

CPCBC4026A

ARRANGE BUILDING APPLICATIONS AND APPROVALS

THEORY EXAM INSTRUCTIONS

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

Participant name

DAVID MOORE

Participant signature



Assessor name

Assessor signature

Date

[Click here to enter a date.](#)27/06/19

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

ASSESSOR COMMENTS

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

Answer

• Carrying out building work
 • Carrying out plumbing or drainage work
 • Carrying out operational work
 • Reconfiguring a lot (ie. a subdivision)
 • Making a material change of use of premises (ie. Starting a new use, re-establishing a use that has been abandoned or scale of use).



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

Answer

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



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

Answer

☒	True
☐	False



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

Answer

* Development Applications - Town planning, zoning
 * Building Approval (Full/Staged) - Building works.



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

Answer

External specialist	Information and documentation provided
Building surveyors, quantity surveyors and site surveyors	Planning Reports, Data Development Services
Geotechnical and environmental specialists	Erosion Hazard Assessment
Structural, mechanical and electrical engineers	Elevations, site plans



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

Answer

*A planning report
* Plans of the development



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

Answer

* Development Services lodgement Form
* Erosion hazard assessment form
* Land owners consent



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

Answer

Draftsman or Architect

☐

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

Answer

* Any town planning matters that are not accepted development, subject under Brisbane City Plan 2014
* Houses more than 9.5m in height from natural ground in residential zones
* Redevelopment or removal of heritage and character buildings

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

Answer

Consider the scheduling required to obtain all of the required information, to go with clients expected completion dates.

☐

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

Answer

☐	True
☒	False

☐

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

Answer

Assessment type	Description
Code assessment	* Application assessed against the codes identified for the use within City plan. * Does not require public notification. * Accepted development does not meet outcomes of relevant code
Impact assessment	* Development that must be assessed against all identified codes and City Plan * Ensure that impacts are addressed * Must be publicly notified for community to consider.



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

Answer

	Stakeholder 1	Stakeholder 2
Stakeholder type	Community	Government
Impact of planning application on stakeholder	* Change of lifestyle * Road closures * Environmental	* Environmental * Road closures * Habitat loss * Damages
Strategies adopted to maximise stakeholder support	* Include community feedback in planning * Assess risks in planning * Make plans public in advance	* Risk assessments * Proper guidelines followed



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

Answer

Part 5

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

Answer

* Building work to restore a building damaged back to its original condition
* Temporary buildings on site no more than two years.
* Single satellitedish with no dimension greater than 1.2 metres in a residential area.

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

Answer

☒	True
☐	False

☐

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

Answer

* The Building Act 1975
* The Building Code of Australia.

☐

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

Answer

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

☐

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

Answer

Standard number	Description
BCA V012 Section C	Performance requirements for fire resistance
Queensland Building and plumbing regulation	Performance requirements for sewerage and drainage

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

Answer

Regulation name	Description
Planning Reg 2017	Specifies categories of assessment required for different types of assessable development
City of Brisbane Reg 2012	Assessment requirements for Brisbane City for developments

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

Answer

Include all supporting information stated on the form as mandatory, and saved according to electronic file guidelines.

☐

Q22. How the currency of a plan determined?

Answer

All parties agree to plan e.g. client, builder, certifier

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

Answer

☒	True
☐	False

☐

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

Answer

PD Online

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

Answer

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

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

Answer

☒	True
☐	False

☐

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

Answer

☐

Q28. Identify three (3) common application problems.

Answer

☐

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

Answer

☒	True
☐	False

☐

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

Answer

Choice	Possible Answers
☒	Approval authority
☒	Client
☒	Organisation

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