



McNab
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Project: 22066 Rockpool Pelican Waters
90 Spitfire Banks Drive
Pelican Waters, Queensland 4551

Inspection: 08.12 WHS/QBCC/Council Site Visit Record #1

9/10 Items Inspected	2 Conforming	0 Deficient	0 N/A	7 Neutral
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Type	Status	Closed by Ashley Lowe on 28/3/23
Trade	Location	
Spec Section	Linked Drawings	
Description	Form used to capture information from any WHSQ, QBCC or Council visits. Below is a proposal to capture Part A (General information from a visit where there is no expectation of notices being issued) and Part B (Detailed capture of information to have a better prepared argument to challenge any notices and easier recall of information further down the line should it be required). To be distributed to relevant Executive Members (Ops Manager, GM People and Performance, HSE Manager, Quality Manager). Learnings may be communicated to the business in the form of an alert highlighting key learnings - PM will review and approve before distribution.	

Attachments

Inspection Details

Inspection Date	20 Feb, 2023	Due Date	
Point of Contact		Responsible Contractor	
Assignee(s)	Ashley Lowe		

PART A - General info - No notices or infringements issued **1 Neutral** **0 Conforming** **0 Deficient** **0 N/A**

1.1 Summarise visit and include issues discussed, agreed actions, and include photographs where relevant *Activity: 2 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 0 Observations*

Screw fixings to be in accordance with engineered design (CSR REDBOOK) typically 600mm centres for stud to stud at junctions. 600mm on columns fix off for light gauge framing. 600mm centre for studs on fire wall ground missing stud. CRN stud on wall lining missing ground riser. Confirm post in ensuite is not cca No CCA timber allowed in wall. Corrosion risk. Smoke/Fire wall issues below: 500mm centres at end and junctions No timber allowed in the fire wall construction Depending on engineered design, most fire doors require boxed studs. Check Ricks Doors design. Also require 2 screws for door heads fix off in fire doors Studs to be no more than 600mm centres typically Fire hose reels during construction raised. Confirmed 9c building doesn't require fire hose reel. Hydrant coverage only

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Screw fixings to be in accordance with engineered design (CSR REDBOOK) typically 600mm centres for stud to stud at junctions. 600mm on columns fix off for light gauge framing. 600mm centre for studs on fire wall ground missing stud. CRN stud on wall lining missing ground riser. Confirm post in ensuite is not cca No CCA timber allowed in wall. Corrosion risk. Smoke/Fire wall issues below: 500mm centres at end and junctions No timber allowed in the fire wall construction Depending on engineered design, most fire doors require boxed studs. Check Ricks Doors design. Also require 2 screws for door heads fix off in fire doors Studs to be no more than 600mm centres typically Fire hose reels during construction raised. Confirmed 9c building doesn't require fire hose reel. Hydrant coverage only on 20 Feb, 2023 at 02:46 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

PART B - Detailed info - High Probability or Actual Notices/Infringements Issued

2 Neutral

2 Conforming

0 Deficient

0 N/A

2.1 Create an observation for each issue identified with agreed actions (if any), to include:
 • What did they reasonably believe had been contravened, how is it being contravened and how we can remedy it? • The same photos as the inspector at the time • Record what they did or refused to look at e.g. documents, registers etc. • Make notes on conversations the inspectors had i.e. who was directing/influencing/driving the issue of the notice e.g. union/calling head office, did they say they will confer with someone in the office before issuing the notice

☒
Pass

☐
Fail

☐
N/A

Activity: 3 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 4 Observations

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Pass on 20 Feb, 2023 at 02:47 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) created an observation on 20 Feb, at 01:48 PM AEST

Observation #278: QBCC inspection - DTS fire wall
 Type: Non-Conformance
 Status: Closed

Ashley Lowe (McNab Developments (QLD) Pty Ltd) created an observation on 20 Feb, at 01:30 PM AEST

Observation #277: QBCC inspection - Alt Sol fire walls
 Type: Non-Conformance
 Status: Closed

Ashley Lowe (McNab Developments (QLD) Pty Ltd) created an observation on 20 Feb, at 01:29 PM AEST

Observation #276: QBCC inspection - door frames
 Type: Non-Conformance
 Status: Closed

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Fail on 20 Feb, 2023 at 01:13 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) created an observation on 20 Feb, at 01:13 PM AEST

Observation #275: QBCC inspection - frames
 Type: Non-Conformance
 Status: Closed

2.2 In regard to Improvement Notices, what is the final date to apply for an internal review?

No Response

Activity: 2 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with No Response on 20 Feb, 2023 at 02:47 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

2.3 In regard to Prohibition Notices, did the inspector issue the notice/stop the activity as soon as the "actual potential serious risk from an immediate/imminent hazard was identified?" If not, record circumstances and timeframes.

No prohibition notice issued during inspection.

Activity: 3 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with No prohibition notice issued during inspection. on 20 Feb, 2023 at 02:52 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with To be advised on 20 Feb, 2023 at 02:11 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

2.4 Take photographs or attach actual Notices/Infringements for our records

Activity: 2 Response Changes, 0 Attachments, 0 Photos, 1 Comment, 0 Observations



Pass



Fail



N/A

Ashley Lowe (McNab Developments (QLD) Pty Ltd) left a comment on 20 Feb, 2023 at 02:52 PM AEST
Refer observations

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Pass on 20 Feb, 2023 at 02:52 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

2.5 Any other relevant info

Activity: 2 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Observations raised

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Observations raised on 20 Feb, 2023 at 02:11 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with N/A on 20 Feb, 2023 at 02:09 PM AEST

MANDATORY - Visit info

4 Neutral

0 Conforming

0 Deficient

0 N/A

3.1 Inspector name/s

Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

David Furner

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with David Furner on 20 Feb, 2023 at 02:10 PM AEST

3.2 Time of arrival and departure

Activity: 2 Response Changes, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Arrived 12:30 Departed 2:00

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Arrived 12:30 Departed 2:00 on 20 Feb, 2023 at 02:53 PM AEST

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with 12:30 on 20 Feb, 2023 at 02:10 PM AEST

3.3 Purpose of their visit

Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Random inspection

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Random inspection on 20 Feb, 2023 at 01:13 PM AEST

3.4 Those in attendance (Site and Unions)

Activity: 1 Response Change, 0 Attachments, 0 Photos, 0 Comments, 0 Observations

Ash lowe Adrian Wyatt

Ashley Lowe (McNab Developments (QLD) Pty Ltd) responded with Ash lowe Adrian Wyatt on 20 Feb, 2023 at 02:11 PM AEST

Inspection Signatures



Adrian Wyatt signed on 20 Feb, 2023 at 02:55 PM AEST

Ashley Lowe signed on 20 Feb, 2023 at 02:55 PM AEST