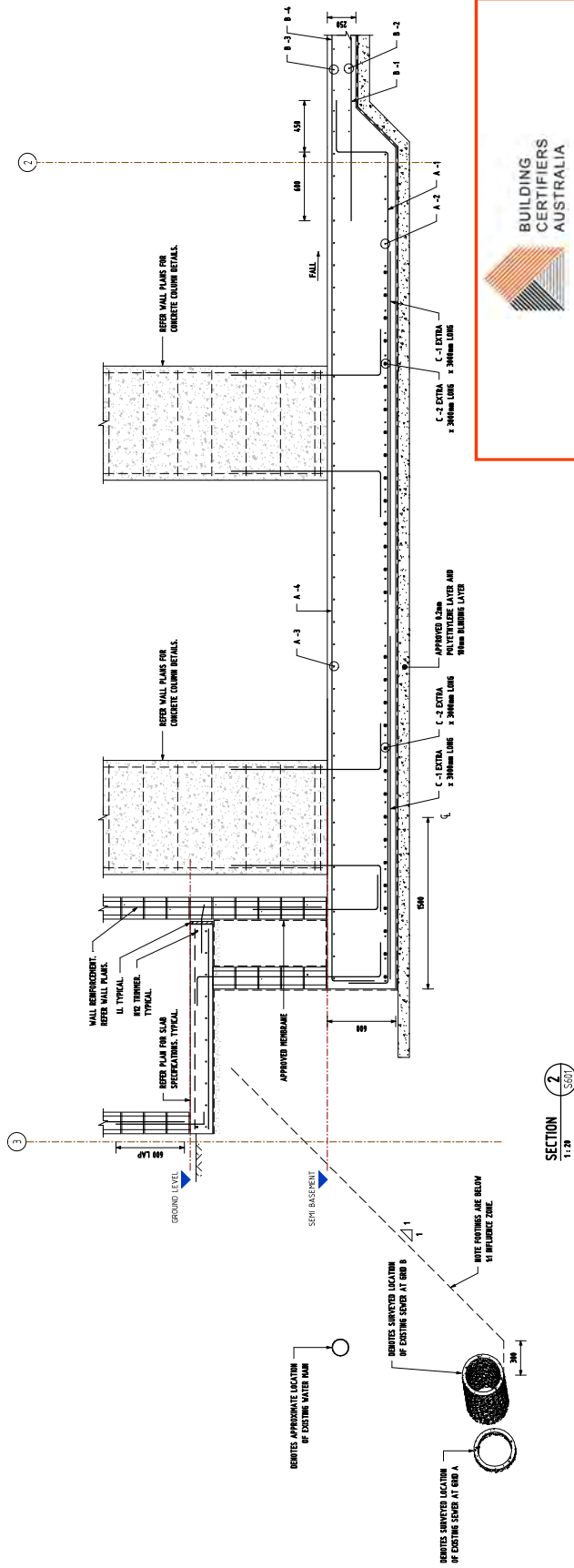
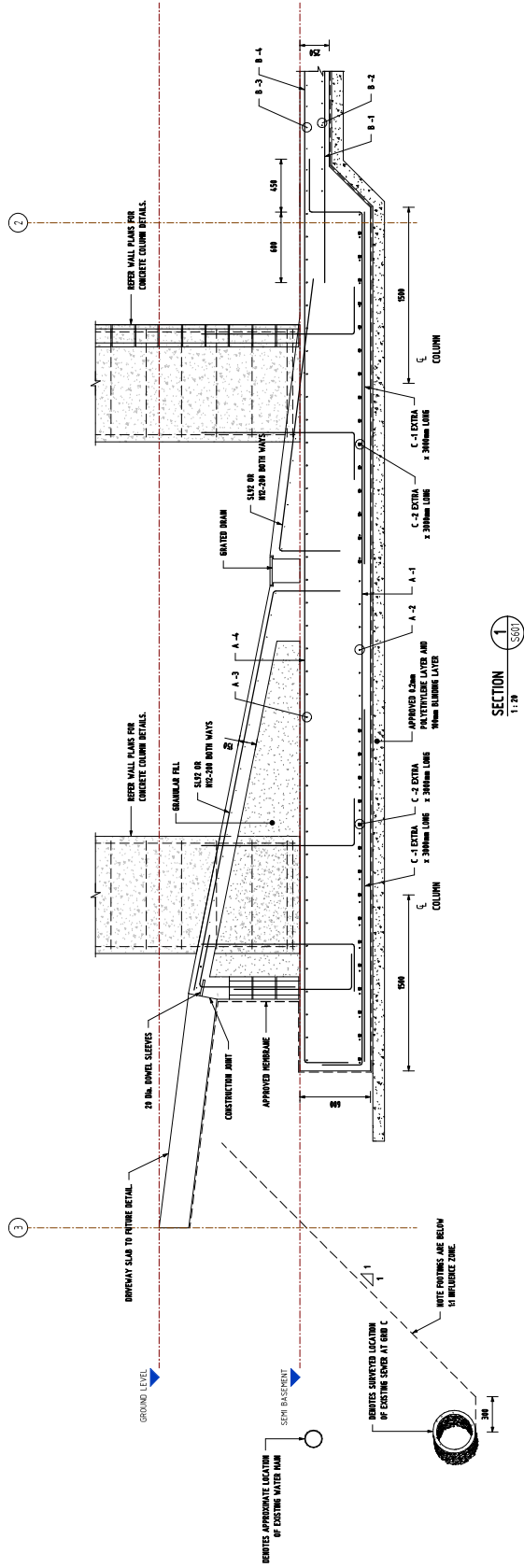
Date: 11. Jan 2021

Date: 11. Jan 2021

Scott Mars QBCC A1012790

Approved:		
Job Number	Drawing No	Revision
STP19-0293	S602	B

NOT FOR CONSTRUCTION



 **BUILDING
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AUSTRALIA**

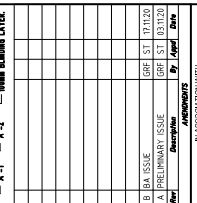
APPROVED WITH CONDITIONS

Reference: 30190020 **Date:** 11 Jan 2021

Scott Mairs QBCC A1012790

PRELIMINARY ISSUE

[illegible]



 CA ARCHITECTS	<i>Client</i>	LACHLAN BELL
	<i>Project</i>	70 TO THE STRAND
	<i>Project address</i>	70 TO THE STRAND, NORTH WARD OLD 4810, AUSTRALIA
	<i>Title</i>	APARTMENTS SLAB AND FOOTING DETAILS, SHEET 2

STOP
Structural
Offices in
Tomball
Ph: 281-3539-8359
Ph: 281-3539-8355
Ph: 281-3539-8392
Cento

Design	Designer	Drawn	Author
Checked	Checker	Date	17.12.10
APPROVED			

1:100 PLANS 0 1000 2000 3000 4:000 5:000
at A1

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	Approved:	Drawing No.		
	Job Number:	S612	B	STP19-0293

NOT FOR CONSTRUCTION

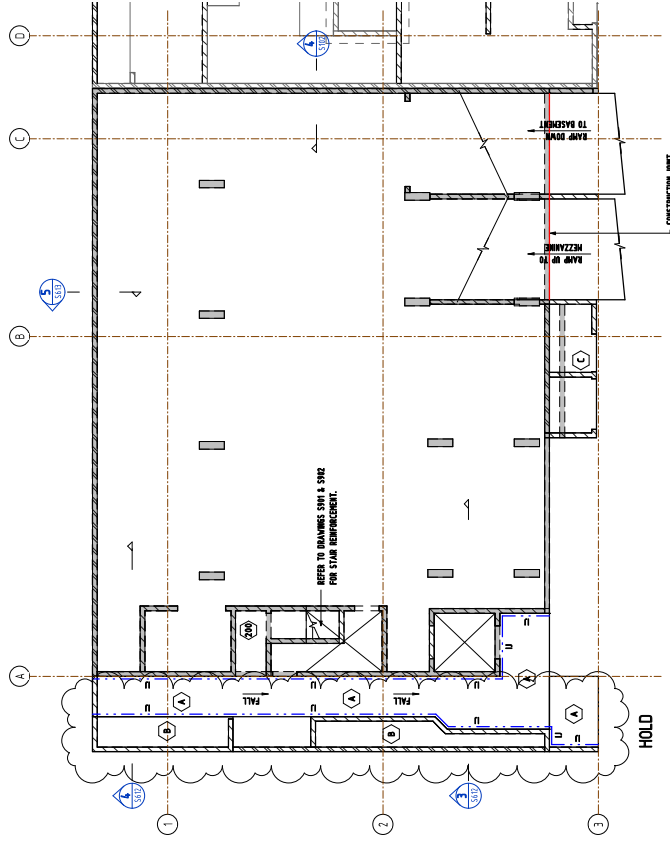
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CERTIFIERS
AUSTRALIA

APPROVED WITH CONDITIONS

Reference: 30190020 **Date:** 11 Jan 2021

Scott Mars QBCC A1012790

PRELIMINARY ISSUE



GROUND LEVEL SLAB PROFILE PLAN

1.1.1991

LEGEND

⬡ DENOTES SLAB TYPE.
REFER SCHEDULE FOR DETAILS

03 01 RENOVES SET-BOLIM RESUM

[illegible]

REFER ARCH DWS.

□ DENOTES WALL OVER SLAB

REMARKS:

.....

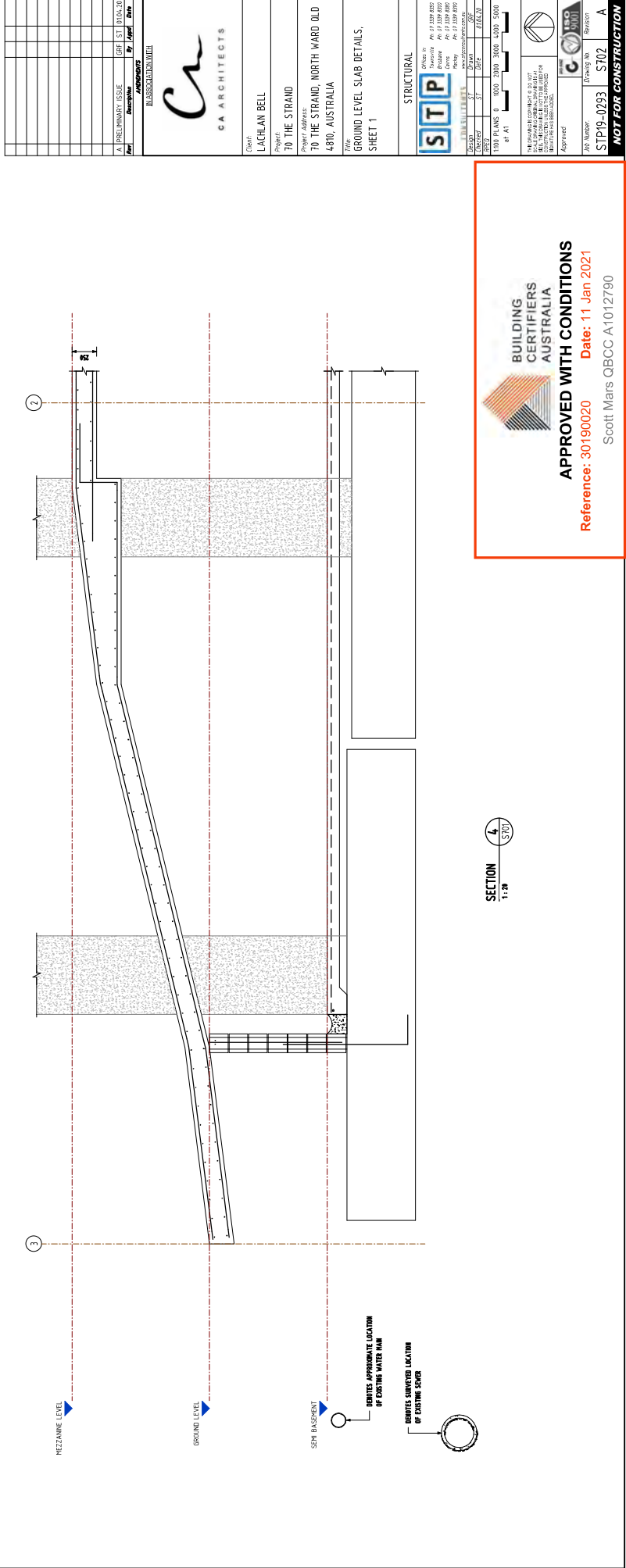
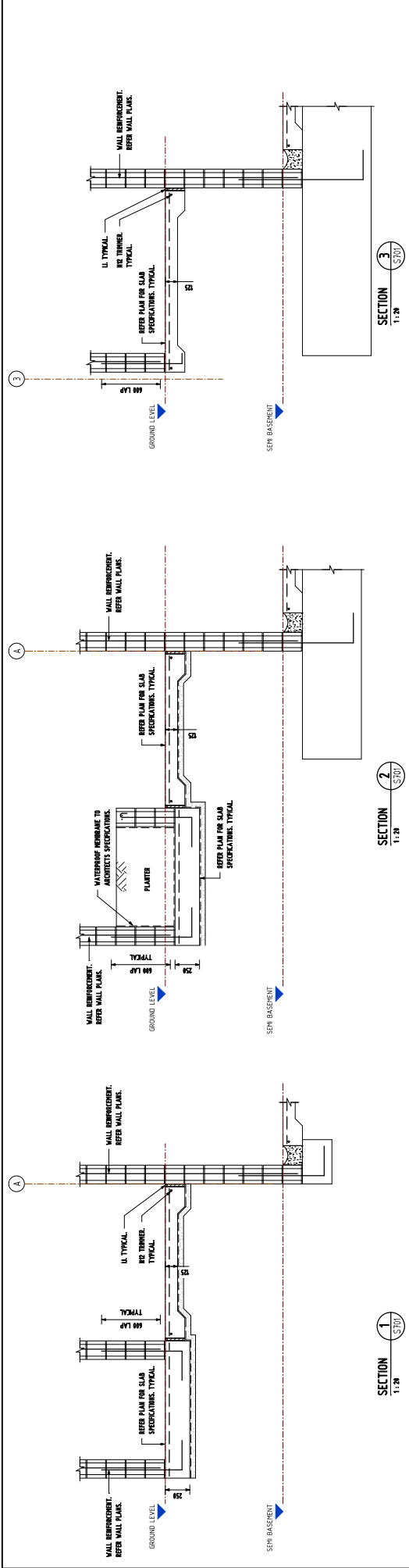
☒ DENOTES SLAB PENETRATION ZONE WITH FIRE COLLAPS UNDER

SCJ **DEMOTES SAW CUT JOINT**

CI
RESEARCH CONSULTING

Figure 1

INVER TAYLOR SLOANEN CO.



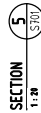
BUILDING CERTIFIERS AUSTRALIA

APPROVED WITH CONDITIONS

Reference: 30190020 Date: 11 Jan 2021

Scott Mars QBCC A1012790

Client	LACHLAN BELL
Project	70 THE STRAND
Project Address	70 THE STRAND, NORTH WARD OLD 4810, AUSTRALIA
Title	GROUND LEVEL SLAB DETAILS, SHEET 1
Structural	STRUCTURAL
STP	STP
Approved	Approved
Job Number	STP19-0293
Drawing No	S702
Revision	A
NOT FOR CONSTRUCTION	



CA ARCHITECTS

IN ASSOCIATION WITH
ARCHITECTS

<i>Client:</i>	LACHLAN BELL
<i>Project:</i>	70 THE STRAND
<i>Project Address:</i>	70 THE STRAND, NORTH WARD QLD 4810, AUSTRALIA
<i>Title:</i>	GROUND LEVEL SLAB DETAILS, SHEET 2

STP
Offices in:
Tomball
Houston
Cypress

Design	SY	Drawn	GGF
Checked	SY	Date	01.04.20
Approved			

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Approved:			
Job Number:	Drawing No	Revision	
STP19-0293	S703	A	

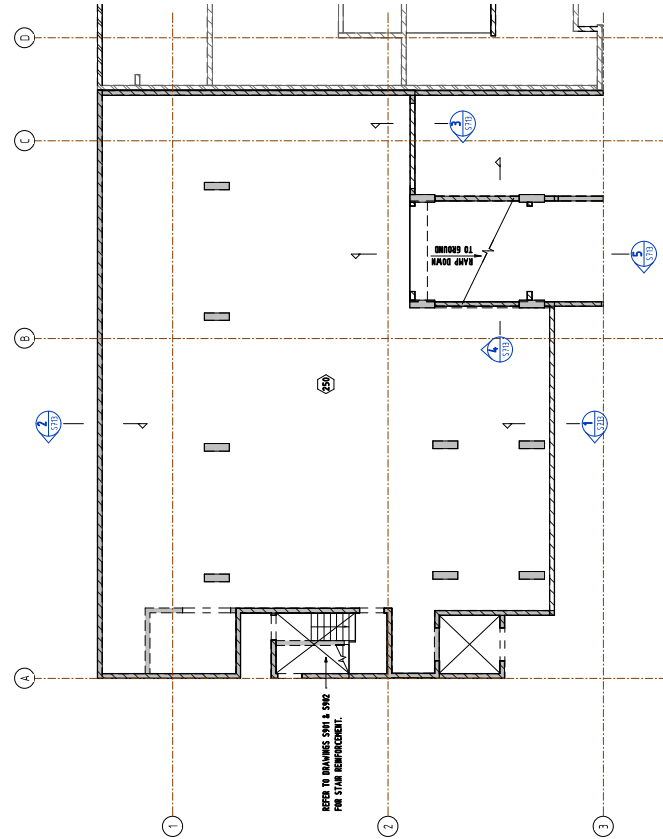
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 BUILDING
CERTIFIERS
AUSTRALIA

APPROVED WITH CONDITIONS

Reference: 30190020 **Date:** 11 Jan 2021

Scott Mairs QBCC A1012790



MEZZANINE SLAB PROFILE PLAN
1:100

- LEGEND**
- (S3) IDENTIFIES SLAB THICKNESS MIN. REFER PLAN FOR VARIATIONS IN SLAB THICKNESS. CONCRETE GRADE = M40. COVER TO REINFORCEMENT: 25mm INTERIOR SURFACE, 40mm EXTERIOR SURFACE.
 - (45 S3) IDENTIFIES SET-BACK DEPTH.
 - (S3) IDENTIFIES SETBACK AREAS. REFER ALSO TO S3.
 - IDENTIFIES WALL OVER SLAB.
 - IDENTIFIES LOAD BEARING ELEMENT UNDER SLAB.
 - IDENTIFIES SLAB PENETRATION / ZONE WITH FIRE COLLARS MIN.
 - SCJ - IDENTIFIES SAW CUT JOINT.
 - CI - IDENTIFIES CONSTRUCTION JOINT.
 - DJ - IDENTIFIES DOWEL JOINT.

NOTE:
THE CONTRACTOR SHALL LAISE WITH STP CONSULTANTS TO DETERMINE SEQUENCE OF CONCRETE POURS AND CONSTRUCTION JOINTS AS REQUIRED TO MINIMISE SHRINKAGE CONCRETE.

NOTE:
TO REDUCE RAPID EVAPORATION OF WATER FROM THE SURFACE OF ALL CONCRETE PLACEMENTS, A GROUP OR "MISTERS" SHALL BE APPLIED IMMEDIATELY AFTER POURING. PRODUCT MUST BE MOVED AND APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.



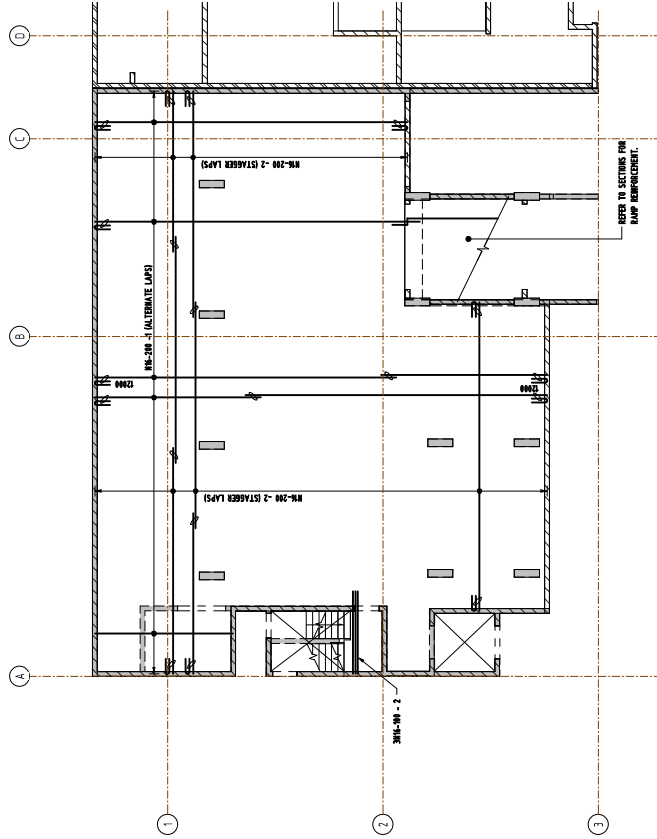
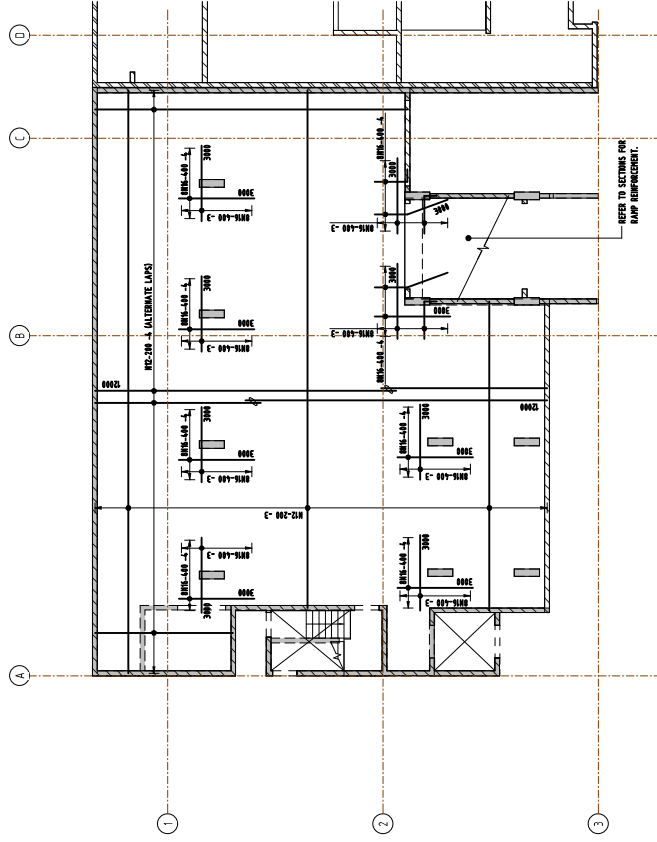
BUILDING CERTIFIERS AUSTRALIA

APPROVED WITH CONDITIONS

Reference: 30190020 **Date: 11 Jan 2021**

Scott Mars QBCC A1012790

REVISIONS				CLASSIFICATION			
Rev	Description	By	Appr	Rev	Description	By	Appr
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NOTE:
FOR PENETRATIONS UP TO 30mm, DISPLACE BARS TO THE SIDE SYMMETRICALLY WHERE POSSIBLE. FOR PENETRATIONS GREATER THAN 30mm, LAYOUT REINFORCEMENT TO THE SPACING SPECIFIED. CUT BARS PASSING THROUGH THE PENETRATION AND PROVIDE EQUIVALENT BARS PLACED SYMMETRICALLY EACH SIDE OF PENETRATION AND CONTINUE PAST FOR FULL BAR LAP LENGTH U.K.O. ON REINFORCING PLANS (TYPICAL TOP AND BOTTOM)

[illegible]

CA ARCHITECTS

Client:	LACHLAN BELL
Project:	70 THE STRAND
Project Address:	70 THE STRAND, NORTH WARD QLD 4810, AUSTRALIA
Title:	APARTMENTS MEZZANINE LEVEL SLAB REINFORCEMENT PLANS

STOP

STRUCTURAL

Offices in:
Tombouctou
Bouaké
Coton
Mekou
Ph: 07 3339 8392
Ph: 07 3339 8392
Ph: 07 3339 8392
Ph: 07 3339 8392

Design	SY	Drawn	COF
Checked <td>SY <td>Date <td>17.12.20</td> </td></td>	SY <td>Date <td>17.12.20</td> </td>	Date <td>17.12.20</td>	17.12.20
PSSQ			

1:100 PLANS 0 1000 2000 3000 4000 5000
at A1

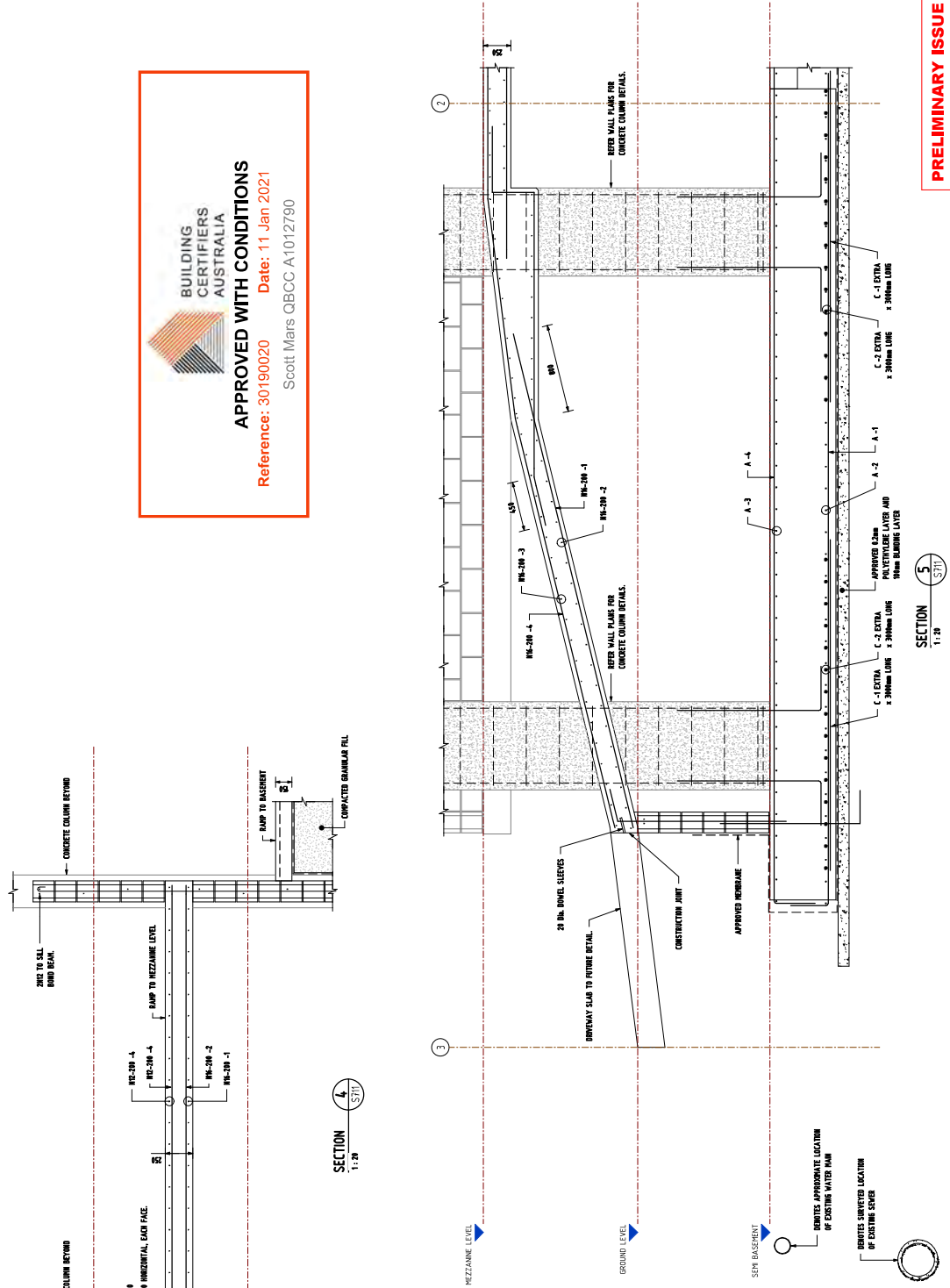
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 BUILDING
CERTIFIERS
AUSTRALIA

APPROVED WITH CONDITIONS

Reference: 30190020 **Date:** 11 Jan 2021

Scott Mars QBCC A1012790



MEZZANINE LEVEL

GROUND LEVEL

SEMI-BASMENT

20 mm. BOWEL SLEEVES

CONCRETE JOINT

APPROVED REINFORCE

APPROVED 82mm POLYETHYLENE LAYER AND 10mm BLANKING LAYER

A-1

A-2

A-3

A-4

C-1 EXTRA x 300mm LONG

C-2 EXTRA x 300mm LONG

REFER WALL PLANS FOR CONCRETE COLUMN DETAILS

REFER WALL PLANS FOR CONCRETE COLUMN DETAILS

SECTION 5

1:20

5/11

REINFORCES APPROXIMATE LOCATION OF EXISTING WATER MAIN

REINFORCES SHOWN AT LOCATION OF EXISTING SEWER

PRELIMINARY ISSUE

Rev	Description	By	Appl	Date
	B BA ISSUE	GRF	ST	17.11.20
	A PRELIMINARY ISSUE	GRF	ST	01.04.20

Client:	LACHLAN BELL
Project:	70 THE STRAND
Project Address:	70 THE STRAND, NORTH WARD OLD 4800, AUSTRALIA
Title:	APARTMENTS MEZZANINE LEVEL SLAB DETAILS

STRUCTURAL



STP

Offices in:

- Toronto: Ph (416) 333-8357
- Burlington: Ph (905) 333-8357
- Calgary: Ph (403) 333-8357
- Montreal: Ph (514) 333-8357

www.stpsolutions.com

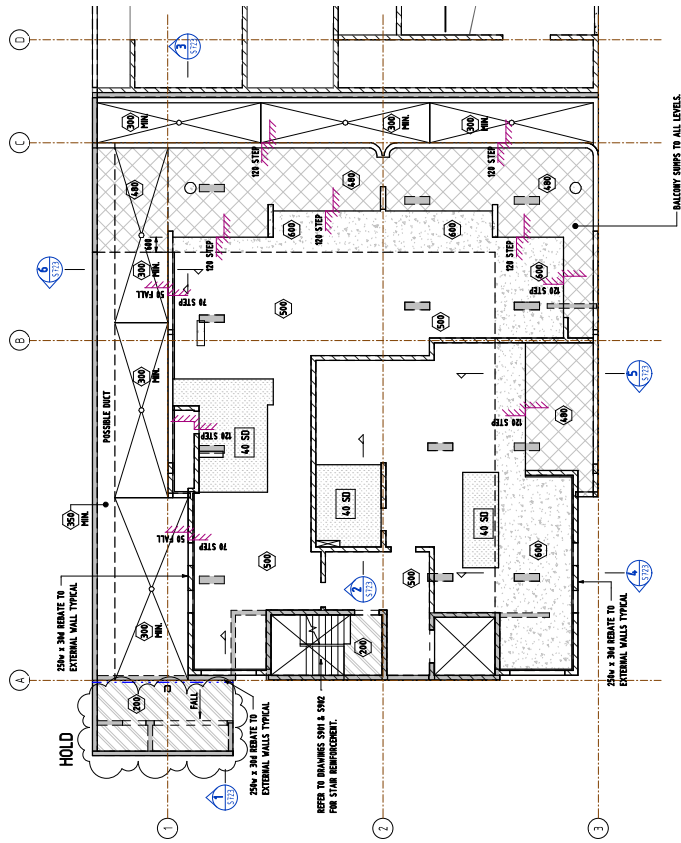
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Approved:		
Job Number:	Drawing No.	Revision
STP19-0293	S713	B

NOT FOR CONSTRUCTION



LEGEND

- | | | | | | |
|---|---|---|---|---|---|
|  | IDENTIFY SLAB THICKNESS DIA.
REMOVE SLAB FROM FOUNDATION IN SLAB THICKNESS
CONCRETE BASE & 60A
COVER TO REINFORCING. |  | 25mm INTERIOR SURFACE |  | 25mm EXTERIOR SURFACE |
|  | IDENTIFY SET-ANNE DEPTH |  | IDENTIFY SET-ANNE DEPTH |  | IDENTIFY SET-ANNE DEPTH |
|  | IDENTIFY SETTING AGENT.
REFER AND TENS. |  | IDENTIFY SETTING AGENT.
REFER AND TENS. |  | IDENTIFY SETTING AGENT.
REFER AND TENS. |
|  | IDENTIFY WALL OVER SLAB |  | IDENTIFY WALL OVER SLAB |  | IDENTIFY WALL OVER SLAB |
| | IDENTIFY LAG BEARING ELEMENT UNDER SLAB | | IDENTIFY LAG BEARING ELEMENT UNDER SLAB | | IDENTIFY LAG BEARING ELEMENT UNDER SLAB |
| | IDENTIFY SLAB PROJECTION /
ZONE WITH FINE COLLARS DIA. | | IDENTIFY SLAB PROJECTION /
ZONE WITH FINE COLLARS DIA. | | IDENTIFY SLAB PROJECTION /
ZONE WITH FINE COLLARS DIA. |
| | IDENTIFY SAW CUT JOINT | | IDENTIFY SAW CUT JOINT | | IDENTIFY SAW CUT JOINT |
| | IDENTIFY CONSTRUCTION JOINT | | IDENTIFY CONSTRUCTION JOINT | | IDENTIFY CONSTRUCTION JOINT |
| | IDENTIFY BASELINE JOINT | | IDENTIFY BASELINE JOINT | | IDENTIFY BASELINE JOINT |

NOTE:
THE CONTRACTOR SHALL LAISE WITH STP
CONSULTANTS TO DETERMINE SEQUENCE OF
CONCRETE POURS AND CONSTRUCTION JOINTS
AS REQUIRED TO MINIMISE SHRINKAGE CRACKING.

NOTE:
TO REDUCE RAPID EVAPORATION OF WATER FROM THE SURFACE OF ALL CONCRETE FLATWORK, APPLY "EUCOVAP" "MASTERCURE 110CF" IMMEDIATELY AFTER INITIAL SCREENING. PRODUCT MUST BE MIXED AND APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

REINFORCEMENT RATE:
SLAB REINFORCEMENT: 120kg/m³

 **BUILDING
CERTIFIERS
AUSTRALIA**

APPROVED WITH CONDITIONS

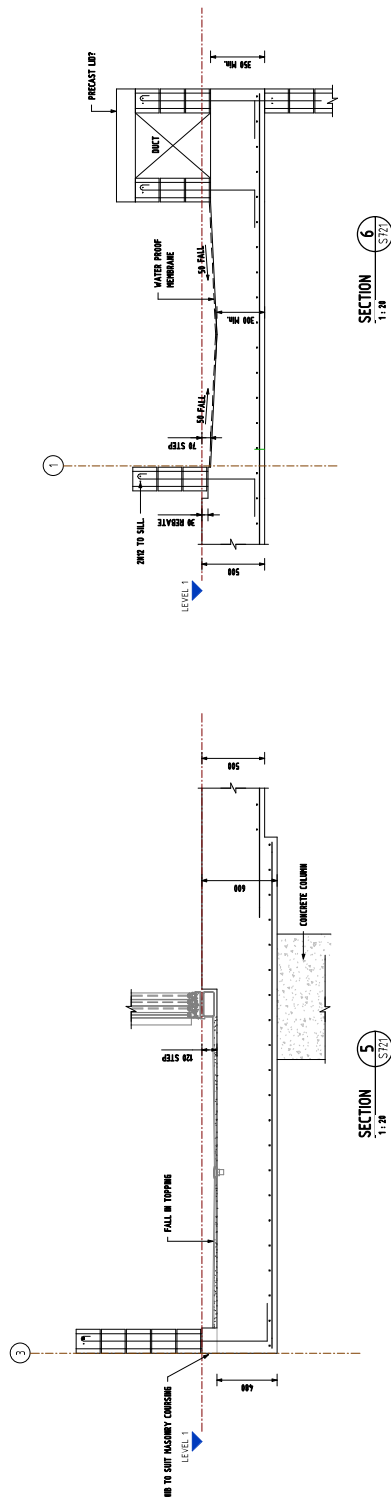
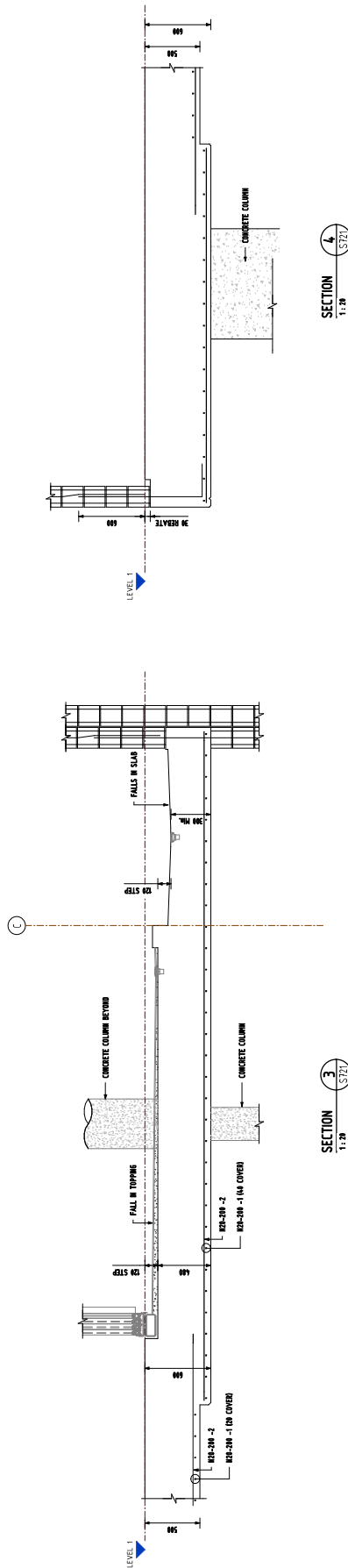
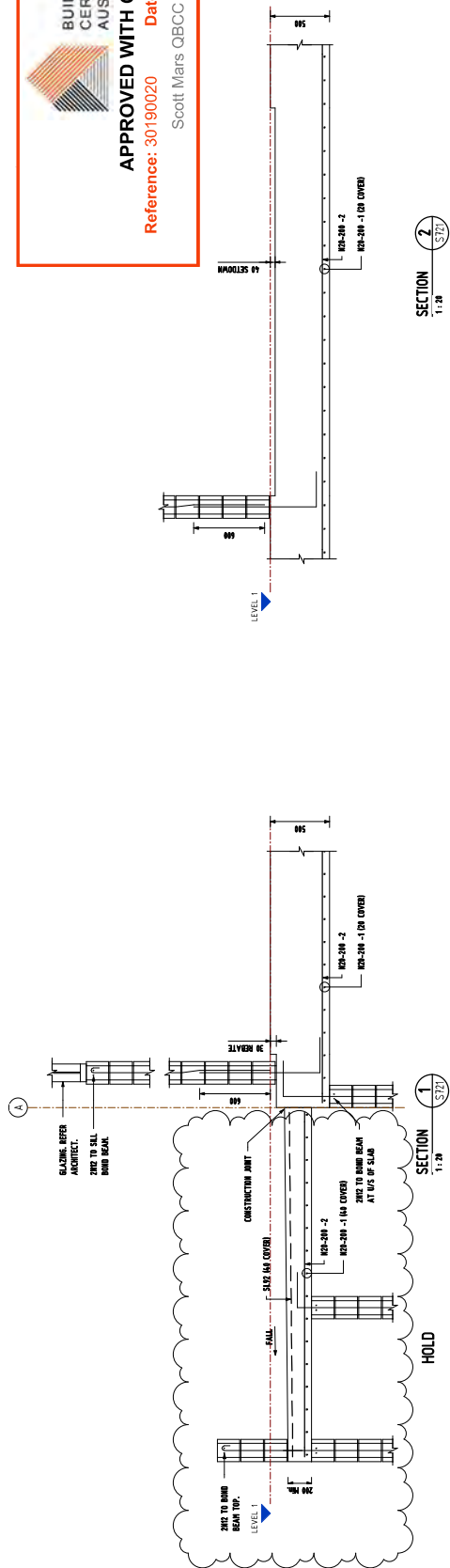
Reference: 30190020 **Date:** 11 Jan 2021

Scott Mars QBCC A1012790

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Scott Mars QBCC A1012790

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IN ASSOCIATION WITH



CA ARCHITECTS

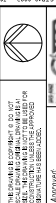
Client:	LACHLAN BELL
Project:	70 THE STRAND
Project Address:	70 THE STRAND, NORTH WARD OLD 4810, AUSTRALIA
Title:	APARTMENTS LEVEL 1 SLAB DETAILS

STRUCTURAL



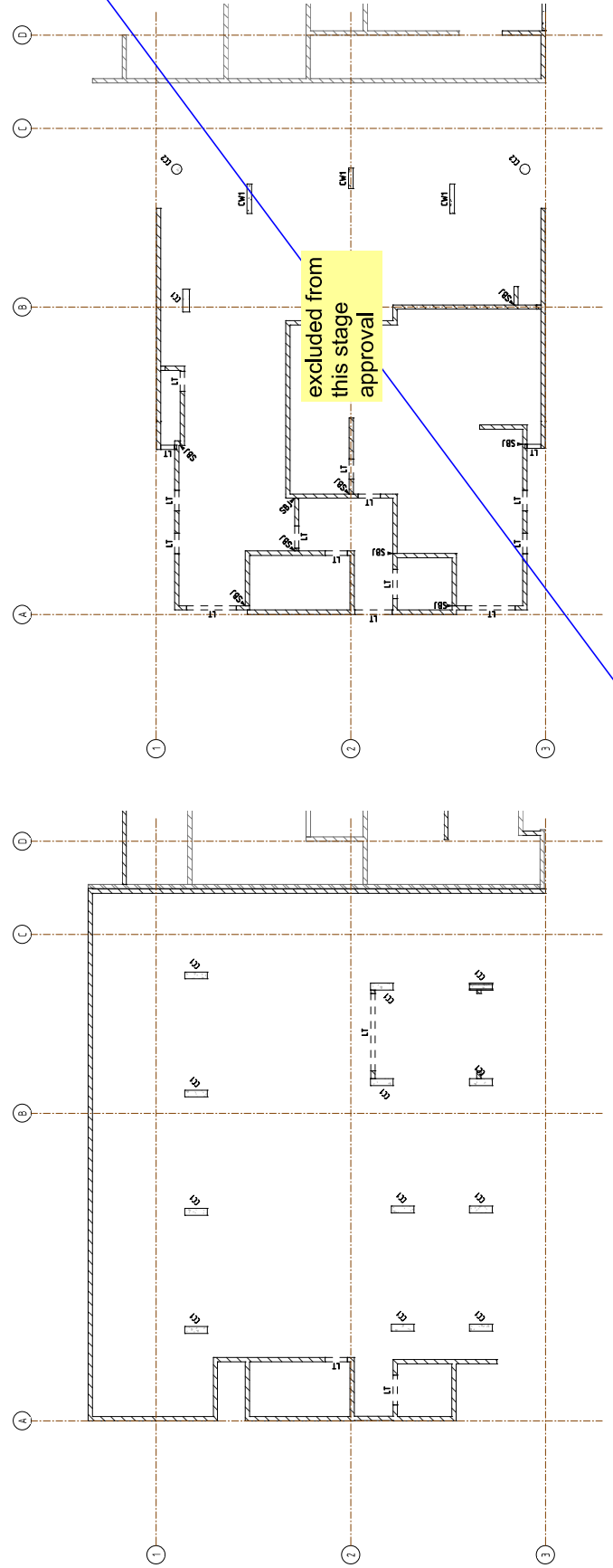
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 Offices in:
 Townsville
 Brisbane
 Cairns

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Design checked	SY	Date	17.11.20
CHECKED			
DATE			



Job Number.	Drawing No.	Revision
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PRELIMINARY ISSUE



MEZZANINE LEVEL WALL AND COLUMN LAYOUT PLAN
1:100

LEVEL 1 WALL AND COLUMN LAYOUT PLAN
1:100

LEGEND

- INDICATES EXTENT OF LOAD BEARING 200 SERIES MASONRY, REFER NOTES AND WALL DETAILS
- INDICATES EXTENT OF 200 SERIES MASONRY WALL BEAM, REFER NOTES AND WALL DETAILS
- INDICATES EXTENT OF RETAINING WALL, REFER RETAINING WALL DETAILS
- INDICATES EXTENT OF CONCRETE WALL, REFER WALL DETAILS
- INDICATES EXTENT OF 200 SERIES MASONRY LINTEL, REFER NOTES AND DETAILS
- INDICATES EXTENT OF 200 SERIES MASONRY SILL, REFER NOTES AND DETAILS
- INDICATES CONCRETE COLUMN, REFER DETAILS
- INDICATES LOCATION OF RUCK CONTROL JOINT, REFER DETAIL
- INDICATES LOCATION OF STACK BONDED JOINT, REFER DETAIL

200 SERIES CM WALL REINFORCEMENT

- N12 VERTICAL ADJACENT TO ALL OPENINGS, CORNERS, INTERSECTIONS, JOINTS AND OTHERWISE AT 600mm Max. Cts. U.A.O.
- N12-400 HORIZONTAL U.A.O.
- 4-N12 IN DOUBLE BOND BEAM CHNS PER COURSE AT TOP OF WALL
- CUT BLOCKS BELOW TOP BOND BEAM IF WALL IS RAKED
- IF WALL 3m IN HEIGHT, PROVIDE 2-N12 TO CONTINUOUS BOND BEAM AT CORNERS
- DO NOT FILL IN EXCESS OF 3m HEIGHT
- 2-N12 IN SINGLE BOND BEAM TO UNDERSIDE OF SLAB
- 2-N12 IN SINGLE BOND BEAM TO ALL SELLS U.A.O.
- 2-N12 IN SINGLE BOND BEAM TO LINTELS < 1400
- 2-N12 IN SINGLE BOND BEAM TO LINTELS > 1400
- PROVIDE N12-400 STIRRUPS TO ALL LINTELS > 1400
- PROVIDE 2-N12 ADJACENT TO OPENINGS > 2400
- ALL CORNER REINFORCEMENT TO EXTEND 400mm PAST OPENING
- FULLY CORREL ALL WALLS

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STP

STRUCTURAL

STP

STRUCTURAL

Client

LACHLAN BELL

Project

70 THE STRAND

Project Address

70 THE STRAND, NORTH WARD OLD
4810, AUSTRALIA

Type

APARTMENTS MEZZANINE AND
LEVEL 1 WALL AND COLUMN
LAYOUT PLAN

STRUCTURAL

Drawn By

STP

Checked By

STP

Approved By

STP

Scale

1:100

Sheet No

STP19-0293

Revision

B

NOT FOR CONSTRUCTION

Building Certifiers Australia

APPROVED WITH CONDITIONS

Reference: 30190020

Date: 11 Jan 2021

Scott Mairs QBCC A1012790



BUILDING
CERTIFIERS
AUSTRALIA

Reference No: 30190020

11 January 2021

RCQ Projects Pty Ltd
PO Box 1132
MAROOCHYDORE QLD 4558

Attn: Mr Andrew Collyer

Dear Andrew,

Re: Residential and Commercial Development at 70 The Strand, NORTH WARD Q 4810

Further to the assessment of the application for building works, being for **STAGE 1 – EARLY WORKS** we are pleased to advise that your application has been approved in full with conditions.

We note this approval stage is limited to the residential building carpark structure up to and including the Level 01 slab and the ground floor footings and slab of the commercial building. No further works are to be undertaken until further stage approvals have been issued.

Please refer to the Decision Notice and associated Conditions including endorsed drawings and relevant supporting documents.

Should you any queries regarding this approval do not hesitate to call the undersigned.

Yours sincerely,

Scott Mars
Director | Building Certifier
for and on behalf of Building Certifiers Australia Brisbane Pty Ltd

CC
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

BRISBANE OFFICE

Suite 14, 83 Leichhardt Street, Spring Hill Qld 4000
PO Box 1248, Spring Hill QLD, 4004
Phone: 07 3839 2702
Email: info@buildingcertifiersaustralia.com

OTHER OFFICES – SUNSHINE COAST

www.buildingcertifiersaustralia.com

ABN 38 632 470 190

DECISION NOTICE - APPROVED IN FULL WITH CONDITIONS

STAGE 1 – PART STRUCTURAL WORKS ONLY

Planning Act 2016 s63 & Building Act 1975 s48

Application Reference No:	30190020
Applicant:	RCQ Projects Pty Ltd PO Box 1132 MAROOCHYDORE QLD 4558
Date of Approval:	11 January 2021
Site Address:	70 The Strand, NORTH WARD QLD 4810
Property Description:	Lot 310 on T1181
Development Proposal:	Residential Unit & Commercial development including carparking. STAGE 1 – PART STRUCTURAL WORKS ONLY (Residential Carpark to Level 01 slab and Commercial Ground Floor Footings / Slab)
Local Government Area:	Townsville City Council
Approval Type:	Development Permit (Building)
Currency Period:	The currency period for this approval is 24 months in accordance with Section 85 of the Planning Act 2016.
Conditions:	This approval is subject to the conditions in: Appendix A Appendix B
Referral Agencies:	Townsville City Council (QDC MP1.4 – Build over / near sewer and water mains referral)
Further Development Permits:	Further stages of Development Permit (Building Works)
Compliance with codes for self assessable development: (if applicable)	All relevant Codes of the Townsville City Council Planning Scheme must be complied with for self-assessable building works related to this development.
Approved Documents:	Architectural: CA Architects Project 1910 /DD/ A-S-002 4; A-S-003 6; A-S-004 6; A-S-005 5; A-A-101 9; A-A-201 4; A-A-401 6; A-A-402 6; A-A-501 6; A-A-502 6 (Note: Architectural drawings are endorsed for information only). Structural: STP Consulting Engineers Project STP9-0293 S000 B; S001 B; S101 D; S102 D; S103 D; S601 D; S602 B; S611 D; S612 B; S613 C; S614 B; S701 B; S702 A; S703 A; S711 B; S712 B; S713 B; S721 B; S722 A; S723 B; S801 B; S811 B; S841 B; S842 B; Design Certificate (Form 15) dated 04/01/2021 by Stephen Tobias of STP Consulting Engineers RPEQ 3499 <i>In the event of any inconsistency between conditions of this development</i>

approval decision notice and the drawings/documents referred to above, the conditions of this decision notice prevail.

Basis of Approval:	Building Act 1975, Building Regulations 2006 and the National Construction Code (BCA) 2019.		
	Residential Building:		
	Classification:	2, 7a	
	Type of Construction:	A	
	Rise in Storeys:	8	
	Effective Height:	20.6m	
	Floor Area:	2,954 m2	
	Max Fire Compartment Size:	838 m2	
	Commercial Building:		
	Classification:	6	
	Type of Construction:	C	
	Rise in Storeys:	8	
	Effective Height:	3.94m	
	Floor Area:	869 m2	
	Max Fire Compartment Size:	869 m2	
Record of Approval Performance Solutions:	The Performance Requirements have been satisfied by a combination of Deem-to-Satisfy and Performance. The following Performance Solutions have been accepted as they comply with the Performance Requirements and are equivalent to the Deemed-to-Satisfy Provisions and have been assessed in accordance with Clause A2.2 of the BCA.		
	Not Applicable to this stage (refer to further stage/s of approval)		
Rights of Appeal:	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).		
Private Certifier:	Name:	Scott Mars	Accreditation #: A1012790
	Signature:		Date: 11 Jan 2021
	Signed for and on behalf of Building Certifiers Australia Brisbane Pty Ltd		



APPENDIX A

Conditions of Decision Notice for Building Work Reference 30190020

General Conditions

1. **THIS IS A STAGE 1 APPROVAL ONLY RELATING TO PART STRUCTURAL WORKS INCLUDING:**
 - Residential Building - Carpark to Level 01 slab
 - Commercial Building Ground Floor Footings / Slab**No further works are to be undertaken until further stages of approvals have been issued.**
2. All building works must be carried out in accordance with the Building Act 1975, Building Regulations 2006, **Building Code of Australia 2019** and referenced Australian Standards even if the plans do not specifically indicate details or notes for compliance. This Approval is for assessable building works only. Any building works or other works proposed or shown on the plans which are self assessable or exempt do not form part of this approval (as those works do not require approval).
3. The works must be constructed in accordance with the **Endorsed Drawings and mark ups associated with this Decision Notice**. *Later drawing revisions have not been considered and may void this approval.*
4. The siting and levels of all building works must be supervised by a suitably licensed and experienced Land Surveyor.
5. This building is unable to be lawfully occupied until such time as a Certificate of Occupancy has been issued by the Building Certifier.
6. One legible set of the current approved drawings is to be available for inspection on the building site while the building work is in progress.
7. The person responsible for carrying out the building work is to notify Building Certifiers Australia or a Building Certifiers Australia approved consultant for the following inspections:
 - Structural elements – All structural elements must be inspected and certified by the project structural engineer including the tie down and bracing of trusses where applicable.
 - Mechanical, Electrical, Hydraulic & Fire – All elements of these disciplines must be inspected and certified by a competent person or the installation of the aspects of these disciplines must be certified by a competent person.
 - Final – Building Certifiers Australia shall undertake a final inspection upon completion of all building work.
8. Prior to construction the Builder must consider the Queensland Government Class 2 to 9 inspection guideline and liaise with the Building Certifier to collaboratively establish an appropriate inspection schedule for the project.
<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingCertification/Pages/GuidelinesInspectionClass2to9Buildings.aspx>
9. In accordance with Section 85 of the Planning Act 2016 the currency period is 2 years starting from the day the approval takes effect. The development approval for buildings works shall lapse unless a Certificate of Occupancy for the development, the subject of the approval is not issued within the above-mentioned 2 year currency period. Any applications for extensions of time to these periods must be applied for **prior** to the expiry dates (together with the applicable fee).
10. At the completion of all building works "As Constructed" drawings will be required by the Building Certifier together with a detailed list of fire safety installations in the building.



11. All building works must be constructed in accordance with the Townsville City Council Material Change of Use and Operational Works Development Approvals associated with the development.
- Reference is made to the following approvals:
- TCC MCU Ref 19/0054 dated 30 September 2019
 - TCC OPW Ref 19/0136 dated 31 March 2020
 - TCC OPW Ref 20/0014 dated 2 April 2020
12. On completion of this building, Form 16 Certificates of Compliance from engineers and competent people must be provided to the satisfaction of the Building Certifier in accordance with **Appendix B** attached.
13. The works must be carried out in accordance with the Townsville City Council Concurrence Agency Referral conditions for building over or near services. Refer to TCC referral advice ref CAR20/0464 dated 5 Jan 2021 in **Appendix C**.
14. Protection of adjoining properties and of the public is a Builder's responsibility. The builder should liaise with the Work Place Health & Safety Authority to ensure adequate measures are taken to protect the public and with the design consultant structural engineer to ensure adequate measures are taken to protect the adjoining properties. Any works on or into (i.e. ground anchors) adjoining properties must not be undertaken without the consent of the adjoining Owner.
15. If the building is to change from that shown on the approved plans, then prior to construction of that change, a 'change to development approval' application (Form 2) is required to be submitted and approved.
16. Any cutting or filling of the site, or construction of retaining walls or other structure on site, shall not jeopardize any existing overland flow drainage system or cause ponding or nuisance storm water to neighboring properties.

Technical Conditions

Structural

17. All structural works must be constructed in accordance with the Project Consultant Structural Engineer's requirements. Where structural works are not shown on the approved structural engineer's plans, those works must not be constructed until the design is certified by the Project Consultant Structural Engineer and approved by the Building Certifier.

Fire Resistance

18. The building must be constructed to satisfy the required fire resistance levels as prescribed by BCA Clause C1.1 and Specification C1.1.

Fire Safety Installations Applicable to the Development

1. Structural Features

- Access panels through fire-rated construction
- Penetrations through fire-rated construction
- Fire dampers
- Structural fire protection
- Systems required to have a fire-resistance level

2. Fire Protection Systems

- Sprinklers
- Fire detection and alarm systems
- Air-handling systems used for smoke control (carpark)

3. Fire Fighting Equipment

- Fire mains
- Fire hose reels
- Fire extinguishers (portable)

4. Occupant Safety Features

- Exit door hardware
- Emergency lighting
- Exit signs
- Fire doors

5. Other Features

- Nil

Special Fire Services Applicable to the Development (Planning Regulations 2017 - Schedule 19)

1. Air-handling systems used for smoke control (carpark)
2. Fire detection and alarm systems
3. Fire mains
4. Sprinklers

Record of Decision / Advice to Applicant

1. This Decision Notice relates to Stage 1 works only being for early works for the piling, retention and basement structure up to and including Basement Level 01. *NO FURTHER WORKS* can be carried out until further stage/s of approval have been issued.
2. The works are assessed against the previous approvals for the project including:
 - TCC MCU Ref 19/0054 dated 30 September 2019
 Condition compliance has been established prior to commencing Stage 1 works as follows:
 - Email correspondence from Lachlan Bell as client representative noting resolution of both Condition 32 and 29 with Melanie Percival at TCC.
 - Previous email correspondence from Melanie Percival at TCC noting Conditions 32 and 29 were to be resolved with all previous conditions already satisfied.
 - Adjusted levels on Civil drawings to ensure compliance with OPW Condition 15 for flood free board of 300mm to the carpark entry.
 - Minor Amendment Approval ref MCU19/0054.01 for updated drawings submission dated 1 Sept 2020.
 - Certificate of Compliance with DA Conditions 11, 13, 20a, 21, 29 and 32 issued by TCC on



14 Sept 2020. Including:

- Endorsed Air Quality and Odour report issued under ref MCU19/0054.02 dated 09/09/2020
- Endorsed Plant Noise Assessment Report issued under ref MCU19/0054.02 dated 09/09/2020

3. Please note that this application has been assessed against the Planning Act 2016, Building Act 1975 and referenced subordinate legislation only. Please note that this development has not been assessed against the Disability Discrimination Act or any other legislation governing access and facilities for people with disabilities other than the Building Code of Australia and referenced Australian Standards. Please note that there may be other Regulations (other than those stated in condition 1 above) which relate to the proposed development and which have not been assessed by Building Certifiers Australia Brisbane.
4. Where an environmentally relative activity is proposed, a license under the Environment Protection Act is required prior to the commencement of that activity. Advice on activities requiring licensing may be obtained from the relevant Local Government.
5. The builder must comply with all statutory requirements under the Workplace Health & Safety Act.
6. Protection of adjoining properties and of the public is a Builder's responsibility. The builder should liaise with the Work Place Health & Safety Authority to ensure adequate measures are taken to protect the public and with the design consultant structural engineer to ensure adequate measures are taken to protect the adjoining properties. Any works on or into (i.e. ground anchors) adjoining properties must not be undertaken without the consent of the adjoining Owner.

APPENDIX B

Inspections and Certificates required prior to the issuing of the Certificate of Occupancy.

Application Reference No		30190020
Substantially Complete Once the building reaches substantial completion as per the requirements of Section 101 of the Building Act 1975 and all Installation Certificates (Form 16's) have been provided as detailed below the Certificate of Occupancy (Form 11) may be issued.		
Building Act 1975 - Section 101 Requirement		Resolved
a)	All wet areas are waterproof as required under the building assessment provisions	
b)	Reticulated water is connected to and provided throughout the building	
c)	All sanitary installations are installed as required under the building assessment provisions	
d)	Either— i. the local government has issued a compliance certificate under the Plumbing and Drainage Act 2002 stating the plumbing or drainage work for the building has been completed under that Act; or ii. notice of notifiable work carried out for the building has, on the completion of that work, been given to the Plumbing Industry Council under the Plumbing and Drainage Act 2002, Section 87	
e)	All fire safety installations are operational and installed as required under the building assessment provisions	
f)	All health and safety matters relating to the building comply with the building assessment provisions	
g)	Electricity supply is connected to the building to the extent necessary for it to be used under the BCA classification sought	
h)	The building is weatherproof as required under the building assessment provisions	
i)	The building is structurally adequate as required under the building assessment provisions	
j)	All means of access and egress to the building comply with the building assessment provisions	
k)	If the relevant development approval includes conditions advised or required by a referral agency and the conditions are about the building work for the building - the conditions have been complied with.	
Installation Certificates		
Competent Persons		
- A competent person must be assessed as competent before carrying out the inspection. - The builder for the work cannot give a stage certificate of inspection. - A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must 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, 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.		
Form 16's		
- All form 16's inspection certificates must be completed on the most current version of the form. - The form can be downloaded from the Department of Housing and Public Works. http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FormsTemplates/Pages/BuildingForms.aspx - Competent persons signing the form 16 are to be licensed in Queensland and should hold the appropriate licence being issued from Queensland Building and Construction Commission (QBCC), Board of Professional Engineers of Queensland (RPEQ) or Electrical Safety Office.		

ALL REQUIRED FORM 16 CERTIFICATES WILL BE CONFIRMED IN THE FINAL STAGE OF APPROVAL

Inspection Certificates (Form 16's)	Resolved
Structural 1. The Structural Engineer is to inspect sufficient structural elements during construction to enable a Structural Completion Certificate to be issued upon completion of the project. The certificate must state that all structural elements of the development comply with the BCA & approved documents. 2. Reinforced masonry has been installed in accordance with building approval and AS3700. 3. Structural design documentation and certification including <u>Form 15 Design Certificate</u> (signed by and RPEQ) and <u>Form 16 Inspection Certificate</u> must be provided for all glass balustrade systems. Shop drawings and Form 15 Design Certificate certifying the design to AS1170.1 & AS1288 must be provided for the systems <u>prior to installation</u>. 4. Structural design documentation and certification including both a <u>Form 15 Design Certificate</u> and a <u>Form 16 Inspection Certificate</u> must be provided for any design and construct element that is not included in the base structural design. Examples may include: <i>Curtain wall systems, glazing systems, handrail systems, signage elements, screens, awnings etc.</i> 5. Ceiling and Partition systems must be designed and constructed to achieve the requirements of BCA and relevant Australian Standards including but not limited to AS1170.0, AS1170.1, AS1170.2, AS1170.4, AS1530.1 (where required). 6. Documentation to confirm non-structural parts and components and their fastenings have been designed for horizontal and vertical earthquake forces in accordance with AS1170.4. This includes but is not limited to: a. Architectural components (partitions, ceilings, storage racking over 2m high etc); b. Mechanical Plant and equipment including smoke control systems, ducts etc; c. Electrical components including fire and smoke detection systems, light fittings and life safety system components; d. Communication systems such as cable systems, switch gear, transformers etc; e. Piping systems; f. Support component for the above items and similar g. All other components similar to those above.	
Setout and height 7. The setbacks and height of the building comply with this Development Approval for Building Works and the Council Development Approvals (Land Surveyor).	



APPENDIX C

Referral Agency Responses and Conditions

Refer to the following responses from the Referral Agencies applicable to this Development Application.

- **Townsville City Council Build Over / Near Services Referral Response**
Reference Number: CAR20/0464 dated 5 Jan 2021



Jamie Ryder
Ph: 07 4796 9026
Submission No: S00032710
Our Ref: 20-05288
Your Ref: BA # 30190020

22 February 2021

Andrew Collyer
RCQ Projects Pty Ltd
PO Box 5988
TOWNSVILLE QLD 4810

Dear Sir/Madam

Queensland Fire and Emergency Services (QFES) has assessed the referral for the Building Development Application for the premises listed below.

This report provides QFES advice to the assessment manager when considering the approval for the application, regarding the degree to which the proposed building work meets the operational requirements of QFES referral jurisdictions identified in the *Planning Regulation 2017* (PR 2017).

- Where a Deemed to Satisfy (DTS) component is identified as being 'Suitable', it indicates: within the parameters of QFES referral jurisdiction, the special fire service appears to meet QFES operational requirements.
- Where a DTS component is identified as being 'Not Suitable' it indicates: within the parameters of QFES referral jurisdiction, the special fire service does not comply with the requirements of the applicable Codes or Standards or does not meet QFES operational requirements for reasons identified.
- Where a Performance Solution (PS) component is identified as being 'Suitable' it indicates: QFES accept, or has no comment on, the solution provided in the Fire Engineering Report.
- Where a PS component is identified as being 'Not Suitable' it indicates: QFES does not accept the solution and/or the justification provided in the Fire Engineering Report for reasons identified.

QFES advice should not be construed as verification that the proposed building work complies with the requirements of applicable Codes and Standards. The assessment manager is advised that assessment benchmarks within the PR 2017 must be addressed and documented in the Decision Notices. QFES appeals may be instigated against these benchmarks insofar as they relate to QFES referral jurisdictions.

Mixed Retail & Residential
70 The Strand
70 The Strand
NORTH WARD QLD 4810

QFES is to be notified to inspect and test all referral agency aspects under the *Building Regulation 2006*.

QFES request that our response be treated as a '*properly made submission*'.

Where applicable, an invoice for fees for this assessment will be forwarded to the person nominated as the billing customer at the time of application.

The invoice must be paid within fourteen (14) days from the date of the invoice.

If you have any questions regarding this report please contact the Building Approval Officer nominated below.

Yours sincerely



Jamie Ryder
Building Approval Officer

Enc.

Performance Solution/Assessment/Building Approval

Job Details

Job Name: Residential Units
Address: 70 The Strand , NORTH WARD QLD 4810

Building Details

Class: 2, 7a Floor Area: 2954m² Effective Height: 20.6m
Size of Largest Fire Compartment: 839m² Rise in Storeys: 8
Legislation: 01-05-19 (BCA2019)

Assessment Details

Fire Engineering Report: FER 70 The Strand North Ward JO286 Rev 2 09/02/2021

Drawings

151	1910/DD/A -A-101 12	1910/DD/A-A-150 1
8591-M07 P4	F300 B	F301 B
F302 B	F303 B	FA200 A
FA201 A	H101 B	M09
M10	M11	

Performance Solution Components

Type of Special Fire Service

Fire Mains (including booster and/or pumps)

- achievement of specified performance
- location and suitability of booster connections and enclosures
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- operation of fixed pump-set controls and status indication
- provisions for hard standing for fire appliances
- provision of suitable facilities for testing internal hydrants
- In accordance with Fire Engineering Report

Assessment

Suitable

Comments:

Required flow and pressure is 10 L/s @ 700 kPa (building pump) and 20 L/s @ 700 kPa (boosted).

The Test Facility of the proposed Fire Hydrant Installation must meet the applicable QFES guidelines (available at <https://www.qfes.qld.gov.au/buildingsafety/referral-agency-advice/Pages/guidelines.aspx>)

The FPAA101H Fire Hydrant Block Plan design shall be a combination of Clause 8.3 of AS 2118.1 2017 and Clause 7.11 of AS 2419.1-2005 with the variations as required by Section 5.7 of Technical Specification FPAA101H and:

- Be etched, engraved or printed on metal or plastic that is suitable for installation in an outdoor location (paper enclosed within a plastic or laminated cover is not acceptable);

- Be a minimum of A3 in size;
- Be mechanically secured in the required location;
- Be correctly orientated to the building/site;
- Hydrant Block Plans to be in "plan view". This meets the intent of AS2419.1-2005 Clause 7.11 (a) "The block plan shall display a diagrammatic layout of the protected building"; and - Multi storeyed buildings with varying floor layouts and hydrant locations would require "plan views" for each floor configuration. Typical floors could be displayed as one "plan view" (eg "Levels 2-8 typical");
- Schematic elevations of hydrants will be required also on certain buildings depending on their design complexity; and
- Meet the applicable QFES guidelines (available at <https://www.qfes.qld.gov.au/buildingsafety/referral-agency-advice/Pages/guidelines.aspx>)

Certification (Form 16) indicating compliance of system performance with AS 2419 is to be provided prior to/at QFES' inspection.

Sprinklers (FPAA101H (Hydrant System))

Suitable

- operation of direct fire service alarm and location of directional signs
- operation of pump-set controls and status indications
- the location of valve room, pump-sets, water alarm and booster point
- In accordance with Fire Engineering Report

Type of Fire Safety Installations

Assessment

Penetrations Through Fire-rated Construction

Suitable

- In accordance with Fire Engineering Report

Structural Fire Protection

Suitable

- In accordance with Fire Engineering Report

Systems Required to have a Fire-resistance Level

Suitable

- In accordance with Fire Engineering Report

In addition to the Performance Solution components identified above, this building also has the following Deemed to Satisfy components.

Deemed To Satisfy Components

Type of Special Fire Service

Assessment

Fire Detection and Alarm Systems (Detection System)

Suitable

- achievement of specified performance of detection and alarm systems
- location and operation of main fire indicator panel, sub-indicator panels, mimic panels, local alarm bells and directional signs
- operation of direct fire service alarm
- suitability of nominated types of detection in all areas, and the location of manual call points
- suitability of weather protection, accessibility and lighting of equipment

- if the sensitivity of a fire detection or alarm system can be varied - suitability of the sensitivity setting having regard to the location of the system and the Australian Standard for that system

Comments:

A Fire Detection and Alarm System is required to be installed in accordance with the NCC & AS 1670.1 as referenced.

QFES requires zone diagrams for Fire Detection and Alarm Systems to be:

- Etched, engraved or printed on metal or plastic that is suitable for installation in an outdoor location (paper enclosed within a plastic or laminated cover is not acceptable)
- A minimum of A3 in size
- Mechanically secured in the required location
- Correctly oriented to the building/site, and
- Meet all of the other requirements of Australian Standard 1670.1 including features identified on the plan.

Certification may be required for each Special Fire Service/ Fire Safety Installation. This Certification is to be provided prior to or at the time of inspection.

TOWNSVILLE CITY COUNCIL



Date >> 16 April 2021

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

STS TSV Pty Ltd
C/- Lachlan Bell Consulting
PO Box 303
BELGIAN GARDENS QLD 4810

Email >> lachlan@lbellconsulting.com.au

Dear Sir/Madam

Notification to Owner Permit issued with conditions *Plumbing and Drainage Regulation 2019 s.50*

Application details

Application no:	HPW21/0047
Assessment no:	0219043
Street address:	70 The Strand NORTH WARD QLD 4810
Real property desc:	Lot 310 T 1181
Date of Expiry	16 April 2023

Decision

On 16 April 2021 Local Government considered Approval Number HPW21/0047 and decided to issue a Permit with conditions as per the attached.

Enquiries about this notice can be made to Assets and Hydraulics on 4417 5299.

Yours faithfully

Kimberly Goodwin

Administration Officer
Business Support
Planning, Environmental and Cultural Services

Date >> 16 April 2021

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

STP Consultants
Level 3
382 Sturt Street
TOWNSVILLE CITY QLD 4810

Email >> hydraulics@stpconsultants.com.au

Dear Sir/Madam

Information Notice

Permit issued with conditions

Plumbing and Drainage Regulation 2019 s.50

Application details

Application no:	HPW21/0047
Assessment no:	0219043
Street address:	70 The Strand NORTH WARD QLD 4810
Real property desc:	Lot 310 T 1181
Date of Expiry	16 April 2023

Decision

On 16 April 2021 Local Government considered application number HPW21/0047 and decided to issue a Permit subject to the following conditions -

1. Plumbing and Drainage installation to comply with the Plumbing and Drainage Act 2018 and associated Legislation.
2. As-constructed drawing/s of all drainage are required before a final inspection is requested. These drawings must be of a quality acceptable to council.
3. A reflux valve is required to be fitted adjacent to the inspection shaft at the sewer connection point.

Reasons for the decision

The reasons for imposing the conditions are that –

1. All plumbing and drainage installations shall comply with the Plumbing and Drainage Act.
2. To provide Council with accurate records of the drainage installed.
3. A building with a sanitary drain must be protected from backflow so that in the event of a flood up to the Defined Flood Level the effects of flood water on the building are reduced.

Advisory Notes

1. There appears to be a council sewer in close proximity to the building structure (see approved drainage plan). Please contact your building certifier before work commences to ensure this issue has been adequately addressed.
2. The installation of a drain located near and under buildings to comply with AS3500.2:2018 Section 3.8.2.
3. The finalisation and approval for the permit HPW21/0047 is subject to the works, costs and conditions being met and carried out for OPW19/0136 to the approval of council.
4. Identification and labelling to be carried out in accordance with AS1345-1995 (rising main/drains/vents/water lines)
5. Non potable signage to be displayed where required.
6. Backflow requirements to comply with AS3500.1:2018 Section 4. Compliance backflow documentation is to be submitted on finalisation. (Form 9).
7. Sub meters under this permit are to be installed in accordance with council's 'Technical Specification for sub metering of multi-unit properties and the Queensland Plumbing and Waste Water Code guidelines. Sub meters are to have isolation valves either side of the meter for maintenance purposes. Common property fixtures and fittings are to be sub metered.
8. Sub meters on the upper levels (units) to be installed in a single latch cupboard, in a common area on each floor. The latched door is to be labelled 'SUB-METER – UNIT NUMBER'.
9. Hydraulic as constructed drawing/s required for the water supply sub meters. To be noted on the plan/s, the location, sub meter use, (unit number/s or common property), property description, plumber, assessment and permit numbers. Plans to be submitted to revenue@townsville.qld.gov.au and CC to hydraulic&building.services@townsville.qld.gov.au
A sub meter table is to be included on the Hydraulic as constructed plan. Data to be included:
 - Sub meter type and size
 - Sub meter serial numbers (and MIU numbers if applicable)
 - The unit number or common property they serve
 - The location of the sub meter
 - The date of installation
 - The sub meter reading on installation
10. All sub meters to be tagged and labelled, unit numbers or body corporate/common property identification required.
11. All common property water use (includes irrigation) to be sub-metered.
12. Fire services installation is regulated plumbing work. Inspections are required for covered up work and the installation of all pipework. Pipe labelling, identification and warning tape, to comply with AS1345-AS2648.
13. Fire services shall comply with the requirements of the relevant regulatory authority. See AS3500.1:2018 Section 6 for details.
14. The fire/hydrant service design has not been assessed under this permit (HPW21/0047) it is the responsibility of the designer to ensure the fire service design complies with all relevant codes and standards.
15. Backflow requirements to the fire service connection and fixtures (sprinklers, hydrants and fire hose reels) to comply with AS3500.1:2018 Section 4. Compliance backflow documentation to be submitted on finalisation. (form 9).

Appeals against Local Government's Decisions

If you are dissatisfied with the decision of the Local Government to impose the above conditions on the permit, you are entitled to appeal to Development Tribunals (the Tribunals) in accordance with section 229 of the *Planning Act 2016*.

An appeal against this notice must be lodged within 20 business days after the day the notice is given. If your appeal is not lodged within this timeframe, no further action can be taken by the Tribunals in relation to Local Government's decision.

You can lodge an Appeal Notice by submitting a Form 10 – application for appeal/declaration and providing the prescribed fee to the Registrar of the Tribunals as follows:

Post to -

Department of Housing and Public Works
The Registrar
Development Tribunals
Building Legislation and Policy
PO Box 15009 City East QLD 4002 Australia

Or email to - registrar@qld.gov.au

For further information about the Tribunal, including the Appeal Notice (Form 10) and the schedule of fees, visit the Department's website at www.hpw.qld.gov.au or contact the Registrar on 1800 804 833 or fax: (07) 3237 1248.

Enquiries about this notice can be made to Assets and Hydraulics on 4417 5299.

Yours faithfully



Greg Plumb
Senior Plumbing Inspector
Assets and Hydraulics
Planning, Environmental and Cultural Services

TOWNSVILLE CITY COUNCIL



**Queensland
Government**

Form 17—Permit for plumbing, drainage and on-site sewerage work

GENERAL NOTES: This form is to be used for the purposes of sections 48(a) and 54(a) of the Plumbing and Drainage Regulation 2019 (PDR).

1. Description of land 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.	Assessment no:	0219043										
	Street address:	70 The Strand NORTH WARD QLD 4810										
	Real property desc:	Lot 310 T 1181										
	Local Government Area:	Townsville City Council										
2. Owner details	STS TSV Pty Ltd C/- Lachlan Bell Consulting PO Box 303 BELGIAN GARDENS QLD 4810											
3. Applicant details The applicant need not be the owner of the land.	STP Consultants Level 3 382 Sturt Street TOWNSVILLE CITY QLD 4810											
4. Permit Holder For a permit, means the person to whom the permit was issued.	STP Consultants Level 3 382 Sturt Street TOWNSVILLE CITY QLD 4810											
5. Certification	This form certifies that the relevant local government or public-sector entity has made the following decision in relation to the application for a permit as described above. Tick the relevant boxes: <table border="0" style="width: 100%;"> <tr> <td>Application refused</td> <td>☐</td> </tr> <tr> <td>Permit approved</td> <td>☐</td> </tr> <tr> <td>Permit approved - with conditions</td> <td>☒</td> </tr> <tr> <td>Permit approved - to amend an existing permit</td> <td>☐</td> </tr> <tr> <td>Permit approved – to extend the term of an existing permit</td> <td>☐</td> </tr> </table>		Application refused	☐	Permit approved	☐	Permit approved - with conditions	☒	Permit approved - to amend an existing permit	☐	Permit approved – to extend the term of an existing permit	☐
Application refused	☐											
Permit approved	☐											
Permit approved - with conditions	☒											
Permit approved - to amend an existing permit	☐											
Permit approved – to extend the term of an existing permit	☐											
	Permit number	HPW21/0047										

TOWNSVILLE CITY COUNCIL



	Date of issue	16 April 2021
	Date of expiry	16 April 2023
	Issued by	Townsville City Council
6. Attachments Local government or public sector entity may attach additional documentation to this form.	Conditions of permit	☒
	Approved plans and specifications	☒
	Details of any alternative/performance solution	☐
	Information notice	☒
	<i>Provide further comments (if applicable):</i> 	

Reference No: 30190020

4 May 2021

RCQ Projects Pty Ltd
PO Box 1132
MAROOCHYDORE QLD 4558

Attn: Mr Andrew Collyer

Dear Andrew,

Re: Residential and Commercial Development at 70 The Strand, NORTH WARD Q 4810

Further to the assessment of the application for building works, being for **STAGE 2 – ALL REMAINING WORKS** we are pleased to advise that your application has been approved in full with conditions.

Please refer to the Decision Notice and associated Conditions including endorsed drawings and relevant supporting documents.

Should you any queries regarding this approval do not hesitate to call the undersigned.

Yours sincerely,



Scott Mars
Director | Building Certifier
for and on behalf of Building Certifiers Australia Brisbane Pty Ltd

CC
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

QFES Townsville Office
PO Box 5850
TOWNSVILLE QLD 4810



DECISION NOTICE - APPROVED IN FULL WITH CONDITIONS

STAGE 2 – ALL REMAINING WORKS

Planning Act 2016 s63 & Building Act 1975 s48

Application Reference No:	30190020
Applicant:	RCQ Construction PO Box 1132 MAROOCHYDORE QLD 4558
Date of Approval:	4 May 2021
Site Address:	70 The Strand, NORTH WARD QLD 4810
Property Description:	Lot 310 on T1181
Development Proposal:	Residential Unit & Commercial development including carparking. STAGE 2 – ALL REMAINING WORKS
Local Government Area:	Townsville City Council
Approval Type:	Development Permit (Building)
Currency Period:	The currency period for this approval is 24 months in accordance with Section 85 of the Planning Act 2016.
Conditions:	This approval is subject to the conditions in: Appendix A Appendix B
Referral Agencies:	Queensland Fire & Emergency Service (QFES) Townsville Office Townsville City Council (QDC MP1.4 – Build over / near sewer and water mains referral) Refer to Appendix C for responses and conditions.
Further Development Permits:	N/A
Compliance with codes for self assessable development: (if applicable)	All relevant Codes of the Townsville City Council Planning Scheme must be complied with for self-assessable building works related to this development.
Approved Documents:	Architectural: CA Architects Project# 1910 DD /A – S -001 5; A-S-002 5; a-s-003 7; A-S-004 7; A-S-005 6; A-S-010 5; A-A-101 15; A-A-102 15; A-A-105 9; A-A-121 C; A-A-122 8; A-A-150 1; A-A-151 2; A-A-152 1; A-A-201 C; A-A-202 A; A-A-205 6; A-A-301 8; A-A-302 10; A-A-303 4; A-A-401 9; A-A-402 10; A-A-501 9; A-A-502 8; A-A 510 6; A/A-511 2; A-A-601 5; A-A-602 5; A-A-603 2; A-A-604 4; A-A-605 3; A-A-606 1; A-A-621 2; A-A-623 1; A-A-624 2; A-A-628 2; A-A-629 2; A-A-630 1; A-A-701 6; A-A-702 1; A-A-705 2; A-A-710 4; A-A-720 1; A-A-721 2; A-A-730 1; A-A-731



1; A-A-751 6; A-A-801 8; A-A-810 7; A-C-101 20; A-C-102 12; A-C-121 5; A-C-201 8; A-C-301 11; A-C-401 13; A-C-501 12; A-C-510 10; A-C-511 8; A-C-601 5; A-C-602 6; A-C-603 5; A-C-604 5; A-C-610 5; A-C-611 8; A-C-612 8; A-C-613 9; A-C-614 6; A-C-615 9; A-C-616 6; A-C-620 8; A-C-621 8; A-C-622 6; A-C-650 7; A-C-651 7; A-C-652 3; A-C-701 4; A-C-702 3; A-C-703 1; A-C-705 1; A-C-711 1; A-C-720 2; A-C-721 4; A-C-722 2; A-C-725 2; A-C-726 2; A-C-730 1; A-C-751 5; A-C-801 6; A-C-810 8.

Structural: STP Consultants Project# STP19-0293 Dwg# S001 1; S002 B; S101 1; S102 1; S103 1; S104 1; S201 A; S202 A; S301 1; S302 1; S401 A; S402 A; S501 B; S601 1; S602 1; S611 1; S612 3; S613 1; S614 1; S701 3; S702 A; S703 A; S711 1; S712 1; S721 1; S722 1; S723 1; S731 A; S732 A; S733 A; S741 A; S742 A; S743 A; S751 A; S752 A; S753 A; S801 B; S811 2; S821 A; S831 A; S841 B; S842 B; S901 B; S902 B;

Design Certificate (Form 15) dated 19/03/2021 by Stephen Tobias of STP Consulting Engineers RPEQ 3499

Electrical: PEAK ARE Pty Ltd Project# PEA-0001 Dwg# E001 P1; E002 P1; E101 P1; E102 P1; E121 P1; E122 P1; E201 P1; E301 P1; E302 P1; Design Certificate (Form 15) dated 15/02/2021 by Matthew Moriconi RPEQ 23476 of Premise

Hydraulic: STP Consultants Project# STP19-0293 Dwg# F300 C; F301 C; F302 B; F303 B; FA000 A; FA200 A; FA201 B; H100 D; H101 B; H102 C; H103 B; H200 C; H201 C; H202 A; H203 A; H204 A; H205 A; H300 E; H301 E; H302 C; H303 C; H304 D; H305 D; H400 A;

Design Certificate (Form 15) dated 01/04/2021 by Gil Griffiths QBCC Lic 1291259 of STP Consulting Engineers

Dry Fire: STP Consultants Project# STP19-0293 Dwg# FA000 A; FA200 A; FA201 B;

Design Certificate (Form 15) dated 15/02/2021 by Jeremy Lindsay RPEQ 07711 of STP Consulting Engineers

Mechanical: MCCLINTOCK Engineering Group P/L Project# 8591 Dwg# M01 T1; M02 T1; M03 T1; M04 T1; M05 T1; M06 T1; M07 T1; M08 T1; M10 T1; M11 T1; M101 T1; MABW01 T1; MABW02 T1; MABW03 T1; MABW04 T1; MABW05 T1; MABW06 T1; MABW07 T1.

Design Certificate (Form 15) dated 31/03/2021 by Craig McClintock RPEQ 6658 of McClintock Engineering Group

Reports:

1. **Fire Engineering Report** prepared by Fire Engineers Australia ref J0286 Revision 3 dated 23/04/2021
2. **Energy Efficiency Report** prepared by Anderson Energy dated 08/03/2021 (Commercial Part); and
3. **Energy Efficiency Report** prepared by Anderson Energy dated 15/02/2021 (Residential Part);
4. **Unwanted Alarms Report** prepared by STP Consultants under ref STP19-0293 dated 16 Feb 2021

In the event of any inconsistency between conditions of this development approval decision notice and the drawings/documents referred to above, the conditions of this decision notice prevail.



Basis of Approval:

Building Act 1975, Building Regulations 2006 and the National Construction Code (BCA) 2019.

Residential Building:

Classification:	2, 7a
Type of Construction:	A
Rise in Storeys:	8
Effective Height:	20.6m
Floor Area:	2,954 m ²
Max Fire Compartment Size:	838 m ²

Commercial Building:

Classification:	6
Type of Construction:	C
Rise in Storeys:	8
Effective Height:	3.94m
Floor Area:	869 m ²
Max Fire Compartment Size:	869 m ²

**Record of Approval
Performance Solutions:**

The Performance Requirements have been satisfied by a combination of Deem-to-Satisfy and Performance. The following Performance Solutions have been accepted as they comply with the Performance Requirements and are equivalent to the Deemed-to-Satisfy Provisions and have been assessed in accordance with Clause A2.2 of the BCA.

Performance Solution #1 – Allow kitchen exhaust from the Commercial Building to pass through the external wall via an unprotected opening

- Performance Requirement – BCA Clause CP2, CP4
- Deemed to Satisfy Clause (DTS) – BCA Clause C3.2
- Description – Refer to Fire Engineering Report prepared by Fire Engineers Australia ref J0286 Revision 3 dated 23/04/2021
- Method of Assessment – A2.2(2)(b)(ii)

Performance Solution #2 – Allow extended travel distance from carpark in the residential building

- Performance Requirement – BCA Clause DP4, EP2.2
- Deemed to Satisfy Clause (DTS) – BCA Clause D1.4
- Description – Refer to Fire Engineering Report prepared by Fire Engineers Australia ref J0286 Revision 3 dated 23/04/2021
- Method of Assessment – A2.2(2)(b)(ii)

Performance Solution #3 – Allow extended path of travel from stair discharge

- Performance Requirement – BCA Clause DP4, EP2.2
- Deemed to Satisfy Clause (DTS) – BCA Clause D1.7
- Description – Refer to Fire Engineering Report prepared by Fire Engineers Australia ref J0286 Revision 3 dated 23/04/2021
- Method of Assessment – A2.2(2)(b)(ii)



	Performance Solution #4 – Allow fire pump room to not be fire separated based on provision of an FPAA101H sprinkler system • Performance Requirement – BCA Clause EP1.3 • Deemed to Satisfy Clause (DTS) – BCA Clause E1.3 (AS2419.1) • Description – Refer to Fire Engineering Report prepared by Fire Engineers Australia ref J0286 Revision 3 dated 23/04/2021 • Method of Assessment – A2.2(2)(b)(ii) Performance Solution #5 – Energy Efficiency Compliance (Class 6 parts) • Performance Requirement – BCA Clause JP1 • Deemed to Satisfy Clause (DTS) – BCA Clauses J1 to J3 • Description – Refer to Anderson Energy Efficiency Report dated 8 March 2021 (using JV3 Verification method) • Method of Assessment – A2.2(2)(b)(i)		
Rights of Appeal:	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).		
Private Certifier:	Name:	Scott Mars	Accreditation #: A1012790
	Signature:		Date: 4 May 2021
	Signed for and on behalf of Building Certifiers Australia Brisbane Pty Ltd		



APPENDIX A

Conditions of Decision Notice for Building Work Reference 30190020

General Conditions

1. **THIS IS A STAGE 2 APPROVAL RELATING TO ALL REMAINING WORKS AND MUST BE READ IN CONJUNCTION WITH THE STAGE 1 APPROVAL ISSUED ON 11 JAN 2021**
2. **NOTE:** The proposed development includes 2 separate buildings currently on a single allotment. The Development Approval issued by TCC includes reconfiguration of the lots into separate allotment for each building (residential tower and commercial building). To that end the buildings are being considered as separate buildings for the purpose of NCC assessment including referral assessment by QFES. Although assessed as separate buildings the application is against the single lot only therefore both buildings are being addressed under a single Development Permit for Building Works. A separate Form 11 – Certificate of Occupancy will be issued for each building.
3. All building works must be carried out in accordance with the Building Act 1975, Building Regulations 2006, **Building Code of Australia 2019** and referenced Australian Standards even if the plans do not specifically indicate details or notes for compliance. This Approval is for assessable building works only. Any building works or other works proposed or shown on the plans which are self assessable or exempt do not form part of this approval (as those works do not require approval).
4. The works must be constructed in accordance with the **Endorsed Drawings and mark ups associated with this Decision Notice**. *Later drawing revisions have not been considered and may void this approval.*
5. The siting and levels of all building works must be supervised by a suitably licensed and experienced Land Surveyor.
6. This building is unable to be lawfully occupied until such time as a Certificate of Occupancy has been issued by the Building Certifier.
7. One legible set of the current approved drawings is to be available for inspection on the building site while the building work is in progress.
8. The person responsible for carrying out the building work is to notify Building Certifiers Australia or a Building Certifiers Australia approved consultant for the following inspections:
 - Structural elements – All structural elements must be inspected and certified by the project structural engineer including the tie down and bracing of trusses where applicable.
 - Mechanical, Electrical, Hydraulic & Fire – All elements of these disciplines must be inspected and certified by a competent person or the installation of the aspects of these disciplines must be certified by a competent person.
 - Final – Building Certifiers Australia shall undertake a final inspection upon completion of all building work.
9. Prior to construction the Builder must consider the Queensland Government Class 2 to 9 inspection guideline and liaise with the Building Certifier to collaboratively establish an appropriate inspection schedule for the project.
<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingCertification/Pages/GuidelinesInspectionClass2to9Buildings.aspx>
10. In accordance with Section 85 of the Planning Act 2016 the currency period is 2 years starting from the day the approval takes effect. The development approval for buildings works shall lapse unless a Certificate of Occupancy for the development, the subject of the approval is not issued within the above-mentioned 2 year currency period. Any applications for extensions of time to these periods must be applied for **prior** to the expiry dates (together with the applicable fee).



11. At the completion of all building works "As Constructed" drawings will be required by the Building Certifier together with a detailed list of fire safety installations in the building.
12. All building works must be constructed in accordance with the Townsville City Council Material Change of Use and Operational Works Development Approvals associated with the development.

Reference is made to the following approvals:
 - TCC MCU Ref 19/0054 dated 30 September 2019
 - TCC OPW Ref 19/0136 dated 31 March 2020
 - TCC OPW Ref 20/0014 dated 2 April 2020
13. On completion of this building, Form 16 Certificates of Compliance from engineers and competent people must be provided to the satisfaction of the Building Certifier in accordance with **Appendix B** attached.
14. All building works must be constructed in accordance with the Queensland Fire & Emergency Service referral agency advice associated with this proposed development. Reference is made to the QFES responses for each building, including:
 - Submission No S00032709 dated 22 Feb 2021 (Retail Building); and
 - Submission No S00032710 dated 22 Feb 2021 (Residential Building)Refer to referral assessment advice attached as **Appendix C**
15. The works must be carried out in accordance with the Townsville City Council Concurrence Agency Referral conditions for building over or near services. Refer to TCC referral advice ref CAR20/0464 dated 5 Jan 2021 in **Appendix C**.
16. Protection of adjoining properties and of the public is a Builder's responsibility. The builder should liaise with the Work Place Health & Safety Authority to ensure adequate measures are taken to protect the public and with the design consultant structural engineer to ensure adequate measures are taken to protect the adjoining properties. Any works on or into (i.e. ground anchors) adjoining properties must not be undertaken without the consent of the adjoining Owner.
17. If the building is to change from that shown on the approved plans, then prior to construction of that change, a 'change to development approval' application (Form 2) is required to be submitted and approved.
18. Any cutting or filling of the site, or construction of retaining walls or other structure on site, shall not jeopardize any existing overland flow drainage system or cause ponding or nuisance storm water to neighboring properties.

Technical Conditions

Fire Engineering

19. The building must be constructed strictly in accordance with the approved Fire Engineering Report. **Refer to Fire Engineers Australia Fire Engineering Report ref J0286 Revision 3 dated 23/04/2021 for variations to the DTS provisions.**

Structural

20. All structural works must be constructed in accordance with the Project Consultant Structural Engineer's requirements. Where structural works are not shown on the approved structural engineer's plans, those works must not be constructed until the design is certified by the Project Consultant Structural Engineer and approved by the Building Certifier.



21. Masonry articulation is to be provided in accordance with the consultant engineer's design recommendations.
 22. Glazing must be provided in accordance with AS1170, AS1288 & AS2047.
 23. The metal balustrade design and fixing details must be certified by an RPEQ Structural Engineer. The Form 15 and associated certified documents must be approved by the Certifier **prior** to installation. Note: Approval of the Architectural Plans is not approval of the fixing method.
 24. All glass balustrade systems must be site specific and designed & certified by an RPEQ. Shop drawings and *Form 15 Design Certificate certifying the design to AS1170.1 & AS1288 must be provided for the balustrade systems prior to installation.*
 25. Ceiling and Partition systems must be designed and constructed to achieve the requirements of BCA and relevant Australian Standards including but not limited to AS1170.0, AS1170.1, AS1170.2, AS1170.4, AS1530.1 (where required).
 26. In accordance with AS1170 Part 4 (Earthquake Action) non-structural parts and components and their fastenings, shall be designed for horizontal and vertical earthquake forces. Parts and components as identified in this Standard include but not limited to:
 - a. Architectural components (partitions, ceilings, etc); and
 - b. Mechanical and electrical components (fire detection systems, lighting fixtures, etc); and
 - c. All other components similar to those above.
- Appropriate documentation to be provided to ensure all items have been assessed against AS1170.4.

Fire Resistance

27. The building must be constructed strictly in accordance with the approved Fire Engineering Report. **Refer to Fire Engineers Australia Fire Engineering Report ref J0286 Revision 3 dated 23/04/2021 for variations to the DTS provisions.** Fire ratings must be maintained to each element over and above NCC requirements where required in this report including separation between buildings and the kitchen exhaust enclosure.
28. The building must be constructed to satisfy the required fire resistance levels as prescribed by BCA Clause C1.1 and Specification C1.1.
29. External walls and common walls must be of non-combustible construction.
30. The Builder must ensure no combustible wall claddings or attachments are used.
31. An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it complies with BCA Clause C1.14.
32. Load bearing internal walls and load bearing fire walls must be of concrete or masonry.
33. The fire hazard properties of linings (including carpets, vinyls, laminates etc), materials and assemblies must comply with BCA Clause C1.10 and the associated specification. Fire hazard property details for the proposed linings, materials and assemblies must be submitted to and approved by the Building Certifier **prior** to installation.



34. The shaft/s (including fire isolated stair, lift, services) must be provided with a concrete fire rated lid (Clause 2.7 of Spec. C1.1 of the BCA).
35. Spandrels must be provided to serve the residential building in accordance with BCA Clause C2.6. Ensure all spandrels extend 450mm beyond the
36. The fire wall must comply with BCA Clause C2.7 and all requirements of the FER to ensure 180/180/180 FRL is maintained between the residential building and commercial building. Separation of the kitchen exhaust duct must also meet all requirements of the FER.
37. Electrical supplies to emergency equipment must be fire separated from the building in accordance with Clause C2.13 of the BCA. The main switchboard must be fire separated from the remainder of the building by 120/120/120 fire resistant construction with the doorway protected by a self closing fire door having a fire resistance level not less than -/120/30. Electrical conductors within the building that supply the main switchboard must be fire protected in accordance with Clause C2.13.
38. Every doorway that opens onto the fire isolated stairways or fire isolated passageways must be protected by -/60/30 fire doors that are self closing or automatic closing in accordance with BCA Clause C3.8a(ii) & (iii).
39. All doorways opening onto the public corridors of the residential levels must be served by self closing -/60/30 fire doors.
40. As per clause C3.9 of the BCA, the fire isolated exits must not be penetrated by any service other than electrical wiring associated with BCA clause D2.7(e) or water supply pipes for fire services.
41. The lifts must be served by -/60/- fire doors complying with AS1735.11 that are set to remain in the closed position.
42. All penetrations through fire rated members must be fire protected in accordance with a tested proto-type to maintain the fire resistance of the element being penetrated in accordance BCA Clauses C3.12 to C3.15. All penetrations through smoke resistant members must be smoke protected in accordance with a tested proto-type to maintain the smoke resistance of the element being penetrated in accordance with the BCA.

The proposed fire protection method must be confirmed by a QBCC Passive fire certifier prior to installation. Each trade must ensure an accurate register of all penetrations is maintained during the works that will be suitable for QBCC passive fire licensee to certifier via a Form 16 at project completion.
43. Any awnings above the paths connecting the fire isolated stair discharge points to the public roads must be of non-combustible construction.

Access and Egress

44. The stairways must be not less than 1000mm in clear width.
45. Where exit doorways can be obstructed, bollards or an equivalently effective method must be used to ensure exits are not blocked by vehicles, bins etc.
46. Plant rooms with a floor area less than 100sq.m must be provided with access or in accordance with Part D2 of the BCA or AS1657.



47. Access to lift pits must comply with BCA Clause D1.17. Access to lift pits may be through the lowest landing doors where the pit is not more than 3m deep otherwise compliance with BCA Clause D1.17b is required.
48. The fire isolated stairways must be constructed of non-combustible materials and so that if there is a local failure it will not cause structural damage to, or impair the fire resistance of, the shaft in accordance with BCA Clause D2.2.
49. The discharge pathway from the residential building fire isolated exit must be constructed in accordance with all requirements of the Fire Engineers Australia FER ref J0286 Revision 3 dated 23/04/2021
50. Electrical installations in the path of travel to an exit must be in a non-combustible enclosure with any openings suitably sealed against smoke spreading from the enclosure in accordance with BCA Clause D2.7.
51. The space below the stairs must not be enclosed to form a cupboard or similar enclosed space.
52. Stairs must have constant risers not greater than 190mm and constant goings not less than 250mm. Stair treads must have a non-slip finish and a contrasting nosing.
53. Landings, stairway treads and ramps must have a surface with a slip-resistance classification not less than that listed in BCA Table D2.14 when tested in accordance with AS4586. Refer to Table D2.14 below:

Application	Surface Conditions	
	Dry	Wet
<i>Ramp steeper than 1:14</i>	<i>P4 or R11</i>	<i>P5 or R12</i>
<i>Ramp steeper than 1:20 but not steeper than 1:14</i>	<i>P3 or R10</i>	<i>P4 or R11</i>
<i>Tread or landing surface</i>	<i>P3 or R10</i>	<i>P4 or R11</i>
<i>Nosing or landing edge strip</i>	<i>P3</i>	<i>P4</i>

54. Fire isolated stairways must comply with clause 11.1(f) and (g) of AS1428.1-2009 (contrasting nosings). The fire isolated stairway handrails must comply with clause 12 of AS1428.1-2009.
55. Handrails for all stairs and ramps must be –
 - located along at least one side of the ramp or flight; and
 - fixed at a height of not less than 865mm measured above the nosings of stair treads and the surface of the ramp, landing, or the like; and
 - be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold.
56. Balustrades serving the fire isolated stairs must have balusters that are not less than 300mm apart or where rails are used a rail must be provided at a height of not more than 150mm above the nosings of the stair treads or the floor of the landing, balcony or the like and space between rails must be not more than 460mm.
57. Where it is possible to fall greater than 1000mm to an adjacent surface, balustrade must be provided in accordance with Clause D2.16 of the BCA with balustrades extending not less than 1000mm above floor level or 865mm above the nosing of a stair. Balustrades must not have any gaps that would permit a 125mm sphere to penetrate.
58. Where it is possible to fall greater than 4m to an adjacent surface, balustrades must have no climbable elements between 150mm and 760mm above floor level (including hose cocks, A/C condensers on balconies). Where it is possible to fall greater than 4m out of a window balustrades must extend to a height not less than 865mm above floor level to protect that window.



59. Any automatic sliding doors must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment in accordance with Clause D2.19 of the BCA.
60. Exit doors must swing in the direction of egress in accordance with Clause D2.20 of the BCA.
61. Exit doors and doors in the path of travel to an exit must be openable from within, without a key by a single-handed downward action on a device between 900 & 1100 above floor level in accordance with Clause D2.21 of the BCA.
62. Signs must be provided on the fire isolated stair doors on the side that faces the person seeking egress (external of the stair) stating in 20mm contrasting capital letters 'FIRE SAFETY DOOR, DO NOT OBSTRUCT, DO NOT KEEP OPEN'.

The door discharging people from a fire-isolated exit to open space from the stairway must have the sign on both sides of the doorway stating in 20mm contrasting capital letters 'FIRE SAFETY DOOR-DO NOT OBSTRUCT'.

Access & Facilities for People with Disabilities (PWD)

63. An AS1428.1 compliant accessway must be provided to the building-
 - a. from the main points of a pedestrian entry at the allotment boundary; and
 - b. from another accessible building connected by a pedestrian link; and
 - c. from any required accessible carparking space on the allotment.

An AS1428.1 compliant accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance. In this case the Kennedy St entry MUST be signed as the Principal entry point.

64. External access for people with disabilities (PWD) in accordance with AS1428.1 must be provided from the allotment boundary at the main points of entry, from each accessible car parking space on the allotment, from any adjacent and associated accessible building on the allotment and through the principal public entrance.
65. Access for people with disabilities must be provided throughout the building in accordance with the BCA and AS1428.1.
Reference is also made to the Request for Exemption under BCA Clause D3.4 for Access for people with disabilities letter dated 18 March 2021 by Lachlan Bell Consulting as owner's representative. The following areas have been assessed as not requiring PWD access:
 - Back of house to bar and kitchen areas at Level 1 of the Commercial Building
66. The maximum threshold of all doorways must not be greater than 3mm to satisfy AS1428.1 for people with disabilities. Any threshold ramp must comply with AS1428.1 - 2009 Figure 21

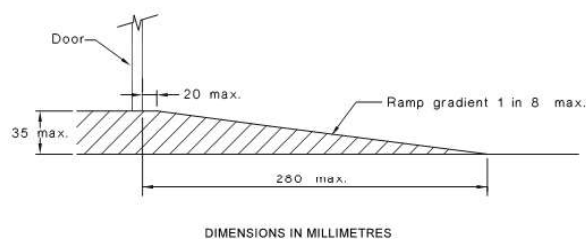


FIGURE 21 THRESHOLD RAMP



67. Doors and door frames must have a 30% luminance contrast to their adjacent surfaces to satisfy AS1428.1.
68. All doorways must be not less than 850mm clear and comply with the circulation space requirements of AS1428.1. For double doorways the 850mm required clearance is measured when only 1 door leaf is fully open.
69. All new external pavements must be constructed in accordance with AS1428.1.
70. The accessible stairs must be provided with accessible features in accordance with Clause 11 of AS1428.1 - 2009, including:
- a. Handrails to both sides with extensions and turndowns
 - b. Handrails to have no obstructions that will tend to break a hand-hold (no vertical sections)
 - c. The height to the top of the handrail must be consistent above the stair nosing and landings. Note inside handrails must not slope at landings.
 - d. Inside handrails must be continuous.
 - e. Highlighted nosings
 - f. Opaque risers

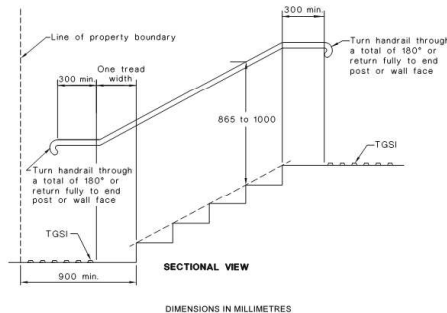
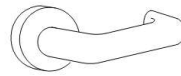
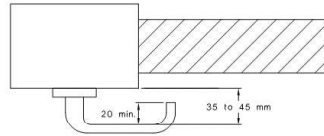


FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY

71. The toilets for people with disabilities (PWD) must be constructed and fitted out in strict accordance with AS1428.1. A clothes-hanging device must be installed 1200 mm to 1350 mm above the plane of the finished floor. Such devices shall not be less than 500 mm out from any internal corner. A shelf must also be provided in the unisex sanitary facility.
72. In accordance with clause 10.2.1 of AS1428.1, if two or more accessible unisex facilities are provided, at least one shall be of the opposite hand.
73. The PWD toilets must have an outward opening door fitted with a hinge mechanism that holds the door in a closed position without the use of a latch. Inward opening or sliding doors must be capable of either being opened outwards or removed from the outside. Doors must be provided with an in-use indicator and a bolt or catch and shall be openable from the outside in an emergency.
74. Where required to be operated by people with disabilities, door hardware must be lever type and shaped such that a person's hand cannot slip from the handle during operation and located between 900 & 1100 above finished floor level in accordance with AS1428.1.



(a) Isometric view



(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

75. In accordance with AS1428.1 all switches, other than general purpose outlets, must be horizontally aligned with door handles and other controls located between 900mm and 1100mm above the finished floor and be not less than 500mm from internal corners (the preferred height of all switches and GPOs is 1000mm).
76. Any carpet in public and common use areas must have a pile height or pile thickness not exceeding 11mm and any carpet backing must not exceed 4mm thickness.
77. Clear and legible braille and tactile signage complying with Specification D3.6 of the BCA and incorporating the international symbol of access (where applicable) must be provided to each sanitary facility.
78. The car parks for people with disabilities must be signed in accordance with AS2890.1. The clear height of the car parks for people with disabilities must be not less than 2500mm. The car parks for people with disabilities must be dimensioned and signed in accordance with AS2890.6. The shared area adjacent to the PWD dedicated space must be protected by bollards in accordance with Figures 2.2 and 2.3 of AS2890.6 (i.e. centrally located and 800+/-50mm from the front of the space). The path of vehicular travel from the car park entrance to all parking spaces for people with disabilities and from those spaces to the car park exit must have a minimum headroom of 2200 mm. The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of 2500 mm.
79. AS1428.4 type B compliant tactile ground surface indicators must be provided in public areas to warn people with a vision impairment that they are approaching a stairway or a ramp (steeper than 1:20).
80. On an accessway, where there is no chair rail, handrail, or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a door or opening, must be clearly marked with visual indicators. The visual indicators are to be a min. 75mm wide solid opaque contrasting band running full width of the glazing located with the lower edge of the band at between 900-1000mm above the finished floor level in accordance with AS1428.1.

Services and Equipment

81. A fire hydrant system is required to serve the proposed development in accordance with AS2419.1. Reference is made to the **QFES responses for each building including:**
 - Submission No S00032709 dated 22 Feb 2021 (Retail Building); and
 - Submission No S00032710 dated 22 Feb 2021 (Residential Building);

See referral advices attached as **Appendix C**.

The following is also noted:

 - The Retail Building is provided with street hydrant coverage only. Fire hydrants must be located and tested prior to completion to confirm suitable flow and pressure of 20l/s at 200kPa.



- The Residential Building is provided with Fire Mains including provision of a pump set and booster. The system must be installed in accordance with AS2419.1 – 2005. The system must be commissioned to achieve 10l/s at 700kPa (pumped) and 20l/s @700kPa (boosted)
 - Provision must be made for the disposing of fire hydrant test water to a suitable drain for the purpose of flow testing.
82. A fire hose reel system must be provided to serve the Class 6 and 7a parts of the development in accordance with BCA Clause E1.4 and AS2441. Fire hose reels must be located within 4m of an exit. Any system valve which can isolate flow in the fire hose reel water supply main must be secured in the open position by a padlocked metal strap and labeled with an engraved non-ferrous tag with 8mm upper case wording 'FIRE SERVICE VALVE- CLOSE ONLY TO SERVICE FIRE HOSE REELS'. Fire hose reel cabinet signage must have 50mm high capital contrasting letters 'FIRE HOSE REEL'.
83. The Residential Building must be provided with a sprinkler system to comply with FPAA101H.
84. Portable fire extinguishers must be provided in accordance with BCA Clause E1.6 and AS2444.
85. In a building under construction 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 or exit. After the building has reached an effective height of 12 m 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.
86. The car park exhaust system must comply with Clause 5.5 of AS1668.1 with the controls for the QFES located at the FIP.
87. An automatic fire detection and alarm system must be provided throughout the Residential Building including all Class 2 and 7a parts. The system is required to comply with NCC Specification E2.2a as a Clause 4 system incorporating: Smoke detection and alarm (occupant warning) with smoke detectors located in common areas including at carpark levels and self contained interconnected smoke alarms within each SOU. The system must include building occupant warning to comply with AS1670.1- 2018.
88. A stretcher facility must be provided to serve the lift (within the Residential Building) and be able to accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long and 1400mm high above the floor level.
89. A warning sign against the use of the lift in a fire must be provided in accordance with Clause E3.3 of the BCA.
90. The lift must be provided with facilities for people with disabilities in accordance with Clause E3.6 of the BCA.
91. Fire Service controls must be provided to the lift in accordance with AS1735.2 or Appendix A of AS1735.1.
92. Emergency and exit lighting is required throughout the building in accordance with the BCA & AS2293.1.

Health and Amenity

93. The roof and external walls (including openings around windows, doors and services louvres etc) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity to occupants, undue dampness, and deterioration of building elements.



The Builder must provide "Evidence of Suitability" in accordance with BCA Clause A2.2 to verify the wall cladding systems achieves compliance with NCC Performance Requirement FP1.4.

94. A pliable building membrane installed in an external wall must comply with
- AS/NZS 4200.1 and
 - Be installed in accordance with AS/NZS 4200.2
 - Be located on the exterior side of the primary insulation layer of the wall assemblies
- Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity
95. Roof coverings must be provided in accordance with Clause F1.5 of the BCA.
96. A damp proof course & vapour barrier must be provided in accordance with AS2870.
97. A storm water drainage management system in accordance with AS/NZS 3500.3 must be provided. Any cutting or filling of the site, or construction of retaining walls or other structure on site, shall not jeopardize any existing overland flow drainage system or cause ponding or nuisance storm water.
98. Hot water, warm water & cooling water systems in a building must be installed in accordance with AS/NZS3666.1.
99. Toilet doorways within 1200mm of the pan must have lift off hinges, slide or swing outwards.
100. All wet areas must be waterproofed in accordance with BCA clause F1.7 and AS3740.
101. The floor of each Residential bathroom and laundry must be graded to permit drainage to a floor waste.
102. Artificial lighting must be provided in accordance with the BCA (including the energy efficiency provisions) and AS1680.0.
103. All toilets/wet areas not provided with adequate natural ventilation must be exhausted to outside in accordance with AS1668.2.
104. The habitable rooms (within residential SOUs) must be served by natural lighting through glazed windows having an area not less than 10% of the floor area they serve in accordance with BCA Clause F4.1. Natural ventilation must be provided by permanent windows, doors or other devices which can be opened having an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated.
105. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must achieve the minimum flow rate of
- a. 25L/s for bathrooms and sanitary compartments and
 - b. 40L/S for kitchen and Laundries
- Exhausts from a kitchen must discharge directly or via a shaft or duct to outside air.
Exhausts from a bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outside.

Energy Efficiency

106. The building must be constructed to satisfy the energy efficiency provisions of section J of the BCA. The required building fabric, glazing and services must comply with the **Energy Efficiency Report** prepared by Anderson Energy dated 08/03/2021 (Commercial Part); and **Energy Efficiency Report** prepared by Anderson Energy dated 15/02/2021 (Residential Part);



107. The building must be constructed to satisfy the energy efficiency provisions of Section J of the BCA. The required insulation must comply with AS/NZS4589.1 and be installed so that it abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists furring channels and the like where the insulation must butt against the member. The insulation must form a continuous barrier with ceilings, walls, bulkheads, floors r the like that inherently contribute to the thermal barrier.

Sound Transmission & Acoustic Insulation

108. The floors must have an $R_w + C_{tr}$ (airborne) not less than 50 and an L_{nw} (impact) not more than 62 if the floor separates sole occupancy units or a sole occupancy unit from a plant room, lift shaft stairway, public corridor, public lobby or the like or parts of a different classification. Prior to construction, details of the proposed construction method to achieve this requirement must be submitted to the satisfaction of the Building Certifier.
109. The walls separating sole occupancy units must have an $R_w + C_{tr}$ not less than 50. A wall must have an R_w (airborne) not less than 50, if it separates a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or pats of a different classification. Prior to construction, details of the proposed construction method to achieve this requirement must be submitted to the satisfaction of the Building Certifier.
110. A wall that separates a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit or separates a sole occupancy unit from a plant room or lift shaft must be of discontinuous construction. Discontinuous construction means a wall having a minimum 20mm cavity between 2 separate leaves and for masonry, where wall ties are required to connect leaves, the ties are of the resilient type and for other than masonry, there is no mechanical linkage between leaves except at the periphery. Prior to construction, details of the proposed construction method to achieve this requirement must be submitted to the satisfaction of the Building Certifier.
111. A door that separates a sole occupancy unit from a stairway, public corridor, public lobby or the like must have an R_w not less than 30.
112. If a duct, soil, waste or water supply pipe including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole occupancy unit, the duct or pipe must be separated from the rooms of any sole occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen) and not less than 25 if the adjacent room is a kitchen or non-habitable room. Prior to construction, details of the proposed construction method to achieve this requirement must be submitted to the satisfaction of the Building Certifier.
113. If a storm water pipe passes through a sole occupancy unit the pipe must be separated from the rooms of any sole occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen) and not less than 25 if the adjacent room is a kitchen or non-habitable room. Prior to construction, details of the proposed construction method to achieve this requirement must be submitted to the satisfaction of the Building Certifier.
114. A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.



Cold Rooms

115. The cool room must have a door which is capable of being opened by hand from inside without a key, internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the cold room and an indicator lamp positioned outside of the cold room which is illuminated when the interior lights are switched on. The cold room must also have an alarm that is located outside but controllable only from within the cold room and be able to achieve a sound pressure level outside the cold room of 90 dB(A) when measured 3 m from the sounding device. The door to the cold room must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.

Queensland Development Codes

QDC MP4.1 (Sustainable Buildings)

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/QDCMP4.1SustainableBuildingsCurrent.pdf>

116. All shower roses must have a minimum 3-star Water Efficiency Labeling and Standards rating. Water Efficiency Labeling and Standards (WELS) – references the Australian Government's labeling standards scheme for water efficient products.
117. The new building must have either (A) a mains water supply that does not exceed pressure levels set out in AS/NZS 3500.1:2003; or (B) be in a Pressure Management Zone or (C) be served on the premises with a water pressure limiting device installed to ensure the maximum operating pressure at any outlet within the boundaries of the premises does not exceed 500kPa.
118. Toilet cisterns must have a dual flush function and have a minimum 4-star Water Efficiency Labeling and Standards rating and are compatible with the size of the toilet bowl to allow for proper functioning of the toilet.
119. Tap ware must have a minimum 3-star Water Efficiency Labeling and Standards rating for taps serving laundry tubs, kitchen sinks and basins.
120. 'Energy efficient lighting' for a minimum of 80 per cent of total fixed internal lighting must be provided. 'Energy efficient lighting' is lighting with a minimum output of 27 lumens per watt and excludes a lamp used in a bathroom for the purposes of radiating heat.
121. Any hard-wired air-conditioners installed have an EER of at least 2.9. Energy Efficiency Ratio (EER) means the tested average energy efficiency ratio for cooling as specified in 'AS/NZS 3823.2: 2005 Performance of electrical appliances – air-conditioners and heat pumps – energy labeling and minimum energy performance standard (MEPS) requirements'

QDC MP4.1 (Construction Of A New Class 2 or 5 Building)

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/QDCMP4.1SustainableBuildingsCurrent.pdf>

122. Each meterable premises must have an electricity sub-meter installed which measures only the electricity supplied to that meterable premises in accordance with QDC MP4.1. The electricity sub-meter must be installed in a common area, and be free of hindrance or obstruction to a person authorised to read and/or maintain the electricity sub-meter. A meter label identifying which meterable premises it is associated must be affixed or located adjacent to the electricity sub-meter for each meterable premises.



Fire Safety Installations Applicable to the Development

1. Structural Features

- Access panels through fire-rated construction
- Penetrations through fire-rated construction
- Fire dampers
- Structural fire protection
- Systems required to have a fire-resistance level

2. Fire Protection Systems

- Sprinklers
- Fire detection and alarm systems
- Air-handling systems used for smoke control (carpark)

3. Fire Fighting Equipment

- Fire mains
- Fire hose reels
- Fire extinguishers (portable)

4. Occupant Safety Features

- Exit door hardware
- Emergency lighting
- Exit signs
- Fire doors

5. Other Features

- Nil

Special Fire Services Applicable to the Development (Planning Regulations 2017 - Schedule 19)

1. Air-handling systems used for smoke control (carpark)
2. Fire detection and alarm systems
3. Fire mains
4. Sprinklers



Record of Decision / Advice to Applicant

1. **NOTE:** *The proposed development includes 2 separate buildings currently on a single allotment. The Development Approval issued by TCC includes reconfiguration of the lots into separate allotment for each building (residential tower and commercial building). To that end the buildings are being considered as separate buildings for the purpose of NCC assessment including referral assessment by QFES. Although assessed as separate buildings the application is against the single lot only therefore both buildings are being addressed under a single Development Permit for Building Works. A separate Form 11 – Certificate of Occupancy will be issued for each building.*
2. The works are assessed against the previous approvals for the project including:
 - TCC MCU Ref 19/0054 dated 30 September 2019Condition compliance has been established prior to commencing Stage 1 works as follows:
 - Email correspondence from Lachlan Bell as client representative noting resolution of both Condition 32 and 29 with Melanie Percival at TCC.
 - Previous email correspondence from Melanie Percival at TCC noting Conditions 32 and 29 were to be resolved with all previous conditions already satisfied.
 - Adjusted levels on Civil drawings to ensure compliance with OPW Condition 15 for flood free board of 300mm to the carpark entry.
 - Minor Amendment Approval ref MCU19/0054.01 for updated drawings submission dated 1 Sept 2020.
 - Certificate of Compliance with DA Conditions 11,13, 20a, 21, 29 and 32 issued by TCC on 14 Sept 2020. Including:
 - Endorsed Air Quality and Odour report issued under ref MCU19/0054.02 dated 09/09/2020
 - Endorsed Plant Noise Assessment Report issued under ref MCU19/0054.02 dated 09/09/2020
3. Please note that this application has been assessed against the Planning Act 2016, Building Act 1975 and referenced subordinate legislation only. Please note that this development has not been assessed against the Disability Discrimination Act or any other legislation governing access and facilities for people with disabilities other than the Building Code of Australia and referenced Australian Standards. Please note that there may be other Regulations (other than those stated in condition 1 above) which relate to the proposed development and which have not been assessed by Building Certifiers Australia Brisbane.
4. Where an environmentally relative activity is proposed, a license under the Environment Protection Act is required prior to the commencement of that activity. Advice on activities requiring licensing may be obtained from the relevant Local Government.
5. The builder must comply with all statutory requirements under the Workplace Health & Safety Act.
6. Protection of adjoining properties and of the public is a Builder's responsibility. The builder should liaise with the Work Place Health & Safety Authority to ensure adequate measures are taken to protect the public and with the design consultant structural engineer to ensure adequate measures are taken to protect the adjoining properties. Any works on or into (i.e. ground anchors) adjoining properties must not be undertaken without the consent of the adjoining Owner.



APPENDIX B

Inspections and Certificates required prior to the issuing of the Certificate of Occupancy.

Application Reference No

30190020

Substantially Complete

Once the building reaches substantial completion as per the requirements of Section 101 of the Building Act 1975 and all Installation Certificates (Form 16's) have been provided as detailed below the Certificate of Occupancy (Form 11) may be issued.

Building Act 1975 - Section 101 Requirement

Resolved

- | | | |
|----|--|--|
| a) | All wet areas are waterproof as required under the building assessment provisions | |
| b) | Reticulated water is connected to and provided throughout the building | |
| c) | All sanitary installations are installed as required under the building assessment provisions | |
| d) | Either—
i. the local government has issued a compliance certificate under the Plumbing and Drainage Act 2002 stating the plumbing or drainage work for the building has been completed under that Act; or
ii. notice of notifiable work carried out for the building has, on the completion of that work, been given to the Plumbing Industry Council under the Plumbing and Drainage Act 2002, Section 87 | |
| e) | All fire safety installations are operational and installed as required under the building assessment provisions | |
| f) | All health and safety matters relating to the building comply with the building assessment provisions | |
| g) | Electricity supply is connected to the building to the extent necessary for it to be used under the BCA classification sought | |
| h) | The building is weatherproof as required under the building assessment provisions | |
| i) | The building is structurally adequate as required under the building assessment provisions | |
| j) | All means of access and egress to the building comply with the building assessment provisions | |
| k) | If the relevant development approval includes conditions advised or required by a referral agency and the conditions are about the building work for the building - the conditions have been complied with. | |

Installation Certificates

Competent Persons

- A competent person must be assessed as competent before carrying out the inspection.
- The builder for the work cannot give a stage certificate of inspection.
- A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must 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, 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.

Form 16's

- All form 16's inspection certificates must be completed on the most current version of the form.
- The form can be downloaded from the Department of Housing and Public Works.
- <http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FormsTemplates/Pages/BuildingForms.aspx>
- Competent persons signing the form 16 are to be licensed in Queensland and should hold the appropriate licence being issued from Queensland Building and Construction Commission (QBCC), Board of Professional Engineers of Queensland (RPEQ) or Electrical Safety Office.



Inspection Certificates (Form 16's)	Resolved
Structural 1. The Structural Engineer is to inspect sufficient structural elements during construction to enable a Structural Completion Certificate to be issued upon completion of the project. The certificate must state that all structural elements of the development comply with the BCA & approved documents. 2. Precast panels have been installed in accordance with building approval and AS3600. 3. Reinforced masonry has been installed in accordance with building approval and AS3700. 4. Structural design documentation and certification including <u>Form 15 Design Certificate</u> (signed by and RPEQ) and <u>Form 16 Inspection Certificate</u> must be provided for all glass balustrade systems. Shop drawings and Form 15 Design Certificate certifying the design to AS1170.1 & AS1288 must be provided for the systems <u>prior to installation</u>. 5. Structural design documentation and certification including both a <u>Form 15 Design Certificate</u> and a <u>Form 16 Inspection Certificate</u> must be provided for any design and construct element that is not included in the base structural design. Examples may include: <i>Curtain wall systems, glazing systems, handrail systems, signage elements, screens, awnings etc.</i> 6. Ceiling and Partition systems must be designed and constructed to achieve the requirements of BCA and relevant Australian Standards including but not limited to AS1170.0, AS1170.1, AS1170.2, AS1170.4, AS1530.1 (where required). 7. <i>Documentation to confirm non-structural parts and components and their fastenings have been designed for horizontal and vertical earthquake forces in accordance with AS1170.4. This includes but is not limited to:</i> a. <i>Architectural components (partitions, ceilings, storage racking over 2m high etc);</i> b. <i>Mechanical Plant and equipment including smoke control systems, ducts etc;</i> c. <i>Electrical components including fire and smoke detection systems, light fittings and life safety system components;</i> d. <i>Communication systems such as cable systems, switch gear, transformers etc;</i> e. <i>Piping systems;</i> f. <i>Support component for the above items and similar</i> g. <i>All other components similar to those above.</i>	
Mechanical 8. The Mechanical Engineer/Contractor is required to provide a <u>Form 16</u> verifying that the installed mechanical ventilation systems comply with the BCA (including BCA Part J5 as required) and relevant Australian Standards including but not limited to AS1170.4, AS 1668. 2, AS3666.1 (Microbial Control) and the approved documents. 9. Fire Dampers have been installed in accordance with the BCA, AS1668.1 and in accordance with a tested proto-type. 10. Mechanical penetrations through the acoustic systems separating the soil and waste pipes have been treated to maintain the required acoustic rating.	



Inspection Certificates (Form 16's)	Resolved
Electrical 11. The Electrical Contractor is required to complete a certificate to confirm that the installation is in accordance with the BCA Clause C2.13 and relevant Australian Standards including but not limited to AS1170.4. 12. Emergency lights and exit signs have been installed in accordance with the BCA & AS2293. 13. Artificial lighting complies with BCA & AS1680.	
Hydraulic Installation 14. The Hydraulic Installation Contractor is required to complete a form 16 stating that the fire services including hydrants and hose reel systems, have been installed in accordance with the BCA, relevant Australian Standards and the approved documents. (Form 16)	
Hydraulic Commissioning 15. The hydraulic commissioning person must provide test Certificates to confirm Section 10 of AS2419.1 has been complied with. A Form 71 is to be provided. It is available from the Department of Housing and Public Works.	
Plumber 16. The plumber is required to provide a Form 16 stating that the plumbing works comply with the BCA and relevant Australian Standards including but not limited to AS1170.4, AS 3500.3 & AS/NZS3666.1 (Microbial Control).	
Builders Declaration 17. The builder is required to complete a form 16 stating that all works have been carried out in accordance with the approved documents and the Building Regulations. 18. The development has been completed in accordance with the Energy Efficiency requirements as listed in the Energy Efficiency NCC section J Report	
Glazing 19. All glazing including glazed windows and doors including fixing details comply with the BCA and relevant Australian Standards including but not limited to AS1170, AS1288 & AS2047. 20. Shower screens have been provided in accordance with AS1288. 21. Ensure Form 15s are provided for all glazing elements together with installation certificates to ensure compliance with products installed on site. <i>Note: Glass balustrading Form 15 must be signed by and RPEQ</i>	
Fire 22. Fire Doors comply with AS 1905.1. To be completed by person with passive fire licence, should be by supplier etc. after doors tagged. 23. The installation of lightweight fire rated wall system/s complies with the BCA, approved documents and manufacturer's specifications and test reports. Certification must include a mark up of wall systems to identify which wall systems apply to each area including full details of the tested wall system.	



Inspection Certificates (Form 16's)	Resolved
24. Protection of openings & penetrations into fire rated members have been installed in accordance with Clause C3.15 of the BCA and the tested proto-type. In accordance with the Department of Local Government's newsflash #180, the fire protection of penetrations through fire rated members must be certified by a person licensed by the QBCC in this area of expertise. his certification will be required prior to the issue of the Certificate of Occupancy. The certificate must be in accordance with Appendix B of AS4072.-1992. Please provide a register of penetrations from each services contractor together with the applicable Form 16. Details on the register to include: • Location of penetration • Type and size of service • Tested system used to fire rate the penetration. Note early submission of test reports for all systems proposed is recommended to ensure these apply to the onsite application. 25. The sprinkler system complies with NCC E1.5 and FPAA101H 26. The fire detection and alarm system including building occupant warning system has been provided in accordance with AS1670.1 – 2018 and the requirements of the Fire Engineering Report 27. Smoke alarms installed within residential units are interconnected (within each SOU) and comply with AS3786. 28. The size, location and distribution of portable fire extinguishers comply with the BCA & AS2444.	
Fire Engineer 29. The fire engineer is required to provide a form 16 to certifying that the building has been built in accordance with the approved fire engineering report. 30. The fire engineer must provide a list of any restrictions on the use or occupation of the building that are required to facilitate the alternative solutions approved by the fire engineering report (this is required so that this information can be incorporated into the Certificate of Occupancy – Building Act Section 103(d). 31. The fire engineer must provide a list of any materials, systems, methods of building, procedures, specifications and other things required to facilitate the approved fire engineered solutions (this information is required to be incorporated into the Certificate of Occupancy – Building Act Section 103(e)).	
Finishes 32. Waterproofing of wet areas has been provided in accordance with Part F of the BCA (including roof membranes) and AS3740. 33. Roof and external waterproofing membranes comply with AS4564 Parts 1 and 2 34. The slip resistance of floor surfaces are in accordance with Standards Australia Handbook 197 & AS/NZS 4586. Obtain from the floor supplier/s. 35. Lining materials (i.e. carpet, vinyl etc) comply with fire hazard indices of BCA Spec C1.10 of the BCA.	



Inspection Certificates (Form 16's)		Resolved
Lift		
36.	The lift/s installation complies with BCA Part E3, AS1735.1, AS1735.2, AS1735.11 & AS1735.12, and the manufacturer's Specifications.	
Setout and height		
37.	The setbacks and height of the building comply with this Development Approval for Building Works and the Council Development Approvals (Land Surveyor).	
Metalwork		
38.	Handrails & balustrading to stairs and balconies comply with Part B & D of the BCA.	
39.	Certificate to confirm all access ladders comply with AS1657.	
Acoustics		
40.	The acoustic rated wall and door systems installation complies with the BCA, approved documents and manufacturer's specifications. (if applicable). Please confirm the exact systems which have been utilised. <i>Certification must include a mark up of wall systems to identify which wall systems apply to each area including full details of the tested wall system.</i>	
41.	Acoustic lagging systems have been installed in accordance with manufacturer's requirements to achieve necessary RW rating.	
Other		
42.	Roof sheeting complies with AS1562.1	
43.	Tactile Ground Surface Indicators have been installed in accordance with BCA D3.8 and AS1428.4.1	
As Built Drawings		
44.	Provide 'as constructed' drawings showing all fire safety installations.	
Authority Approvals		
45.	Queensland Fire & Rescue Service Compliant inspection report	
46.	Council Plumbing Branch final approval	
47.	The Planning Act 2016 requires any Council infrastructure charges to be paid prior to the issue of the Certificate of Occupancy. The person responsible for the payment of the infrastructure charges must ensure payment is made prior to the building works being substantially completed and a copy of a letter confirming payment must be submitted to the satisfaction of the Building Certifier.	



APPENDIX C

Referral Agency Responses and Conditions

Refer to the following responses from the Referral Agencies applicable to this Development Application.

- **Queensland Fire & Emergency Service (QFES) - Referral responses:**
 - Ref 21-00901 dated 22 Feb 2021 (Retail Building)
 - Ref 20-05288 dated 22 Feb 2021 (Residential Building)
- **Townsville City Council Build Over / Near Services Referral Response**
Reference Number: CAR20/0464 dated 5 Jan 2021

TOWNSVILLE CITY COUNCIL



Date >> 05 January 2021

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

RCQ Projects Pty Ltd
PO Box 5988
TOWNSVILLE QLD 4810

Email >> townsville@rcq.net.au

Dear Sir/Madam

Referral Agency Response

Response before application

Planning Act 2016

I refer to your application and advise that council, as a referral agency for the application, completed its assessment on 5th January 2021. You are advised that council requires that any development approval is subject to the conditions stated in this response. Details of the referral agency response are as follows:

Application Details

Application no:	CAR20/0464
Assessment no:	0219043
Proposal:	Building over Council Sewer
Street address:	70 The Strand NORTH WARD QLD 4810
Real property description:	Lot 310 T 1181
Assessment Manager:	Private Certifier to be Engaged

Referral Triggers

The application was referred to council under the provision of the *Planning Regulation 2017* for

Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4 (Schedule 9 Part 3 Division 3 Table 7)

Matters of Referral Agency's Assessment

In accordance with section 55(2) of the *Planning Act 2016*, council assessed the application against the Queensland Development Code MP1.1 / MP1.2 / MP1.3 / MP1.4.

Reasons for Decision

Under section 56(1) of the *Planning Act 2016*, council must set out reasons for decision. These are listed under each condition.

The location of the proposed building foundations complies with Townsville City Councils Building Over or Adjacent to Services Guidelines.

TOWNSVILLE CITY COUNCIL



Referral Agency Conditions

Any excavation within 1.20 meters of council services to be undertaken by Vacuum.

Currency Period

Pursuant to section 54(4) of the *Planning Act 2016*, you will not be required to refer your building works application to council for a further Referral Agency Response if:

- (a) you submit this referral agency response in its entirety, including all referenced plans and documents, when making the application to the assessment manager; and
- (b) there are no changes to the proposal that was presented to council with this referral; and
- (c) The development application to the assessment manager is made within 24 months of the date of this referral agency response.

If you have any further queries in relation to the above, please do not hesitate to contact Planning Services on telephone 13 4810 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

James Beck
Senior Plumbing Inspector
Assets and Hydraulics
Planning, Environmental and Cultural Services

Appendices>> Statement of Reasons & Schedule of Conditions
Attachments>> Approved Plans

CAR20/0464-(0219043)-13190

REFERRAL AGENCY RESPONSE APPLICATION – SITING RELAXATIONS AND BUILDING OVER SERVICES

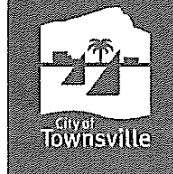
Planning Act 2016
Planning Regulation 2017



Purpose	This application form is required for building works where Council is a referral agency to a development application under Schedule 9, Part 3, Division 2, Table 1, Table 3 and/or Division 3, Table 7 of the <i>Planning Regulation 2017</i> . Use this application if you need Council approval to build closer than permissible to the property boundary (a siting relaxation), or over or adjacent to infrastructure (e.g. water or sewer pipes).			
Description of land	Street address <u>70 The Strand</u> Suburb <u>North Ward</u> State <u>QLD</u> Post code <u>4810</u> Lot on plan description <u>Lot 310 T 1181</u>			
Applicant details	Full name <u>RCQ Projects Pty Ltd (Account #35205)</u> Postal address <u>Po Box 5988</u> Suburb <u>Townsville</u> State <u>QLD</u> Post code <u>4810</u> Contact phone number <u>07 4771 3077</u> Email address <u>townsville@rcq.net.au</u>			
Property owner's details Attach information if there is more than one property owner	Are you the property owner? ☐ Yes – continue to the next section ☒ No - complete the details below Do you have the property owner's consent to lodge this application? ☒ Yes ☐ No Property owner/s name/s <u>STS TSV Pty Ltd</u> Postal address <u>5 Baybreeze Pocket</u> Suburb <u>Idalia</u> State <u>QLD</u> Post code <u>4811</u> Contact phone number <u>c/- 0438 382 389</u> Email address <u>c/- lachlan@lbellconsulting.com.au</u>			
Building certifier details	Have you lodged this application with a building certifier? ☒ No – continue to the next section ☐ Yes – complete the details below Building certifier name _____ Postal address _____ Suburb _____ State _____ Post code _____ Contact phone number _____ Email address _____			
Details of proposed building works	<u>Commercial and Residential tenancy</u>			
Office use only	Date	Application number	Amount	Receipt number

REFERRAL AGENCY RESPONSE APPLICATION – SITING RELAXATIONS AND BUILDING OVER SERVICES

Planning Act 2016
Planning Regulation 2017



Applicable Queensland Development Code

Which part of the Queensland Development Code (QDC) is applicable to the proposal?

Note: You may need to tick more than one box if a siting relaxation also includes building over services.

- ☐ QDC MP1.1: Design and siting standard for single detached housing - on lots under 450m²
- ☐ QDC MP1.2: Design and siting standard for single detached housing - on lots 450m² and over
- ☐ QDC MP1.3: Design and siting standard for duplex housing
- ☒ QDC MP1.4: Building over or near relevant infrastructure services
- ☐ Other i.e. Relaxation of Building envelope, plan of development or Townsville City Plan

Site relaxation type

What type of relaxation are you seeking? Complete the relevant application form sections.

- ☐ Road frontage encroachment
- ☐ Side and/or rear boundary encroachment
- ☐ Exceeds the height requirement
- ☐ Exceeds the site coverage
- ☐ Other (please specify)

Road frontage encroachment If relevant

How has the proposed structure been designed so that it integrates with the existing dwelling and the streetscape? (i.e. describe the size, roof type, open structure, colours, materials and of those in the street)

Discuss how the proposed boundary setbacks are appropriate for the proposed structure with reference to neighbouring buildings or structures. (Suggestions: similar setbacks in the street, distance to neighbouring habitable rooms, etc.)

Discuss how the proposed location does not interfere with the outlook and views of neighbouring residents.



Department of Housing and Public Works

Form 15—Compliance certificate for building design or specification

Version 4 – July 2017

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)

70 The Strand

North Ward

Postcode 4810

Lot and plan details (attach list if necessary)

Lot 310 on T1181

In which local government area is the land situated?

Townsville

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.

Structural design including all structural components of proposed residential tower and commercial buildings:

Stage 1:

Residential Tower: up to and including Level 1

Commercial Building: Ground Level

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.

NCC 2019 Part B, Part C1 – Fire ratings

AS1170.0, AS1170.1, AS1170.2, AS1170.4

AS3600, AS3700, AS4100, AS4600

QDC MP1.4 – Build over/near infrastructure.

No superimposed loads will be placed on the existing services

Any collapse or subsidence of the services will not endanger the building

The structure will be self-supporting if the services are excavated.

4. Reference documentation

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

Refer to document transmittal attached.

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
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**Queensland
Government**

Department of Housing and Public Works
**Form 15—Compliance certificate
for building design or
specification**

Version 4 – July 2017

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*.

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70 The Strand

North Ward

Postcode 4810

Lot and plan details (attach list if necessary)

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In which local government area is the land situated?

Townsville

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AS1170.0, AS1170.1, AS1170.2, AS1170.4

AS3600, AS3700, AS4100, AS4600

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Refer to document transmittal attached.

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
----------------------	--	---------------------------	--

Aerial Photomontage

INFORMATION ONLY

Townsville City Council
Approved Subject to Conditions
MCU19/0054
25/09/2019



70 The Strand

70 The Strand Townsville | Preliminary DA Report | August 2019

Document Set ID: 18325873
Version: 1, Version Date: 20/12/2019

Townsville City Council
Received
05/08/2019



P15

Elevations

INFORMATION ONLY

Townsville City Council
Approved Subject to Conditions
MCU19/0054
25/09/2019



70 The Strand Townsville | Preliminary DA Report | August 2019

Document Set ID: 18933257
Version: 1, Version Date: 20/12/2019

Townsville City Council
Received
05/08/2019

CA
P13



Approved subject to conditions
 W.B. C.R. 20/0464
 Hydraulic and Building Services
 Planning and Development 5/1/21

ASSOCIATION WITH
ARCHITECTS
CA ARCHITECTS

125
 GENITES 125mm THICK SLAB U.D.
 0.2mm POLYETHYLENE LAYER, ON 50mm Hls. BEDDING MATERIAL
 SLAB MESH, 40mm COVER U.D.
 IN72 CONCRETE GRADE TO SLABS AND FOOTINGS U.D.

 DENOTES WALL OVER SLAB

551 NOVATEC PALL CORP. 2007

1000

DENOTES UNIT = 3000 LONG EV

170 JOURNAL OF DOCUMENTATION

1. REFER TO GEOTECHNICAL INVESTIGATION REPORT NO. 177 BY 177.
2. THE DESIGN OF THE STRUCTURE HAS BEEN BASED ON THE FOUNDATION HAVING MINIMUM ALLOWABLE BEARING CAPACITY OF 15 PSF.
3. NATURAL FOUNDATIONS AND FILL TO BE GRUBBED OUT AND FREE FROM ORGANIC MATTER AND GEBMS AND COMPACTED TO A MINIMUM OF 90% SBCO.
4. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH A33399-2007 "GUIDELINES ON EARTHWORKS FOR CORPUSCAL AND RESIDENTIAL DEVELOPMENT".
5. EXCAVATIONS TO BE INSPECTED AND ALLOWABLE BEARING CAPACITY CONFIRMED BY A GEOTECHNICAL ENGINEER.

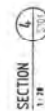
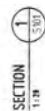
THE CONTRACTOR SHALL WORK WITH S/P CONSULTANTS TO DETERMINE SEQUENCE OF CONCRETE POURS AND CONSTRUCTION JOINTS AS REQUIRED TO MINIMIZE SHRINKAGE CRACKING.

TO REDUCE RAPID EVAPORATION OF WATER FROM THE SURFACE OF ALL CONCRETE FLATWORK, APPLY "EUCOVAP" OR "MASTERCURE TITE" IMMEDIATELY AFTER INITIAL SCREENING. PRODUCT MUST BE MIXED AND APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUT DIMENSIONS, LEVELS, FALLS, SETDOWNS, REBATES ETC.

BAR, LOCATED AS SHOWN AND AT ALL RE-ENTRANT CORNERS & WET AREA SET DOWNS.

IDENTIES EXTENT OF MASS CONCRETE BELOW FOOTING WITHIN 5m SEWER OFFSET.

[illegible]

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REFERENCES

AND REFINED

IF STAND

STRAPE NORTH WASH OIL

AUSTRALIA

COMMERCIAL SLAB AND FOOTING

STRUCTURAL

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82</				

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IT FOR CONSTRUCTION

Print Date: 5 January 2022

Document Set ID: 18933257
Version: 1, Version Date: 05/01/2021

PRELIMINARY ISSUE



Queensland Government

Queensland Fire and
Emergency Services

Jamie Ryder
Ph: 07 4796 9026
Submission No: S00032710
Our Ref: 20-05288
Your Ref: BA # 30190020

22 February 2021

Scott Mars
Building Certifiers Australia Brisbane Pty Ltd
PO Box 1248
SPRING HILL QLD 4004

Dear Sir/Madam

Queensland Fire and Emergency Services (QFES) has assessed the referral for the Building Development Application for the premises listed below.

This report provides QFES advice to the assessment manager when considering the approval for the application, regarding the degree to which the proposed building work meets the operational requirements of QFES referral jurisdictions identified in the *Planning Regulation 2017* (PR 2017).

- Where a Deemed to Satisfy (DTS) component is identified as being 'Suitable', it indicates: within the parameters of QFES referral jurisdiction, the special fire service appears to meet QFES operational requirements.
- Where a DTS component is identified as being 'Not Suitable' it indicates: within the parameters of QFES referral jurisdiction, the special fire service does not comply with the requirements of the applicable Codes or Standards or does not meet QFES operational requirements for reasons identified.
- Where a Performance Solution (PS) component is identified as being 'Suitable' it indicates: QFES accept, or has no comment on, the solution provided in the Fire Engineering Report.
- Where a PS component is identified as being 'Not Suitable' it indicates: QFES does not accept the solution and/or the justification provided in the Fire Engineering Report for reasons identified.

QFES advice should not be construed as verification that the proposed building work complies with the requirements of applicable Codes and Standards. The assessment manager is advised that assessment benchmarks within the PR 2017 must be addressed and documented in the Decision Notices. QFES appeals may be instigated against these benchmarks insofar as they relate to QFES referral jurisdictions.

Mixed Retail & Residential
70 The Strand
70 The Strand
NORTH WARD QLD 4810

QFES is to be notified to inspect and test all referral agency aspects under the *Building Regulation 2006*.

QFES request that our response be treated as a '*properly made submission*'.

Where applicable, an invoice for fees for this assessment will be forwarded to the person nominated as the billing customer at the time of application.

The invoice must be paid within fourteen (14) days from the date of the invoice.

If you have any questions regarding this report please contact the Building Approval Officer nominated below.

Yours sincerely



Jamie Ryder
Building Approval Officer

Enc.

Job Details

Job Name: Residential Units
Address: 70 The Strand , NORTH WARD QLD 4810

Building Details

Class: 2, 7a Floor Area: 2954m² Effective Height: 20.6m
Size of Largest Fire Compartment: 839m² Rise in Storeys: 8
Legislation: 01-05-19 (BCA2019)

Assessment Details

Fire Engineering Report: FER 70 The Strand North Ward JO286 Rev 2 09/02/2021

Drawings

151	1910/DD/A -A-101 12	1910/DD/A-A-150 1
8591-M07 P4	F300 B	F301 B
F302 B	F303 B	FA200 A
FA201 A	H101 B	M09
M10	M11	

Performance Solution Components

Type of Special Fire Service

Fire Mains (including booster and/or pumps)

- achievement of specified performance
- location and suitability of booster connections and enclosures
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- operation of fixed pump-set controls and status indication
- provisions for hard standing for fire appliances
- provision of suitable facilities for testing internal hydrants
- In accordance with Fire Engineering Report

Assessment

Suitable

Comments:

Required flow and pressure is 10 L/s @ 700 kPa (building pump) and 20 L/s @ 700 kPa (boosted).

The Test Facility of the proposed Fire Hydrant Installation must meet the applicable QFES guidelines (available at <https://www.qfes.qld.gov.au/buildingsafety/referral-agency-advice/Pages/guidelines.aspx>)

The FPAA101H Fire Hydrant Block Plan design shall be a combination of Clause 8.3 of AS 2118.1 2017 and Clause 7.11 of AS 2419.1-2005 with the variations as required by Section 5.7 of Technical Specification FPAA101H and:

- Be etched, engraved or printed on metal or plastic that is suitable for installation in an outdoor location (paper enclosed within a plastic or laminated cover is not acceptable);

- Be a minimum of A3 in size;
- Be mechanically secured in the required location;
- Be correctly orientated to the building/site;
- Hydrant Block Plans to be in "plan view". This meets the intent of AS2419.1-2005 Clause 7.11 (a) "The block plan shall display a diagrammatic layout of the protected building"; and - Multi storeyed buildings with varying floor layouts and hydrant locations would require "plan views" for each floor configuration. Typical floors could be displayed as one "plan view" (eg "Levels 2-8 typical");
- Schematic elevations of hydrants will be required also on certain buildings depending on their design complexity; and
- Meet the applicable QFES guidelines (available at <https://www.qfes.qld.gov.au/buildingsafety/referral-agency-advice/Pages/guidelines.aspx>)

Certification (Form 16) indicating compliance of system performance with AS 2419 is to be provided prior to/at QFES' inspection.

Sprinklers (FPAA101H (Hydrant System))

Suitable

- operation of direct fire service alarm and location of directional signs
- operation of pump-set controls and status indications
- the location of valve room, pump-sets, water alarm and booster point
- In accordance with Fire Engineering Report

Type of Fire Safety Installations

Assessment

Penetrations Through Fire-rated Construction

Suitable

- In accordance with Fire Engineering Report

Structural Fire Protection

Suitable

- In accordance with Fire Engineering Report

Systems Required to have a Fire-resistance Level

Suitable

- In accordance with Fire Engineering Report

In addition to the Performance Solution components identified above, this building also has the following Deemed to Satisfy components.

Deemed To Satisfy Components

Type of Special Fire Service

Assessment

Fire Detection and Alarm Systems (Detection System)

Suitable

- achievement of specified performance of detection and alarm systems
- location and operation of main fire indicator panel, sub-indicator panels, mimic panels, local alarm bells and directional signs
- operation of direct fire service alarm
- suitability of nominated types of detection in all areas, and the location of manual call points
- suitability of weather protection, accessibility and lighting of equipment

- if the sensitivity of a fire detection or alarm system can be varied - suitability of the sensitivity setting having regard to the location of the system and the Australian Standard for that system

Comments:

A Fire Detection and Alarm System is required to be installed in accordance with the NCC & AS 1670.1 as referenced.

QFES requires zone diagrams for Fire Detection and Alarm Systems to be:

- Etched, engraved or printed on metal or plastic that is suitable for installation in an outdoor location (paper enclosed within a plastic or laminated cover is not acceptable)
- A minimum of A3 in size
- Mechanically secured in the required location
- Correctly oriented to the building/site, and
- Meet all of the other requirements of Australian Standard 1670.1 including features identified on the plan.

Certification may be required for each Special Fire Service/ Fire Safety Installation. This Certification is to be provided prior to or at the time of inspection.



Queensland Government

Queensland Fire and
Emergency Services

Jamie Ryder
Ph: 07 4796 9026
Submission No: S00032709
Our Ref: 21-00901
Your Ref: BA # 30190020

22 February 2021

Scott Mars
Building Certifiers Australia Brisbane Pty Ltd
PO Box 1248
SPRING HILL QLD 4004

Dear Sir/Madam

Queensland Fire and Emergency Services (QFES) has assessed the referral for the Building Development Application for the premises listed below.

This report provides QFES advice to the assessment manager when considering the approval for the application, regarding the degree to which the proposed building work meets the operational requirements of QFES referral jurisdictions identified in the *Planning Regulation 2017* (PR 2017).

- Where a Deemed to Satisfy (DTS) component is identified as being 'Suitable', it indicates: within the parameters of QFES referral jurisdiction, the special fire service appears to meet QFES operational requirements.
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QFES advice should not be construed as verification that the proposed building work complies with the requirements of applicable Codes and Standards. The assessment manager is advised that assessment benchmarks within the PR 2017 must be addressed and documented in the Decision Notices. QFES appeals may be instigated against these benchmarks insofar as they relate to QFES referral jurisdictions.

Mixed Retail & Residential
70 The Strand
70 The Strand
NORTH WARD QLD 4810

QFES is to be notified to inspect and test all referral agency aspects under the *Building Regulation 2006*.

QFES request that our response be treated as a '*properly made submission*'.

Where applicable, an invoice for fees for this assessment will be forwarded to the person nominated as the billing customer at the time of application.

The invoice must be paid within fourteen (14) days from the date of the invoice.

If you have any questions regarding this report please contact the Building Approval Officer nominated below.

Yours sincerely



Jamie Ryder
Building Approval Officer

Enc.

Performance Solution/Assessment/Building Approval

Job Details

Job Name: Retail Tenancies
Address: 70 The Strand , NORTH WARD QLD 4810

Building Details

Class: 6 Floor Area: 830m² Effective Height: 3.94m
Size of Largest Fire Compartment: 830m² Rise in Storeys: 2
Legislation: 01-05-19 (BCA2019)

Assessment Details

Fire Engineering Report: FER 70 The Strand Retail Development JO286 Rev 2 09/02/2021

Drawings

8591-M05 P3	H204 A	H205 A
M07	M09 P1	M09 P3
M11 P3.	STP19-0293 H203 A	

Performance Solution Components

Type of Fire Safety Installations

Penetrations Through Fire-rated Construction

- In accordance with Fire Engineering Report

Assessment

Suitable

Systems Required to have a Fire-resistance Level

- In accordance with Fire Engineering Report

Suitable

In addition to the Performance Solution components identified above, this building also has the following Deemed to Satisfy components.

Deemed To Satisfy Components

Type of Special Fire Service

Fire Hydrants (spring and/or pillar hydrants)

- achievement of specified performance
- location and suitability of internal and roof hydrants and external hydrants including fire separation from adjacent buildings
- provisions for hard standing for fire appliances

Assessment

Suitable

Comments:

Required flow and pressure is 20 L/s @ 200 kPa (feed hydrant).

Certification may be required for each Special Fire Service/ Fire Safety Installation. This Certification is to be provided prior to or at the time of inspection.