

Date : 31 March 2020
BA No : BP19/1705
Address : 94 Riverlinks Boulevard, Helensvale
Applicant : REA Smart Homes Pty Ltd

Conditions of Approval: Residential & Multiple Dwellings with Swimming Pool and Fencing

1. The plans and specifications are approved subject to

- Compliance with the requirements of the BUILDING ACT 1975 and all other relevant ACTS, STANDARDS and these approved conditions.
- Any alterations shown in red and endorsed on plans and specifications.
- Note required Form 16s listed in Condition 16 including **Surveyor - Setout Form 16**
- All works throughout construction must be undertaken with considerable care to maintain the stability of the current revetment wall and loads must not exceed requirements as specified by Peter Elkington (RPEQ 7226) Geotechnical report ref: PG-3649, 2020-01-28, LTR VER 2 dated: 31/03/2020
- All works must meet compliance with QDC MP 3.4 and AS1926.1 & 2 for pool safety compliance

2. Currency Period

This approval will become void if;

- Work has not substantially commenced; or
- Work has commenced but not completed and a Form 21 not issued by 31/03/2022 (two years after approval date).

3. Approved Documents

Drawings and documents stamped approved on 31 March 2020 include:

Plans: Working Drawings Customer Ref: 94 River links Pages: 1-16
Slab Design as Prepared By Structerre. Job Ref: 3.19.26343 Dated: 13/12/2019
Swimming Pool Engineering design by: Housing Engineers ref: JN190645 dated: 08/11/2019

4. Amendments / Changes to Approved Design

Any proposed changes to the approved design must be submitted to Bartley Burns for assessment (and amended building approval) before the changes are implemented in the construction on site. Please note that proposed changes may also affect other approvals in place i.e. MCU, Plumbing, Relaxations etc. Amendments include increased or decreased scope of works, changes to siting and/or internal changes.

5. Codes for self-assessable development

The following codes must be complied with for self-assessable development related to this development approval;

6. Mandatory Notice for inspections

Inspections in accordance with Part 6 of the Building Regulation 2006 are required at the following stages of building work - where applicable:

- a. Foundation
- b. Slab

- c. Pool Steel (by engineer)
- d. Frame /fire wall (if applicable)
- e. Temporary Pool Fence (if applicable)
- f. Completion (dwelling)
- g. Completion (pool fence)

Note: Work is NOT to proceed to the next stage of building work until satisfactory inspection advice for each mandatory stage has been received.

NOTE: A non-satisfactory pool that has been illegally filled prior to either our temporary form 16 or final form 17 being issued, will result in the following notice being issued;

NOT SATISFACTORY & IMMEDIATE ACTION IS REQUIRED - The Pool contains more than 300mm of water & the Pool fencing is non-compliant. Immediate action needs to occur to rectify the pool fencing as noted in this report. A mandatory Re-inspection has been booked to occur in 5 working days, at this time the pool fencing must be compliant (either by compliant fencing or draining of pool to be less than 300mm), or this will be referred to the Local Authority where enforcement action may be undertaken.

7. Copy of approved drawings to be kept on site

Applicant must ensure that 1 legible set of current drawings for the development is available for inspection on the building site while building work is in progress (Section 73 – Qld Building Act 1975)

8. General Requirements

- The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.
- It is the landowner's responsibility to inform the Builder & Private Certifier of any existing Building Envelope on the subject land.
- Any existing buildings and/or structures required to be demolished prior to the approved building works commencing do not form part of this approval.
- Retaining wall/s associated with building works do not form part of this approval unless marked clearly on the applications DA Form 2
- Filling or Excavation associated with building works do not form part of this approval unless clearly marked on the applications DA Form 2
- Building works and/or associated works are not to encroach onto neighbouring properties or property easements
- Development covenants do not form part of this approval. However it is advised that any required development covenant approvals are sought and obtained prior to commencing works to ensure any contractual conditions are met.
- Driveways/Crossovers, even if shown on the site plan, are not assessed or approved under this building approval. It is the owner/builder's responsibility to consult the Local Authority for design requirements or to obtain a Local Law approval (where applicable) prior to starting construction of the driveway/crossover.
- Unless stated on the Decision Notice, fences (even if shown on the site plan) are not assessed or approved under this building approval.

9. Standard National Construction code (NCC) Requirements

- Earthworks associated with building works to comply with Part 3.1.1 NCC Volume 2.
- Earth retaining structures are to comply with Part 3.1.2 NCC Volume 2.
- Drainage to be as marked on plans and in accordance with Part 3.1.3 NCC Volume 2.
- Termite Protection to comply with Part 3.1.4 NCC Volume 2.
- Masonry Construction to comply with Part 3.3 NCC Volume 2.
- Sub-floor ventilation to comply with Part 3.4.1 NCC Volume 2.
- Roof and Wall Cladding to comply with Part 3.5 NCC Volume 2.
- Guttering is to be in compliance with Part 3.5.3 NCC Volume 2 – it is recommended that manufacturer/supplier provides evidence of compliance.
- Glazing to comply with Part 3.6 NCC Volume 2.
- Fire Separation to comply with Part 3.7.2, 3.7.3, 3.7.4 NCC Volume 2.
- Smoke Alarms to be provided in accordance with Part 3.7.5 NCC Volume 2.
- All wet areas and external waterproofing to comply with Part 3.8.1 NCC Volume 2.
- Sanitary compartments to comply with Part 3.8.3.3 NCC Volume 2.
- Lighting to comply Part 3.8.4 NCC Volume 2.

- Ventilation to comply with Part 3.8.5 NCC Volume 2.
- Sound Transmission (STC) to comply with Part 3.8.6 NCC Volume 2.
- Condensation management to comply with Part 3.8.7 NCC Volume 2.
- Stairs and ramps to comply with Part 3.9.1 NCC Volume 2.
- Balustrades, barriers and handrails to comply with Part 3.9.2 NCC Volume 2.
- Openable Windows to comply with Part 3.9.2.6 & Part 3.9.2.7 NCC Volume 2.
- Swimming pools to comply with Part 3.10.1 NCC Volume 2.
- Building works in flood hazard areas to comply with Part 3.10.3 NCC Volume 2.
- Building works in bushfire prone areas to comply with Part 3.10.5 NCC Volume 2.
- Attachment of decks and balconies to external walls of buildings to comply with Part 3.10.6 NCC Volume 2.
- Heating appliances, fireplaces, chimneys & flues to comply with Part 3.10.7 NCC Volume 2.
- Energy Efficiency requirements to comply with Part 3.12 NCC Volume 2.

10. Smoke Alarms

Smoke Alarms to be provided in accordance with Part 3.7.5 NCC Volume 2 and Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016.

NOTE: Any room not containing a smoke alarm must not be used as a bedroom. Any proposed changes to the use of a room will need to be discussed with a Building Certifier to confirm compliance with the relevant legislation.

11. Standard Queensland Development Code (QDC) Requirements

- Building Sustainability to comply with QDC MP4.1 (See Below)
- Where applicable Rainwater Tank is to be installed and connected to comply with QDC Part MP4.2.

QLD Development Code – Part MP4.1 (Sustainable Buildings)	
Note: The building design must incorporate as a minimum, the following requirements in order to comply with the performance criteria of QDC Part MP4.1	
Requirement	Acceptable Solution
Energy Efficiency	A1 (1) (a) parts 3.12.1, 3.12.2, 3.12.3, and 3.12.4 of the BCA 2010 (Volume 2) except, for buildings in climate zones 1 and 2, disregard 3.12.1.5(a)(i) and (iii); or
	A1 (1) (b) verification using a reference building in accordance with V2.6.2.2 of the BCA 2010 (Volume 2); or
	A1(1)(c) a software rating of not less than 6 stars; or
	A1 (1) (d) In climate zones 1, 2 and 5, where the building includes an outdoor living area, a verification achievement of an energy rating is not less than: 5 stars where the outdoor living area roof covering achieves a Total R-Value of 1.5 for a downward heat flow; or 5 stars provided that the outdoor living area has at least one permanently fixed ceiling fan with a speed controller and a blade rotation diameter of not less than 900mm and the roof covering achieves a Total R-Value of 1.5 for downward heat flow. 5 stars provided where the building has a solar photovoltaic system of at least 1kW in capacity (maximum power output) is installed.
Energy Efficient Lighting	A3 Artificial lighting that complies with Part 3.12.5.5 of BCA 2010 (Volume 2) ; or Energy efficient lighting (as defined in QDC MP4.1) is to be used in at least 80% of the total fixed internal lighting.
Hot Water System	A5 A water heater in a hot water supply system can be an electrical resistance heater or any other type of heater.
Water Conservation	A6 Shower roses have a minimum 3 star water efficiency labeling and standards (WELS) rating.
	A7 Toilet cisterns have a minimum 4 star water efficiency labeling standards (WELS) rating; and be compatible with the size of the toilet bowl to allow for a proper functioning toilet.
	A8 Tapware in Class 1 and 2 buildings, in areas serviced by a water service provider are to have a minimum 3 star WELS rating for taps servicing laundry tubs, kitchen sinks and basins.

12. Energy Efficiency

All work to comply with the requirements of the Energy Efficiency Assessment by as prepared by Matthew Stengert. Ref 4449781 Dated: 11/12/2019.

13. Erosion & Sediment Control

Whilst building work is occurring on site, the builder is to ensure adequate erosion and sediment controls measures are in place to contain the effects of earthworks (including storm-water runoff) to within the boundaries of the site.

14. Firewall/s (if applicable)

The required firewall/s have been approved as per the approved plans and/or details listed below and/or attached to these conditions. Any changes to proposed firewall must be submitted for assessment and approval prior to installation.

Installation/Inspection: (Non-Lightweight system e.g. Masonry): Inspected by Building Certifier

Installation/Inspection: (Lightweight passive system): Form 16 to be provided from licenced installer.

Passive Fire Protection Licence as per QBCC requirements

Details provided at time of approval: Blockwall

15. Other approvals required

Separate approval is required by the relevant local authority for plumbing & drainage works in accordance with AS3500 for all new dwellings. Some plumbing works may be able to be completed under a Form 4 – Notifiable Works. Consult a licensed plumber for more information.

16. Certificates required for Completion (Form 21)

To be accepted by Bartley Burns, the below Form 15/16 must be provided in the correct format and current version. The certificates must be legible, contain all correct property information, be signed, dated and contain the relevant licence details of the company/contractor/installer. Failure to supply the required Form 15/16s may result in Bartley Burns being unable to issue the Form 21.

- Engineer or Certifier- Footing, Slab & Frame Inspection Form 16
- Surveyor - Setout Form 16
- Prefabricated Trusses Form 15
- Efficiency/Sustainable Buildings Declaration
- Insulation Form 16
- Smoke Alarm Installation Form 16
- Glazing Shower Screen Form 15
- Glazing Windows & Doors Form 15
- Glazing Balustrade/Pool Fencing Form 15
- Termite Protection Form 16
- Wet Area/Waterproofing Form 16
- Slip Resistance Form 16
- Fascia and Gutter/Metal Roofing Form 16
- Surveyors Height and/or FFL Form 16 (where applicable)
- Local Authority Plumbing Clearance (multi unit developments)
- Passive fire protection Form 16 (multi unit developments)
- Statement from applicant/owner that the MCU conditions have been met (where development includes a planning approval)
- Other certificates or Form 16s as required – Please check your MCU/DA Conditions for any required Form 16s or compliance certificates

17. Standard Pool Construction Requirements

Building Act 1975, Chapter 8, Section 233

- The relevant person must ensure that, before construction of the pool starts, a warning sign, complying with the requirements for a warning sign prescribed under a regulation, is displayed on the land on which the pool is situated in the way prescribed under a regulation.
- The relevant person must ensure the warning sign is displayed until a building certifier has provided a certificate in the approved form stating the pool is a complying pool.

The warning sign must:

- warn members of the public in the vicinity of the land that a swimming pool is under construction on the land and there is a potential danger to young children accessing the land (for example: 'Danger. Swimming pool under construction. Keep children out.')
- be placed on, or within, 1.5 metres of the road frontage for the land

- be mounted so that the bottom of the sign is at least 300 millimetres above ground level
- be positioned so that it is visible from the road
- be made of weatherproof material
- have lettering on the sign that relates to the warning at least 50 millimetres in height and in bold style.

If the land has more than one road frontage, a warning sign is only required on one road frontage.

Building Act 1975, Chapter 8, Section 234

The person must, unless the person has a reasonable excuse, ensure that, before the pool is filled with water to a depth of 300mm or more, a building certifier has provided a certificate in the approved form stating the pool is a complying pool.

QUEENSLAND DEVELOPMENT CODE (QDC) MP3.4 – Swimming Pool Barriers

CPR sign must:

- be attached to the safety barrier for the pool, or displayed near the pool, so that the sign is easily visible to a person near the pool
- be at least 300 millimetres by 300 millimetres in size
- be made of durable and weatherproof material
- include a statement that is prominent on the sign, explaining to a person reading the sign how to act in an emergency, including for example telephoning for an ambulance, staying with the injured person, calling for help and providing first aid.

CPR signs must show information about the procedures for providing first aid, including performing CPR in the way stated in Guideline 7 – Cardiopulmonary resuscitation (attached)

Swimming pool barrier is to comply with AS1926.1 & AS1926.2.

Further Pool Safety Guidelines can be found at the Department of Housing and Public Works website, under Pool Safety Guidelines:

<http://www.hpw.qld.gov.au/SiteCollectionDocuments/GuidelinesForPoolOwnersAndPropertyAgents.pdf>

18. Applicant Appeals

Planning Act 2016 – Schedule 1

----- End of Conditions -----

Basic Life Support

D

Dangers?

R

Responsive?

S

Send for help

A

Open Airway

B

Normal Breathing?

C

Start CPR

30 compressions : 2 breaths

D

Attach Defibrillator (AED)

as soon as available, follow prompts

**Continue CPR until responsiveness or
normal breathing return**