

# Lodgement of building work documentation

20

<p><b>1. Building description</b></p>	<table border="1"> <tr> <td>Building Use</td> <td>Building Class</td> <td>Shop / tenancy no.</td> <td>Storey / level</td> </tr> <tr> <td>New Construction of Carport</td> <td>10a</td> <td>-</td> <td>1</td> </tr> </table>	Building Use	Building Class	Shop / tenancy no.	Storey / level	New Construction of Carport	10a	-	1
Building Use	Building Class	Shop / tenancy no.	Storey / level						
New Construction of Carport	10a	-	1						
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(Include no., street, suburb/locality &amp; postcode)</i></p> <p>31 Herbert Street</p> <p>Camp Hill QLD 4152</p> <p>Lot &amp; plan details <i>(Attach list if necessary)</i></p> <p>Lot 167 RP 41987</p> <table border="1"> <tr> <td>Shop / tenancy no. <i>(If applicable)</i></td> <td>Storey / level <i>(If applicable)</i></td> <td>Total area of land (m<sup>2</sup> / ha)</td> </tr> <tr> <td>-</td> <td>-</td> <td>607 m2</td> </tr> </table> <p>In which local government area is the land situated?</p> <p>Brisbane City Council</p>	Shop / tenancy no. <i>(If applicable)</i>	Storey / level <i>(If applicable)</i>	Total area of land (m <sup>2</sup> / ha)	-	-	607 m2		
Shop / tenancy no. <i>(If applicable)</i>	Storey / level <i>(If applicable)</i>	Total area of land (m <sup>2</sup> / ha)							
-	-	607 m2							
<p><b>Documents lodged</b></p> <p>Please attach one copy of these documents, submitted under section 5.3.5 of the <i>Integrated Planning Act 1997</i> and sections 86 and 87 of the <i>Building Act 1975</i>. (Tick applicable box/es)</p> <p>The private certifier must ensure each document is marked to identify it as a document approved by the private certifier and relating to the development approval.</p> <p>Before giving the documents to the assessment manager the private certifier must ensure the approved form for the application is completed.</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> The application</li> <li><input checked="" type="checkbox"/> The approval documents for the application</li> <li><input checked="" type="checkbox"/> The decision notice or negotiated decision notice for the application</li> <li><input checked="" type="checkbox"/> A copy of the plans, drawings and specifications and other documents and information lodged by the applicant, stamped approved or otherwise endorsed by the assessment manager</li> <li><input type="checkbox"/> A list of required fire safety installations and required special fire services applying to the building work</li> <li><input checked="" type="checkbox"/> Certificates relied on to decide the application</li> <li><input checked="" type="checkbox"/> Information relied on to decide the application in relation to local government easements, encumbrances or estates or interests in land likely to be relevant to the application</li> </ul>								
<p><b>3. Confirmation receipt</b></p> <p>If the assessment manager is a local government, the local government must immediately give the private certifier a document acknowledging the receipt of the archiving fee.</p> <p>The private certifier must not give the applicant any approved documents until the private certifier has received the acknowledgement from the assessment manager.</p> <p>If the certifier works for a company, a contact person must be shown.</p>	<p>Private certifier's name <i>(in full)</i></p> <p>Phillip Morton</p> <table border="1"> <tr> <td>Company name (if applicable)</td> <td>Contact person</td> </tr> <tr> <td>Building Certification Consultants Pty. Ltd.</td> <td></td> </tr> </table> <p>Postal address</p> <p>P.O Box 204,</p> <p>Coorparoo QLD 4151</p> <p>Building certifier reference number</p> <p>00017683</p>	Company name (if applicable)	Contact person	Building Certification Consultants Pty. Ltd.					
Company name (if applicable)	Contact person								
Building Certification Consultants Pty. Ltd.									
<p><b>Local Government acknowledgement</b></p> <p>This section is optional and to be used by the local government at their discretion.</p>	<p style="text-align: center;"><b>The Local Government acknowledges payment of the archiving fee</b></p> <p>For future enquiries concerning these documents please quote this reference: <span style="float: right;">Local government reference</span></p> <table border="1"> <tr> <td>Archiving fee</td> <td>Fee receipt number (if applicable)</td> </tr> <tr> <td>\$</td> <td></td> </tr> </table> <p>Date acknowledgement issued</p> <p></p>	Archiving fee	Fee receipt number (if applicable)	\$					
Archiving fee	Fee receipt number (if applicable)								
\$									

**4. Development information relied on**

The development information identified in this section was relied upon in deciding the attached development application.

Item No	Development Information Relied On	Tick if information relied upon
<b>A – Infrastructure/services information</b>		
A1	Plan of any sewer main or sanitary drain within or adjacent to the property, including approved connection point and any limitations on capacity	Yes
A2	Plan of any water main within or adjacent to the property, including approved connection point and any limitations on capacity	
A3	Plan of any storm water main or drain within or adjacent to the property, including approved connection point and any limitations on capacity	Yes
A4	Plans of any overland flow path within the property	
A5	Details of any required land application area for on-site disposal of sewerage, including any reserve area	
A6	Details of approved swimming pool discharge point	
A7	Location of mine subsidence areas	
<b>B – Information specific to property</b>		
B1	Details of any local government easements affecting the land	
B2	Flood level information, including minimum floor levels applicable to the property	
B3	Details of amenity aesthetic resolutions	
B4	Details of any land-slip area applicable to the property (including mine subsidence)	
B5	Details of the location and nature of any filling that has been placed on the property	
B6	Details of any erosion control requirements applicable to the property	
B7	Details of any acid-sulphate soils contained in the property	
B8	Details of any airport height limitations applicable to the property	
B9	Details of any known contaminated soil contained on the property	
B10	Details of any declared bushfire prone areas that affect the property	
B11	Details of any local laws that affect the property	
B12	Details of any conservation/protected areas that affect the property	
B13	Details of any vegetation management area that affects the property	
B14	Details of any nature conservation or wet-lands areas that affect the property	
<b>C - Engineering information</b>		
C1	Details of any design standards/location requirements for vehicle crossings applicable to the land	
C2	Details of any limitations applicable to on-site driveway gradients or locations, for the property	
C3	Details of any water supply catchments that affects the property	
C4	Details of any sewerage surcharge area that affects the property	
C5	Details of any drainage problem area that affects the property	
C6	Details of levels of proposed road or footway works that affect the property	
<b>D – Existing building information</b>		
D1	Details of existing buildings on the property if available	Yes
D2	Copies of current Certificates of Classification for the property	
D3	Hydraulic services plans (existing commercial buildings)	
D4	Details of any heritage-listed buildings	
D5	Records relating to fire safety application and inspection	
<b>E –Development/planning approvals</b>		
E1	Details of any current development approvals applicable to the property	
E2	Details of any self-assessable requirements that may be relevant to the proposed building work. For example, in relation to domestic construction, covered car parking spaces, or water storage tanks.	Yes
E3	Details of any other approvals (other than building work) necessary for the proposed development to proceed	Yes
<b>F – Local Government registers of information</b>		
F1	Relevant sections of register of exemptions under the <i>Building Act 1975</i> , Chapter 8, Swimming Pool Fencing	
F2	Relevant sections of register of resolutions under the <i>Building Act 1975</i> about land liable to flooding	
F3	Relevant sections of register of show cause and enforcement notice information	

# Compliance Certificate for building Design or Specification

# 15

	<p>A Compliance Certificate states building work complies with the building assessment provisions.</p> <p>To be used for all classes of building and structures to certify a material, system, method of building or building element complies with the BCA or a provision of the QDC.</p> <p><b>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 QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</b></p> <p>G&amp;T-1318</p>
<p><b>1. Property description</b> This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application. The lot &amp; plan details (eg. 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.</p>	<p>Street address (include no., street, suburb / locality &amp; postcode)</p> <p>31 Herbert Street</p> <p>CAMP HILL Postcode 4152</p> <p>Lot &amp; plan details (attach list if necessary)</p> <p>In which local government area is the land situated?</p> <p>Brisbane City Council</p>
<p><b>2. Description of component/s certified</b> Clearly describe the extent of work covered by this certificate.</p>	<p><b>Structural engineering design only of the following items :-</b></p> <p>Carport</p>
<p><b>3. Basis of certification</b> 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.</p>	<p>AS 2870 - SAA Residential Slabs and Footings Code</p> <p>AS 3600 - SAA Concrete Structures Code</p> <p>AS 4100 - SAA Steel Structures Code</p> <p>AS 1170 Part 1 - SAA Loading Code Dead &amp; Live Loads</p> <p>AS 1170 Part 2 - SAA Loading Code Wind Forces (N2)</p> <p>AS 1684.2 - Residential Timber Framed Constructions Code</p> <p>AS 1538 - SAA Cold Formed Structures Code</p>
<p><b>4. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>Architectural documentation by G&amp;T (QLD) Pty Ltd Dwg No G&amp;T 1318 Sheets 1 to 4</p>

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s		Approved form 15 Version 1, 08/06
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**5. Building certifier reference number**

Building certifier reference number

**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 practise 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)

Garry N Booth

Company name (if applicable)

G&amp;B (QLD) Pty Ltd

Contact person

Garry Booth

Phone no. *business hours*


Mobile no.

0414977862

Fax no.

Email address

garrybooth@ozemail.com.au

Postal address

12 Old Cleveland Road

STONES CORNER QLD

Postcode 4120

Licence or registration number (if applicable)

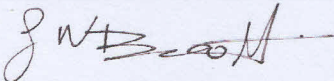
RPEQ 5581

**7. Signature of competent person**

This certificate must be signed by the individual assessed by the building certifier as competent.

I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation, will comply with the *Building Act 1975*.

Signed on behalf of G&amp;T (QLD) Pty Ltd




RPEQ 5581

Date

05.06.2013

**GENERAL**

- 1.0 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT DETAILS
2. DIMENSIONS SHALL NOT BE OBTAINED FROM THE DRAWING BY SCALING.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CURRENT EDITIONS OF THE RELEVANT SAA CODES AND RULES, RELEVANT LOCAL AUTHORITY BY-LAWS AND THE REQUIREMENTS OF THE SPECIFICATION.
4. SITE DRAINAGE AND MAINTENANCE OF THE FOOTING SYSTEM MUST BE INSTALLED AND CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870.1 AND CSIRO INFORMATION SERVICES PUBLICATION 'GUIDE TO HOME OWNERS ON FOUNDATION AND FOOTING PERFORMANCE'.
5.  DENOTES SETDOWN IN SLAB.
6. "TJ" DENOTES SAWN OR TOOLED JOINT IN SLAB.

**FOUNDATIONS AND GROUND SLABS.**

1. ALL TOPSOIL AND ORGANIC MATTER SHALL BE STRIPPED FROM THE BUILDING PLATFORM PRIOR TO THE COMMENCEMENT OF BULK EARTHWORKS.
2. THE FOOTING SYSTEM DESIGN HAS BEEN BASED ON A CLASS 'M' SITE CLASSIFICATION. TO BE CONFIRMED ON SITE BY ENGINEER.
3. THE ALLOWABLE BEARING CAPACITY OF THE FOUNDING MATERIAL SHALL NOT BE LESS THAN 100 KPa.
4. ENSURE THE BASE OF ALL FOUNDATIONS ARE FREE OF LOOSE PRIOR TO THE PLACEMENT OF CONCRETE.

**CONCRETE**

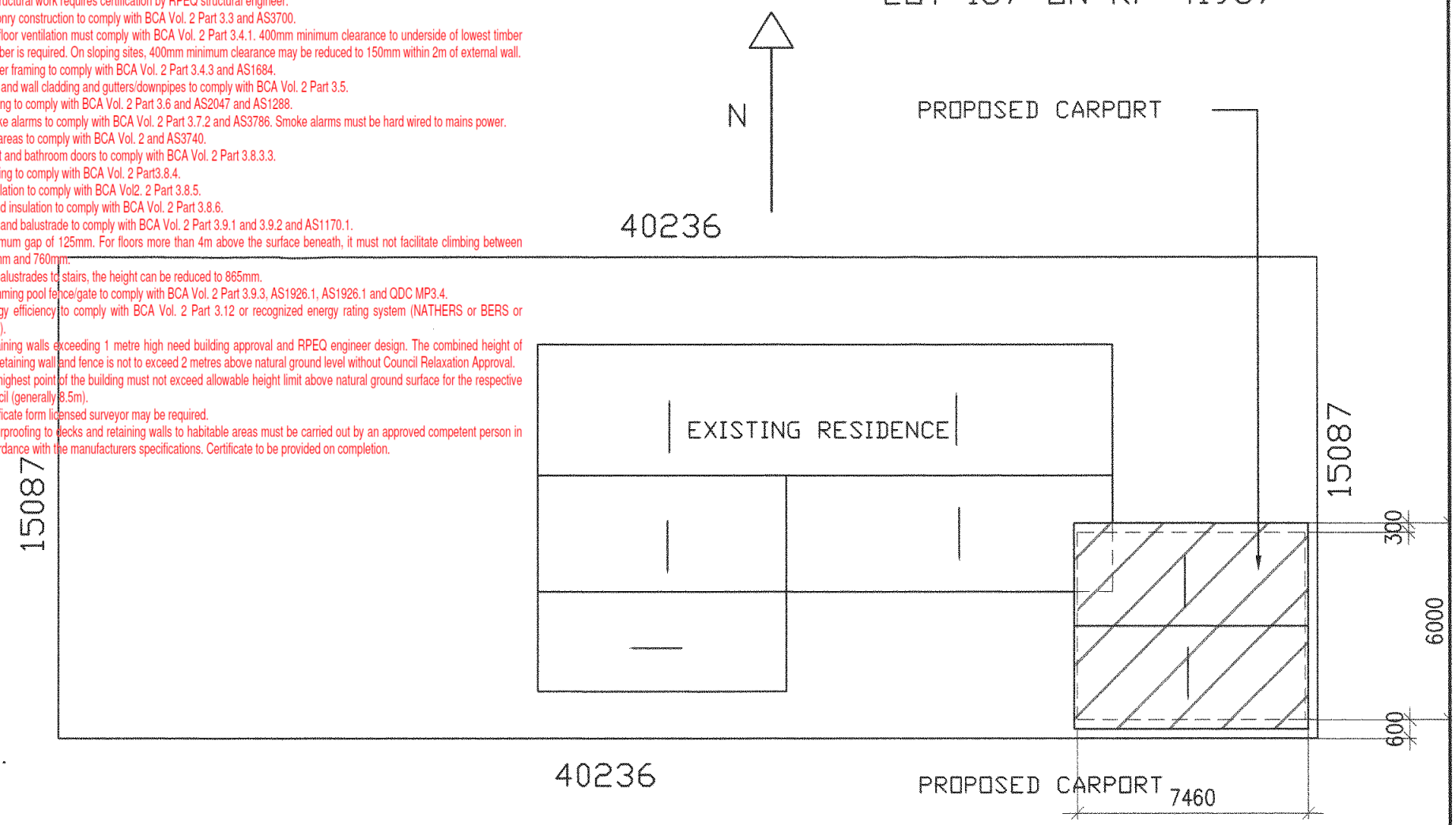
1. ALL CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF AS3600, AS1379 AND AS3610 AS APPROPRIATE.
2. ALL REINFORCEMENT SHALL COMPLY WITH THE REQUIREMENTS OF AS1302, AS1303 AND AS1304 AS APPROPRIATE.
3. CONCRETE SHALL BE CLASS N25 TO AS3600 WITH A SLUMP OF 80mm AND NOMINAL 20mm AGGREGATE.  
COVER - TOP 30mm  
BOT 40mm
4. ALL CONCRETE SHALL BE VIBRATED INTO PLACE.
6. SLAB REINFORCEMENT SHALL BE F72 U.N.O

DURING CONSTRUCTION WHERE DISCREPENCIES OCCUR, CONTACT THIS OFFICE IF NECESSARY FOR ENGINEER TO MAKE DETERMINATION & AMEND DESIGN IF CONSIDERED NECESSARY.

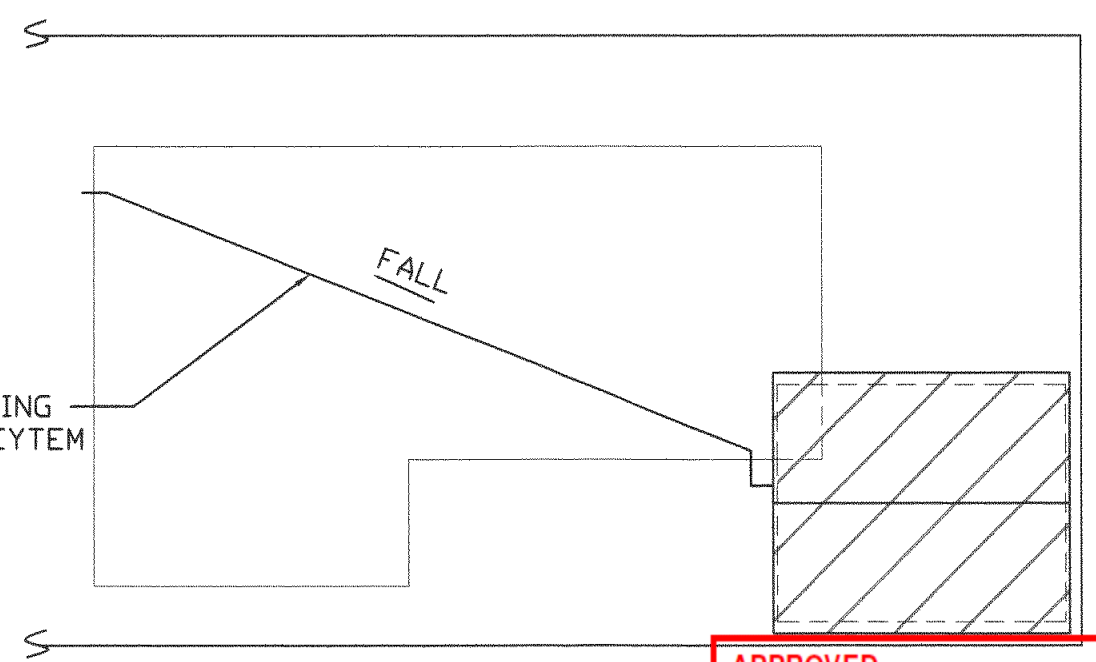
IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THIS DESIGN CONFORMS WITH THE INTENT OF THE ARCHITECTURAL DESIGN. CONTACT THIS OFFICE IF NECESSARY.

- Class 1 and 10 Standard Building Approval Conditions  
But not limited to
1. Storm water drainage to comply with BCA Vol. 2 Part 3.1.2 and AS/NZS3500 and council requirements.
  2. Termite protection to comply with BCA Vol. 2 Part 3.1.3 and AS3660.1 and manufacturers specification.
  3. All structural work requires certification by RPEQ structural engineer.
  4. Masonry construction to comply with BCA Vol. 2 Part 3.3 and AS3700.
  5. Sub-floor ventilation must comply with BCA Vol. 2 Part 3.4.1. 400mm minimum clearance to underside of lowest timber member is required. On sloping sites, 400mm minimum clearance may be reduced to 150mm within 2m of external wall.
  6. Timber framing to comply with BCA Vol. 2 Part 3.4.3 and AS1684.
  7. Roof and wall cladding and gutters/downpipes to comply with BCA Vol. 2 Part 3.5.
  8. Glazing to comply with BCA Vol. 2 Part 3.6 and AS2047 and AS1288.
  9. Smoke alarms to comply with BCA Vol. 2 Part 3.7.2 and AS3786. Smoke alarms must be hard wired to mains power.
  10. Wet areas to comply with BCA Vol. 2 and AS3740.
  11. Toilet and bathroom doors to comply with BCA Vol. 2 Part 3.8.3.3.
  12. Lighting to comply with BCA Vol. 2 Part 3.8.4.
  13. Ventilation to comply with BCA Vol. 2 Part 3.8.5.
  14. Sound insulation to comply with BCA Vol. 2 Part 3.8.6.
  15. Stair and balustrade to comply with BCA Vol. 2 Part 3.9.1 and 3.9.2 and AS1170.1.
  16. Maximum gap of 125mm. For floors more than 4m above the surface beneath, it must not facilitate climbing between 150mm and 760mm.  
For balustrades to stairs, the height can be reduced to 865mm.
  17. Swimming pool fence/gate to comply with BCA Vol. 2 Part 3.9.3, AS1926.1, AS1926.1 and QDC MP3.4.
  18. Energy efficiency to comply with BCA Vol. 2 Part 3.12 or recognized energy rating system (NATHERS or BERS or other).
  19. Retaining walls exceeding 1 metre high need building approval and RPEQ engineer design. The combined height of any retaining wall and fence is not to exceed 2 metres above natural ground level without Council Relaxation Approval.
  20. The highest point of the building must not exceed allowable height limit above natural ground surface for the respective council (generally 8.5m).  
Certificate from licensed surveyor may be required.
  21. Waterproofing to decks and retaining walls to habitable areas must be carried out by an approved competent person in accordance with the manufacturers specifications. Certificate to be provided on completion.

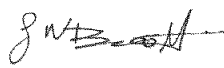
LOT 167 ON RP 41987



**SITE PLAN**

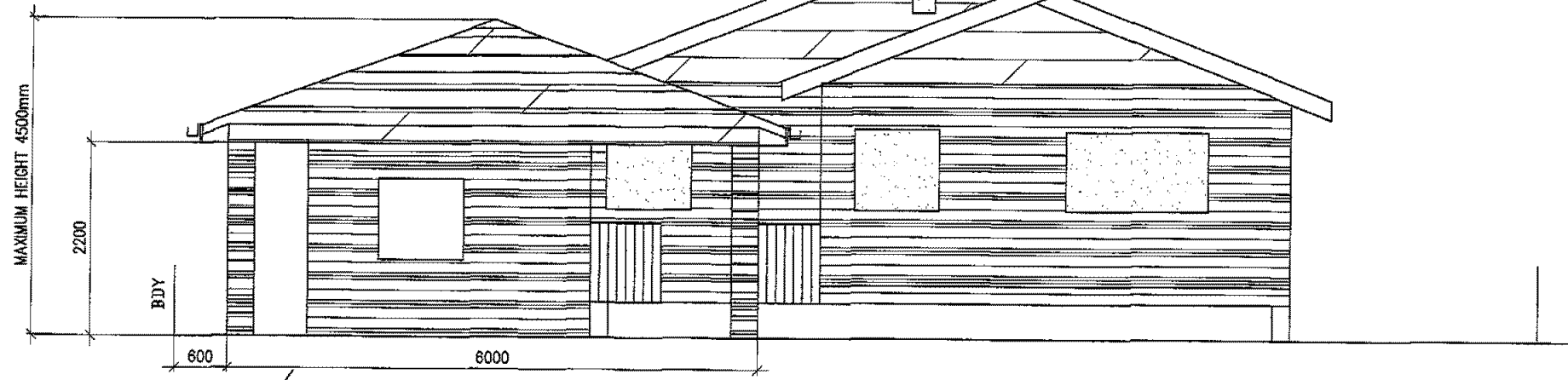


**ROOF DRAINAGE PLAN**

PROPOSED CARPORT	Engineer Approved 
31 HERBERT STREET CAMP HILL	Drawing No. G&T-1318
	Sheet 1 OF 4

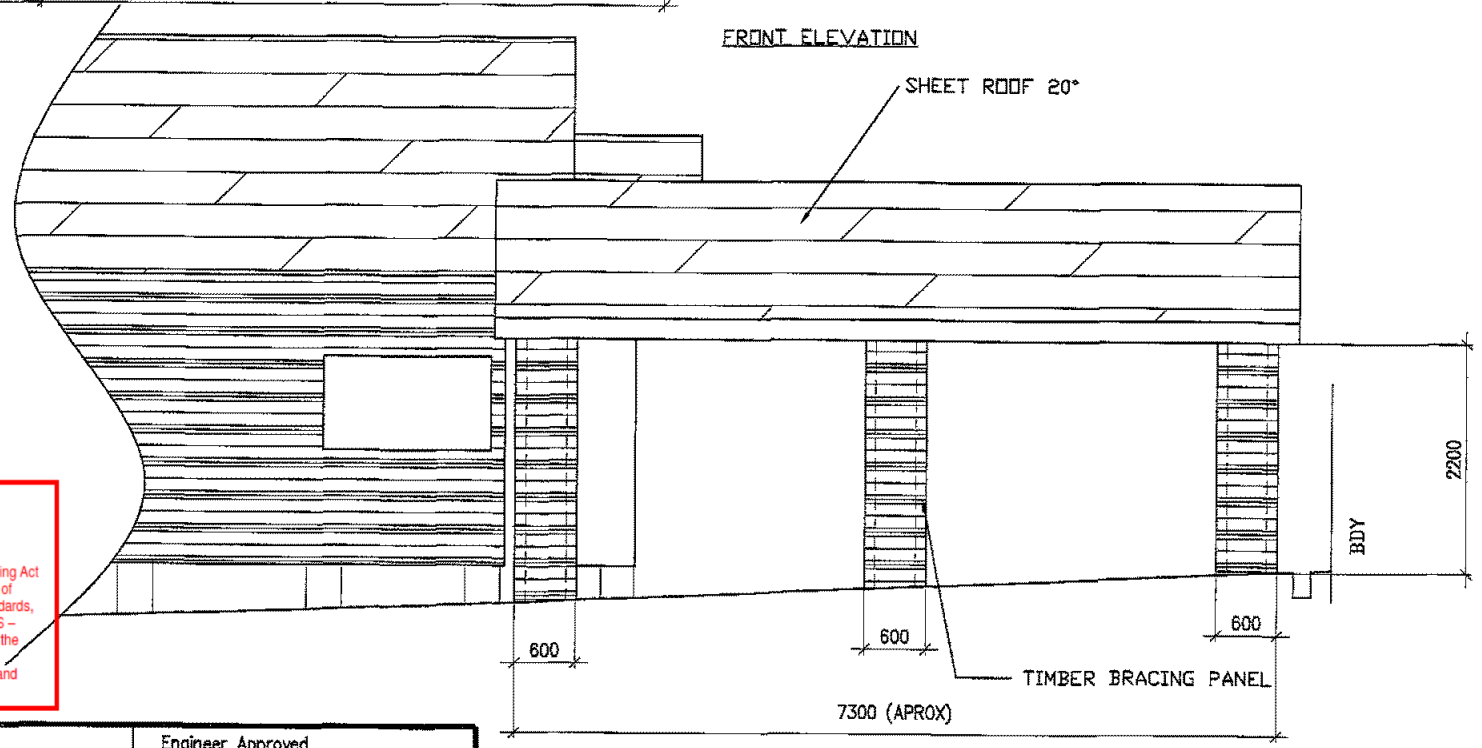
**APPROVED**  
Building Certification Consultants Pty Ltd  
Subject to:  
a) Compliance with the requirements of the Building Act 1975, Building regulation 2006, Building Code of Australia, and all other relevant Acts and Standards,  
b) Compliance with approval conditions of Form 6 - Development Application Decision Notice and the Approval Conditions.  
c) Alterations shown and enclosed on the plans and specifications.

SHEET ROOF 20°



FRONT ELEVATION

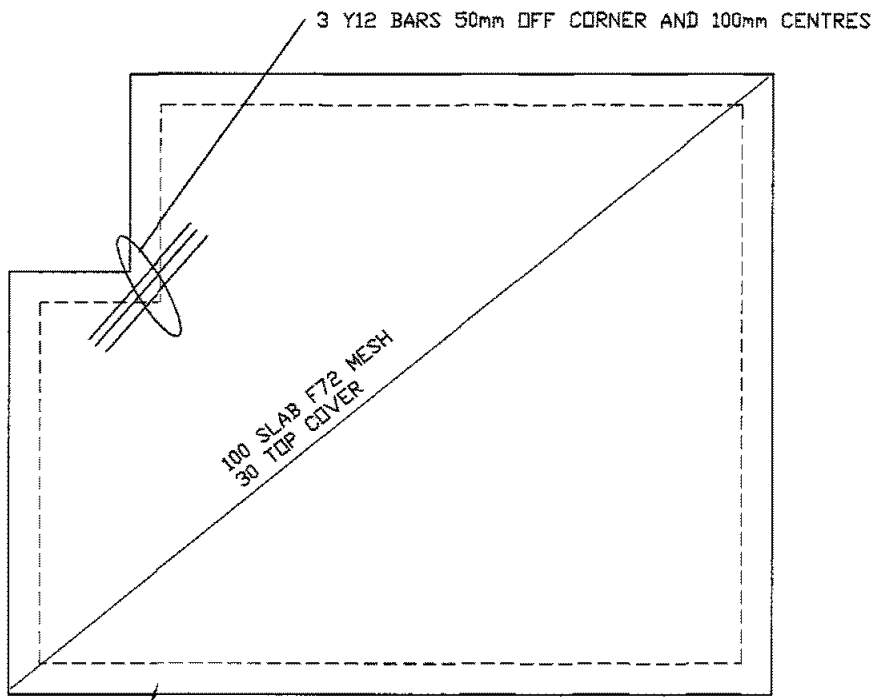
SHEET ROOF 20°



SIDE ELEVATION

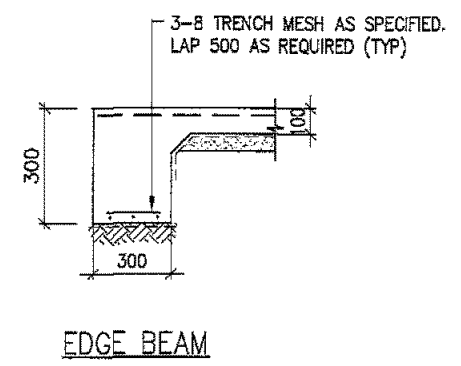
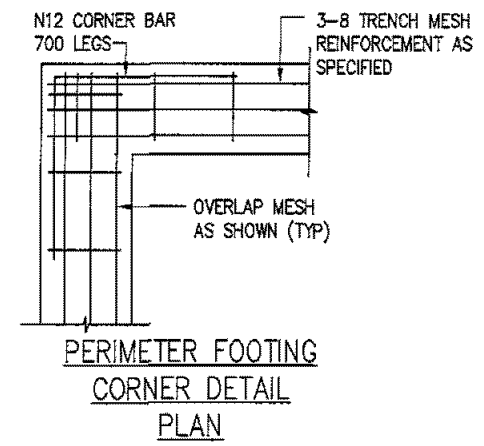
**APPROVED**  
 Building Certification Consultants Pty Ltd  
 Subject to:  
 a) Compliance with the requirements of the Building Act 1975, Building regulation 2006, Building Code of Australia, and all other relevant Acts and Standards,  
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PROPOSED CARPORT	Engineer Approved <i>[Signature]</i>
31 HERBERT STREET CAMP HILL	Drawing No. G&T-1318
	Sheet 2 OF 4



300 WIDE x 250 DEEP  
EDGE THICKENING  
3-8 TRENCH MESH  
50 BOTTOM COVER (TYP)

SLAB AND FOOTING SYSTEM

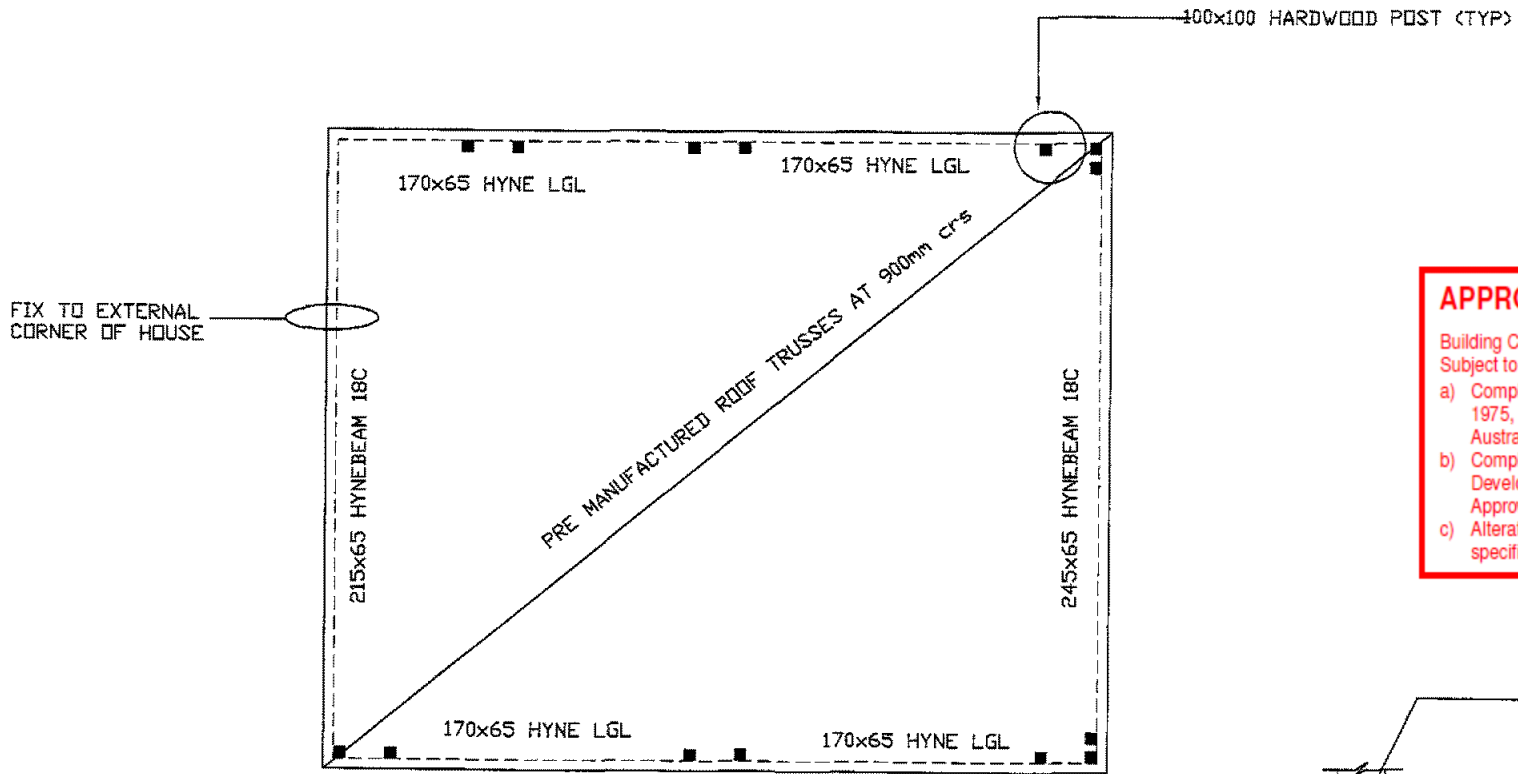


**APPROVED**

Building Certification Consultants Pty Ltd  
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PROPOSED CARPORT	Engineer Approved <i>[Signature]</i>
31 HERBERT STREET CAMP HILL	Drawing No. G&T-1318
	Sheet 3 OF 4

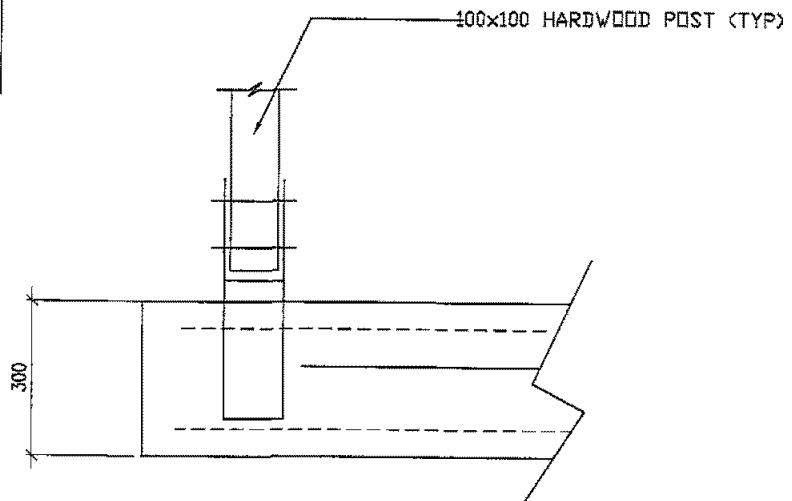


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TIE-DOWN

ROOF BATTEN TO ROOF TRUSS - 2 TYPE 14 SCREWS  
 TRUSS TO BEAMS - LOOPEd GI STRAP 4 NAILS TO EACH LEG  
 BEAMS TO POST - 2 M12 BOLTS  
 POST TO FOOTING - 2 M12 BOLTS

FRAMING DETAILS



PROPOSED CARPORT	Engineer Approved <i>[Signature]</i>
31 HERBERT STREET CAMP HILL	Drawing No. G&T-1318
	Sheet 4 OF 4





# BUILDING SERVICES AUTHORITY

By EMail

Contact: **Customer Service Centre**  
BSA Office: **Brisbane**  
Telephone: **1300 272 272**  
Fax: **07 3225 2829**

Our Ref: 11128705

23 September 2013

Gordon Frederick Reynolds  
Po Box 3174  
NORMAN PARK QLD 4170

## Confirmation of Insurance No. 11128705

**CONSTRUCTION AT:** LOT 1678 ON RP 41987  
**SITE ADDRESS:** 31 Herbert Street, CAMP HILL QLD 4152  
**PERFORMED BY:** Gordon Frederick Reynolds  
**LICENCE NUMBER:** 56922

The BSA confirms the abovementioned contractor has paid the "appropriate insurance premium" for work described as **1 X DOMESTIC CARPORT** to be performed at the above address. This letter is satisfactory evidence for an Assessment Manager to comply with the requirements of Section 68(2) of the *Queensland Building Services Authority Act 1991* for issue of a development approval.

**Shane Wilson**  
**Executive Manager Insurance**

Notified Contract Value \$17,500.00  
Insurance Premium \$ 211.20  
Premium includes GST of \$ 19.20

**NOTE: THIS DOCUMENT IS TO BE PRESENTED TO THE CERTIFIER / COUNCIL AS EVIDENCE THAT INSURANCE HAS BEEN EFFECTED TO ENABLE THE ISSUE OF THE DEVELOPMENT APPROVAL.**

Gordon Reynolds  
0419730176

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 2.0 effective 17 December 2012)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using eDA at [www.smarteda.qld.gov.au](http://www.smarteda.qld.gov.au)

## Mandatory requirements

**Applicant details** (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

COLIN JOHN THUN

For companies, contact name

Postal address

31 HERBERT STREET

Suburb

CAMP Hill

State

QLD

Postcode

4152

Country (if other than Australia)

Contact phone number

07 390 17233

Mobile number (non-mandatory requirement)

0468 321931

Fax number (non-mandatory requirement)

e-mail address (non-mandatory requirement)

mc thun  
@ optusnet.com.au

Applicant's reference number (non-mandatory requirement)

**1. What is the nature of the development proposed and what type of approval is being sought?**

**Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)**

a) What is the nature of the development? (Please only tick one box.)

- Material change of use     Reconfiguring a lot     Building work     Operational work

b) What is the approval type? (Please only tick one box.)

- Preliminary approval under s241 of SPA     Preliminary approval under s241 and s242 of SPA     Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Carpark

d) What is the level of assessment? (Please only tick one box.)

- Impact assessment     Code assessment

**Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)**

a) What is the nature of development? (Please only tick one box.)

- Material change of use     Reconfiguring a lot     Building work     Operational work

b) What is the approval type? (Please only tick one box.)

- Preliminary approval under s241 of SPA     Preliminary approval under s241 and s242 of SPA     Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

- Impact assessment     Code assessment

**Table C**—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

Refer attached schedule     Not required

**2. Is the application for a mobile and temporary environmentally relevant activity (ERA)?**

- No—continue to question 3  
 Yes—complete Table D and then go to question 6

**Table D**—name of each local government area in which the mobile and temporary ERA is proposed to operate

**3. Location of the premises** (Complete Table E and/or Table F as applicable. Identify each lot in a separate row.)

**Table E**—street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises. (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address and lot on plan (All lots must be listed.)  
 Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		31	Herbert St	4152	167	RP41987	Brisbane
ii)			Camp Hill				
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory.)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

**Table F**—premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row.)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

**4. Total area of the premises on which the development is proposed** (indicate square metres)

--

**5. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

House
-------

**6. Are there any current approvals (e.g. a preliminary approval) associated with this application?** (Non-mandatory requirement.)

No     Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

**7. Is owner's consent required for this application?** (Refer to notes at the end of this form for more information.)

No  
 Yes—complete either Table G, Table H or Table I as applicable

**Table G**

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

**Table H**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager	

**Table I**

Name of owner/s of the land	
-----------------------------	--

By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

**8. Does the application involve a State resource?** (E.g. the application involves taking water or quarry material, or interfering with the flow of water. Refer to the notes at the end of this form for more information) (Non-mandatory requirement.)

- No       Not identified whether or not the application involves a State resource       Yes—complete Table J

**Table J**

Nature of State-owned resource (if identified)

**9. Identify if any of the following apply to the premises** (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table K  
 On strategic port land under the *Transport Infrastructure Act 1994*—complete Table L  
 In a tidal water area—complete Table M  
 On Brisbane core port land under the *Transport Infrastructure Act 1994* (no table requires completion)  
 On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

**Table K**

Name of water body, watercourse or aquifer

**Table L**

Lot on plan description for strategic port land

Port authority for the lot

**Table M**

Name of local government for the tidal area (if applicable)

Port authority for the tidal area (if applicable)

**10. Are there any existing easements on the premises?** (e.g. for vehicular access, electricity, overland flow, water etc.)

- No       Yes—ensure the type, location and dimension of each easement is included in the plans submitted

**11. Does the proposal include new building work or operational work on the premises?** (Including any services.)

- No       Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

**12. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)**

No—go to question 14       Yes

**13. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)**

No  
 Yes—complete Table N and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

**Table N**

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**14. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?**

No  
 Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

**15. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using Smart eDA.)**

Description of attachment or title of attachment	Method of lodgement to assessment manager

**16. Applicant's declaration**

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information.)

**Notes for completing this form**

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*.

**Question 7**

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

**Question 8**

- If a development application involves a State resource, the application is not required to be supported by evidence of resource entitlement. The allocation or entitlement to the resource is a separate process and should be obtained prior to development commencing.

**Question 12**

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

**Question 13**

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**OFFICE USE ONLY**

Date received  Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To  Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
24/09/2013	Neil Oliver	A1110240	Da

**QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)**

Description of the work	QLeave project	Amount paid	Date paid	Date received	Name of officer who
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	number	(\$)		form sighted by assessment manager	sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

# IDAS form 2—Building work requiring assessment against the *Building Act 1975*

(Sustainable Planning Act 2009 version 1.1 effective 17 December 2012)

This form must be used for development applications for building work requiring assessment against the *Building Act 1975*.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form must also be used for building work relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*.

This form can also be completed online using eDA at [www.smarteda.qld.gov.au](http://www.smarteda.qld.gov.au)

## Mandatory requirements

**1. Owner's details** (the applicant is responsible for ensuring the owner's details are correct. Where there is more than one owner, please provide additional details on an attachment to this form)

Name/s (individual or company name in full)

COLIN JOHN THUN

For companies, contact name

Postal address

31 HERBERT Street

Suburb

CAMP Hill

State

QU

Postcode

4152

Country

AUSTRALIA.

Contact phone number

0468-321931

Fax number (non-mandatory requirement)

e-mail address (non-mandatory requirement)

mc.thun

@optusnet.com.au

**2. Builder's details** (If known at the time of the lodgement. Where there is more than one builder, please provide additional details on an attachment to this form.)

Name/s (individual or company name in full) **Gordon Frederick Reynolds**

For companies, contact name

BSA licence number or owner-builder number **56922**

Postal address **PO Box 3174**

Suburb	<b>Norman Park</b>		
State	<b>Qld</b>	Postcode	<b>4170</b>
Country			

Contact phone number

Fax number (non-mandatory requirement)

e-mail address (non-mandatory requirement) @

**3. Nature of the proposed building work** (Tick applicable box/es.)

- new building or structure—complete Table A       demolition—complete Table B
- repairs, alterations or additions—complete Table A       change of building classification—complete Table C
- removal—complete Table B

Table A				
Description of new buildings, structures, repairs, alterations or additions	Building classification/s	Maximum no. of storeys	Existing floor area being retained	Proposed new floor area
CARPORT	10a	1	145m <sup>2</sup>	36m <sup>2</sup>

Table B
Description of buildings or structures to be demolished or removed

Table C	
Current building classification/s	Proposed building classification/s

**4. Are there any current approvals associated with the proposed building work?**

No     Yes—complete Table D

Table D		
List of approvals (e.g. development permit, preliminary approval etc.)	Date approved	Date approval lapses

**5. What is the dollar value of the proposed building work? (Inc GST, materials and labour.)**      **\$ 17,500**

**6. Proposed construction materials (tick applicable boxes)**

**External walls**     Double brick     Steel     Curtain glass     Stone/concrete     Other  
 Brick veneer     Timber     Aluminium     Fibre cement

**Frame**     Timber     Steel     Aluminium     Other

**Floor**     Concrete     Timber     Other

**Roof covering**     Slate/ concrete     Tiles     Fibre cement     Aluminium     Steel  
 Other

**7. Details of proposed new residential building work**

Description of proposed new building work (Tick applicable box/es below.)	No. of existing dwelling units	No. of dwelling units to be demolished	No. of new additional dwelling units
<input checked="" type="checkbox"/> Single detached house (new and alterations)	1	0	0
<input type="checkbox"/> Relocated single detached house			
<input type="checkbox"/> Kit house			
<input type="checkbox"/> Existing transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> New transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> Semi-attached house (e.g. duplex, dual occupancy)			
<input type="checkbox"/> Apartment, unit or flat attached to an existing house			

Description of proposed new building work (Tick applicable box/es below.)	No. of existing dwelling units	No. of dwelling units to be demolished	No. of new additional dwelling units
<input type="checkbox"/> Apartment building			
<input type="checkbox"/> Attached housing (e.g. townhouse, terrace house)			

**8. Does the owner agree to release their name and the premises' address for marketing purposes?**  
(Non-mandatory. If this question is not answered, the default response is no.)

No  Yes

**9. Does the applicant have reasons why certain development information (e.g. private information about the applicant, plans, drawings and specifications for plans) should not be made available for inspection and purchase?**

No  Yes—complete Table E

Table E	
Development information	Reasons information should not be available

**10. Confirm that the following mandatory supporting information accompanies this application**

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
The information required under chapter 3, parts 1 and 2 of the <i>Building Act 1975</i>	<input checked="" type="checkbox"/> Confirmed	Email
Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the <i>Building Act 1975</i>	<input checked="" type="checkbox"/> Confirmed	Email

**Privacy**—The information collected in this form will be used by the assessment manager and/or building certifier in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**OFFICE USE ONLY**

Date received

Reference numbers

**FOR COMPLETION BY THE BUILDING CERTIFIER**

Building classification/s of approved building work	BSA Insurance receipt number	BSA Certification Licence number
10 <sub>a</sub>	11128705	A1266329

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

## Form 6 Development Application Decision Notice

**Sustainable Planning Act 2009, Part 5, Sec 334 & 335.**

Building Certifier Reference Number: **00017683**  
Approval Type: **Development Permit For Building Works**  
The Development Application was Assessed and: **Approved with Conditions**  
Building Certifier Decision Date: **Tuesday, 29 October 2013**  
Local Government Area: Brisbane City Council  
Applicant: Colin Thun  
Address of Site: 31 Herbert Street  
Camp Hill QLD 4152

### Building Class & Description of Works:

10a New Construction of Carport

### Real Property Description of Site or GPS Coordinates:

Lot Type	Lot No:	Plan Type	Plan Numbers(s)
Current	167	RP	41987

### Advisory Notes

These Advisory Notes do not form part of this approval or the conditions attached thereto. The following Advisory Notes are intended to provide guidance to the applicant where necessary and inform the applicant of actions that Local, State or Federal Government departments may take with respect to the development site or the approval: n/a

### Local Authority Planning Scheme Conditions

Build Over / Near Sewer Conditions, File No: n/a  
Build Over / Near Stormwater Conditions, File No: n/a  
Council Planning Approval File No: n/a  
Siting Relaxation File No: A003720043

### THIS DEVELOPMENT PERMIT APPROVAL MUST BE READ IN CONJUNCTION WITH:

Reason for Refusal (If Applicable):	See Attachment A
Drawing Documents and Required Certificates Described as:	See Attachment A
Required Inspections & Building Certifiers Conditions & Other Applicable Codes for Self Assessable Development:	See Attachment A

**Date of This Notice:** **Tuesday, 29 October 2013** **Signature**

**Certifier** **CertificationNumber**

Joshua Reade A1266329



## ATTACHMENT A

Applicant Name: Colin Thun	Landowner Name: Colin Thun
Applicant Contact: Colin Thun	Landowner Contact: Colin Thun
Applicant Address: 31 Herbert Street Camp Hill QLD 4152	Landowner Address: 31 Herbert Street Camp Hill 4152 QLD
Applicant Phone: 3901 7233	Landowner Phone: 3901 7233
Applicant Phone: mcthun@optusnet.com.au	Landowner EMail: mcthun@optusnet.com.au

### Required Inspections

StageName	Description	Recommended Agent	Contact
Sighting Stage	CERTIFIER Initial stage/pre-footing site inspection	Building Certification Consultants Pty. Ltd.	07 3394 2744
Footing Stage	ENG Footings AND Slab Inspection	RPEQ Engineer	RPEQ Engineer
Frame Stage	ENG Frame Inspection	RPEQ Engineer	RPEQ Engineer
Final Stage	CERTIFIER Final Inspection	Building Certification Consultants Pty. Ltd.	07 3394 2744

**Early site/pre-footing inspections are required and are separate to engineer footings/slab inspections. if an inspection is missed or cancelled less than 24 hours from the appointed date it is the responsibility of the builder/applicant/landowner - NO REFUND of this fee will be issued.**

**Certificate of inspection will be accepted by a competent person - Certificate will only be accepted if:**

- a) Before the inspection, the Building Certifier has assessed the person as a competent person for the inspection and,
- b) The Building Certifier receives the certificate not later than five (5) business days after the person carried out the inspection

### REQUIRED CERTIFICATES \*

<u>Certificate</u>	<u>Comments</u>
1 <b>Engineer - Footing Inspection Form 16</b>	Provide a Form 16 Engineer Certificate for footing inspection.
1 <b>Engineer - Slab Inspection form 16</b>	Provide a Form 16 Engineer Certificate for slab inspection.
1 <b>Engineer - Framing Inspection Form 16</b>	Provide a Form 16 Engineer Certificate for frame inspection.
1 <b>Development Approval - Conditions Template</b>	Statement or certificate from builder, developer or owner confirming all development approval (DA) conditions/ siting relaxation/ build over infrastructure (BOS/BONSW) conditions have been met/complied with.
2 <b>Driveway Crossover</b>	Provide a copy of Driveway Crossover Permit.
3 <b>Plumbing - Form 16</b>	Provide a Form 16 for compliance with the NCC, Local Government laws & QLD Plumbing Code.
4 <b>Roof Installation Certificate Form 16</b>	Certificate or statement from suitably qualified roof installer confirming roof has been installed in accordance with manufacturers specifications
5 <b>Surveyor - As Constructed Setout Form 16</b>	Statement or certificate and associated plan indicating location of building on the allotment from registered land surveyor (registered with the Surveyors Board of QLD)
6 <b>Surveyor - Initial Setout Form 16</b>	Provide a Form 16 Surveyors initial setout certificate.
7 <b>Termite Protection Form 16</b>	Statement or certificate from Termite Protection Installer (BSA and QLD Govt. Dept. of Health licensee), treated area plan indicating perimeter and penetration barriers and locations of two x durable notices as required under BCA B1.4

**\* Additional certificates may be requested upon inspection of the building work.**



## ATTACHMENT A

### Building Conditions

#### Standard Building Conditions

- 1 The building the subject of this approval has been assessed under BCA Volume 2:2013 as Class 10a.
- 2 This approval is valid for twelve (12) months from the date here on. Building work for removal homes must be commenced within 2 months and completed within 6 months from the date hereon. OR is limited in time by the expiry date of any applicable development approval/s from local council whichever is the earlier date.  
All building work must be commenced and completed within this time to avoid any extension of time approvals to our building approval and/or council development approval/s (if applicable) and to avoid any additional fees.  
Refer to attached appeal provisions in respect to the development/building approval.
- 3 Built to boundary walls to be built 'maintenance free' as defined by the Queensland Development Code (Q.D.C.) Part MP1.1 & Part MP1.2 A6.
- 4 Building set out survey to be complete prior to commencement of construction. Survey Certificate to be handed to Building Certifier prior to footing inspection.
- 5 Stormwater drainage to comply with BCA Vol .2. Part 3.1.2. and AS/NZS 3500.3.2. or AS/NZS 3500.3.2. or AS/NZS 3500.5 and Council requirement.
- 6 Finished Building Levels must allow the driveway to have a maximum gradient of 1 : 4 or to Council Local Authority requirements. Please obtain a driveway and crossover permit before commencement of work.
- 7 Roof and wall cladding and gutters/downpipes to comply with BCA Vol .2. Part 3.5.  
Roof sheeting and rainwater products are to be corrosion resistant as per BCA part 3.5.1.3.
- 8 Termite protection to comply with BCA Vol.2. Part 3.1.3 and AS3660 and manufacturers specification.  
Certificate to be supplied at final from a licensed applicator of an approved method. Regular inspections and maintenance to be carried out to ensure there is no breach of the termite barrier.
- 9 Timber framing to comply with BCA Vol 2 Part3.4.3 and AS 1684:2010.
- 10 The applicant must ensure that ONE legible set of the current, approved drawings for the development is available for inspection on the building site while the building work is in progress.
- 11 The Building works are to be carried out in accordance with the Building Code of Australia and all Relevant Codes and Standards applicable at the time of granting of this approval and any conditions or notations endorsed on the approval documents.
- 12 Identification survey to be conducted and site boundaries to be re-pegged prior to commencement of constructions.
- 13 Masonry Construction to comply with BCA Vol.2. Part 3.3. and AS3700.
- 14 It is the applicant/builder/developer's responsibility to obtain other additional local authority approvals as required.
- 15 The applicant /owner and/ or builder is required to ensure that the building works that are the subject of this approval comply with the requirements of any applicable local planning instrument or any lawful local law or local law policy.
- 16 Any cutting or filling of the site or construction of retaining walls or other structure on the site, shall not jeopardise any existing overland flow drainage system or cause ponding or nuisance from stormwater to neighbouring properties.
- 17 Inspection, installation, commissioning certificates signed by a competent person (AS APPROVED BY THE CERTIFIER) supplied at final inspection stage may be requested to be accompanied by a statement of qualifications and experience of the competent person in the form of a curriculum vitae.
- 18 All roofwater must be discharged to a lawful point of stormwater discharge as defined by the relevant Local Government.  
Roof water to be discharged to:
  - Street Channel.
  - Rubble pit, designed by an registered professional BSA licensed hydraulic consultant or RPEQ civil engineer.
  - As directed by Local Government.
  - Rainwater tank with overflow connected to lawful point of stormwater discharge.
- 19 Erosion and Sediment control measures should be put in place before any site works occur. Runoff from building sites which carries sand, silt, and clay is a major contributor to the degradation of the creeks and waterways. Failure to control such runoff is an offence under the Environment Protection Act (EPA) for which on-the-spot fines apply.
- 20 Council Sewer/Water Main/Stormwater crosses this site see attached property search. Ensure you conduct Dial Before You Dig searches before commencing on site!
- 21 Signage shall not be included in this approval. A separate application is required with Local Government. Site information signage may be required by a Local Government planning approval condition. Workplace Health and Safety signage may also be required.
- 22 All structural work requires certification by RPEQ Structural Engineer, unless otherwise noted in this approval.
- 23 Principal Contractors have particular workplace health and safety obligations under this Act. Owners of domestic premises to be constructed, are not Principal Contractors unless they are in control of the building work, hold an owner builder permit and intend to reside at the premises. Contact your nearest office of the Division of Workplace Health and Safety for information.

#### Application Specific Conditions

- 1 All building work must comply with the Assessment Manager's Conditions (building certifier).
- 2 Alterations made in red on ANY approved plans must be adhered to and supersede particulars of relevant plans.
- 3 The building work is approved for the Building Act 1975 and the Building Code of Australia requirements.
- 4 Construction to be in accordance with the Local Government Development Approval (where applicable). ANY deviation from the planning approval will require written approval from the private planner or council planning delegate and may also require an amendment to this building approval. No alterations are to occur on site without seeking written advice.

## ATTACHMENT A

### Building Conditions

#### Before you Begin Work

- 1 The nominated contractor on site must carry out their own relevant property services searches to confirm location of any essential services. Seek Local Government and Dial Before You Dig ([www.1100.com.au](http://www.1100.com.au)) searches before commencing any construction works on site.

#### Additional Development Permits

- 1 List of Additional Development Permits: n/a

#### Occupation Or Use Of Building

- 1 The building/structure is not to be occupied and does not become lawful until a Certificate of Classification or Final Certificate has been issued (where required).

### Approved Drawing Numbers

#### Architectural

Booth Engineers & Associates Pty Ltd, Job # 1318

#### Structural

Booth Engineers & Associates Pty Ltd, Job # 1318

**SUSTAINABLE PLANNING ACT 2009**  
**APPEAL PROVISIONS FOR APPLICANTS**  
**Chapter 7 Appeals, offences and enforcement**  
**Part 1 Planning and Environment Court**

**Division 8 Appeals to court relating to development applications and approval**

**s461 Appeals by applicants**

(1) An applicant for a development application may appeal to the court against any of the following- [s 462] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 1 Planning and Environment Court Page 318 Reprint 1D effective 20 September 2010

- (a) the refusal, or the refusal in part, of the development application;
- (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a period mentioned in section 341;
- (e) a deemed refusal of the development application.

(2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-

- (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant; or
- (b) otherwise-the day a decision notice was required to be given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

**462 Appeals by submitters-general**

(1) A submitter for a development application may appeal to the court only against-

- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
- (b) the part of the approval relating to the assessment manager's decision under section 327.

(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following-

(a) the giving of a development approval; [s 463] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 1 Planning and Environment Court Reprint 1D effective 20 September 2010 Page 319

(b) any provision of the approval including-

- (i) a condition of, or lack of condition for, the approval; or
- (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter-

- (a) withdraws the submission before the application is decided; or
- (b) has given the assessment manager a notice under section 339(1)(b)(ii).

(4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

**Division 11 Making an appeal to court**

**481 How appeals to the court are started**

(1) An appeal is started by lodging written notice of appeal with the registrar of the court.

(2) The notice of appeal must state the grounds of the appeal.

(3) The person starting the appeal must also comply with the rules of the court applying to the appeal.

(4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

**Division 13 Court process for appeals**

**492 Hearing procedures**

The procedure for hearing an appeal is to be under the rules of court and the orders or directions of the court or the Chief Judge.

*Note-* See section 446(4) for when an order or direction of the court or the Chief Judge prevails over the rules of court.

**496 Appeal decision**

(1) In deciding an appeal the court may make the orders and directions it considers appropriate.

(2) Without limiting subsection (1), the court may-

- (a) confirm the decision appealed against; or
- (b) change the decision appealed against; or
- (c) set aside the decision appealed against and make a decision replacing the decision set aside.

(3) If the court acts under subsection (2)(b) or (c), the court's decision is taken, for this Act, other than this division, to be the decision of the entity making the appealed decision.

(4) If the appeal is an appeal against the decision of a building and development committee, the court may return the matter to the committee with a direction that the committee make its decision according to law.

**SUSTAINABLE PLANNING ACT 2009**  
**APPEAL PROVISIONS FOR APPLICANTS**  
**Chapter 7 Appeals, offences and enforcement**  
**Part 2 Building and development dispute resolution committees**

**Division 4 Appeals to committees about development applications and approvals**

**Subdivision 1 Appeals about particular material changes of use**

**519 Appeal by applicant-particular development application for material change of use of premises**

- (1) This section applies to a development application if the application is only for a material change of use of premises that involves the use of a prescribed building.
- (2) However, this section does not apply to the development application if any part of the application required impact assessment and any properly made submissions were received by the assessment manager for the application.
- (3) The applicant for the development application may appeal to a building and development committee against any of the following-
  - (a) the refusal, or the refusal in part, of the application;
  - (b) any condition of the development approval and another matter, other than the identification or inclusion of a code under section 242, stated in the development approval;
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341;
  - (e) a deemed refusal of the application.
- (4) An appeal under subsection (3)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-  
[s 520] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 2 Building and development dispute resolution committees Reprint 1D effective 20 September 2010 Page 351
- (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant;  
or
- (b) otherwise-the day a decision notice was required to be given to the applicant.
- (5) An appeal under subsection (3)(e) may be started at any time after the last day a decision on the matter should have been made.

**Subdivision 2 Appeals about conditions of particular development approvals**

**522 Appeal by applicant-condition of particular development approval**

- (1) This section applies to a development application if-
  - (a) the application is only for a material change of use that involves the use of a building classified under the BCA as a class 2 building; and
  - (b) the proposed development is for premises of not more than 3 storeys; and
  - (c) the proposed development is for not more than 60 sole occupancy units.
- (2) However, this section does not apply to the development application if any part of the application required impact assessment and any properly made submissions were received by the assessment manager for the application.
- (3) The applicant for the development application may appeal to a building and development committee against a condition of the development approval.
- (4) The appeal must be started within 20 business days (the **applicant's appeal period**) after-  
[s 523] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement Part 2 Building and development dispute resolution committees Reprint 1D effective 20 September 2010 Page 353
- (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant;  
or
- (b) otherwise-the day a decision notice was required to be given to the applicant.
- (5) In this section-  
**sole-occupancy unit**, in relation to a class 2 building, means a room or other part of the building used as a dwelling by a person to the exclusion of any other person.  
**storey** means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than-
  - (a) a space containing only-
    - (i) a lift shaft, stairway or meter room; or
    - (ii) a bathroom, shower room, laundry, water closet or other sanitary compartment; or
    - (iii) accommodation for not more than 3 motor vehicles; or
    - (iv) a combination of any things mentioned in subparagraph (i), (ii) or (iii); or
  - (b) a mezzanine.

**Subdivision 2 Appeals about development applications and approvals**

**527 Appeals by applicants**

- (1) An applicant for a development application may appeal to a building and development committee against any of the following-
  - (a) the refusal, or the refusal in part, of the application;  
[s 528] Sustainable Planning Act 2009 Chapter 7 Appeals, offences and enforcement  
Part 2 Building and development dispute resolution committees Page 356 Reprint 1D effective 20 September 2010
  - (b) any condition of the development approval and another matter, other than the identification or inclusion of a code under section 242, stated in the development approval;
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341;
  - (e) a deemed refusal of the application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after-
  - (a) if a decision notice or negotiated decision notice is given-the day the decision notice or negotiated decision notice is given to the applicant;  
or
  - (b) otherwise-the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

## Form 21—Final inspection certificate

### Single detached class 1a buildings; and class 10 buildings or structures.

NOTE	Please use form 17 for final certification of swimming pools and swimming pool fences.								
<p><b>1. Owner details</b></p> <p>If the owner is a company, a contact person must be shown. All correspondence will be mailed to this address.</p>	<p>Name Colin Thun</p> <p>Company name if applicable Contact person Colin</p> <p>Phone no. business hours 3901 7233</p> <p>Mobile no. 0468 321 931</p> <p>Fax no. n/a</p> <p>Email address mcthun@optusnet.com.au</p> <p>Postal address 31 Herbert Street Camp Hill QLD 4152</p>								
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application. The lot &amp; plan details (eg. 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.</p>	<p>Street address (Include no., street, suburb/locality &amp; postcode) 31 Herbert Street Camp Hill QLD 4152</p> <p>Lot &amp; plan details (Attach list if necessary) Lot 167 on RP 41987</p> <p>In which local government area is the land situated? Brisbane City Council</p>								
<p><b>3. Building description</b></p>	<table border="1"> <thead> <tr> <th data-bbox="406 1171 1086 1200">Building Description</th> <th data-bbox="1093 1171 1409 1200">Class of Building/Structure</th> </tr> </thead> <tbody> <tr> <td data-bbox="406 1205 1086 1234">Carport</td> <td data-bbox="1093 1205 1409 1234">10a</td> </tr> </tbody> </table>		Building Description	Class of Building/Structure	Carport	10a			
Building Description	Class of Building/Structure								
Carport	10a								
<p><b>4. Building certifier reference number / approval number</b></p>	<p>Building certifier reference number 00017683</p> <p>Development approval number</p>								
<p><b>5. Performance Standards</b></p> <p>If the building work uses a performance based solution, list the performance requirements used.</p>	<p>Performance requirements</p> <table border="1"> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>								

**6. Certification**

This form must be used by building certifiers to certify compliance of single detached class 1a buildings and class 10 buildings or structures (excluding swimming pools and swimming pool fences) in accordance with section 32(3) of the *Building Regulation 2006*.

The building certifier must give both to the owner and assessment manager a copy of the final inspection certificate.

Under section 21 of the *Building Regulation 2006* only a building certifier must sign a certificate of inspection for the Foundation and Excavation stage and the Final Inspection certificate.

I certify that on an inspection carried out in accordance with best industry practice, the building work for the above building or structure was inspected and complies with the building approval or certificates of inspection were accepted from competent persons at the following stages of the construction.

Stage	Date of Inspection	Date of Certificate
Footing	-	06/05/2014
Slab	-	06/05/2014
Frame	-	06/05/2014
Final	15/10/2014	27/10/2014

**7. Building Certifier**

Name of building certifier (In full)

Sebastian Trovato

Licence no.

A22533

Signature



Date

27th October 2014

Postal address

P.O Box 204,

Coorparoo QLD 4151

Phone no.

07 3394 2744

Mobile no.

n/a

Fax no

07 3394 2944



**BCC**  
Building Certification  
Consultants Pty Ltd

Date received

Reference Number/s

# Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

<p><b>NOTE</b></p>	<p>This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i>.</p>										
<p><b>1. Indicate the type of certificate</b></p> <p>The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier.</p> <p>An aspect of building work is part of a stage (e.g. waterproofing).</p>	<p><input checked="" type="checkbox"/> <b>Inspection Certificate for</b></p> <p><input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure) (indicate the stage) _____</p> <p><input checked="" type="checkbox"/> Aspect of building work (indicate the aspect) <u>Stormwater Drainage Installation</u></p> <hr/> <p><input checked="" type="checkbox"/> <b>QBSA Licensee Aspect Certificate</b></p> <p><b>Scope of the work</b> Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Stormwater drainage installation</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Stormwater drainage installation									
Stormwater drainage installation											
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. 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.</p>	<p><b>Street address (include no., street, suburb / locality &amp; postcode)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>31 Herbert Street Camp Hill</td></tr> <tr><td style="text-align: right;">Postcode 4152</td></tr> </table> <p><b>Lot &amp; plan details (Attach list if necessary)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Lot 167 RP41987</td></tr> </table> <p><b>In which local government area is the land situated?</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Brisbane</td></tr> </table>		31 Herbert Street Camp Hill	Postcode 4152	Lot 167 RP41987	Brisbane					
31 Herbert Street Camp Hill											
Postcode 4152											
Lot 167 RP41987											
Brisbane											
<p><b>3. Building/structure description</b></p>	<p><b>Building/structure description</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Domestic Dwelling</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Domestic Dwelling					<p><b>Class of building / structure</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Class 1 Building</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Class 1 Building			
Domestic Dwelling											
Class 1 Building											

<b>LOCAL GOVERNMENT USE ONLY</b>	
DATE RECEIVED	REFERENCE NUMBER/S

**4. 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.

Stormwater drainage installation complies with BCA Vol.2. Part 3.1.2, AS/NZS 3500.3 & AS/NZS3500.5 and council requirements.

Gutters/down pipes installation complies with BCA Vol.2 Part 3.5.2

**5. 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.

BCA Volume 2 & Australian Standards

**6. Reference documentation**

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

Approved plans and documentation

**7. Building certifier reference number and development approval number**

Building certifier reference number

Development approval number

**8. Building Certifier, competent person or QBSA licensee details**

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.

Name (in full)

Brendan McConville

Company name if applicable

Tru-Flo Plumbing

Contact person

As Above

Phone no. business hours

Mobile no.

Fax no.

0417 717 677

Email address

info@tru-floplumbing.com.au

Postal address

23 Fagan Road Herston Q

Postcode 4006

Licence class

Plumbing

Licence number

19053

Date approval to inspect received from building certifier

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

*Brendan McConville*

Date

28/10/14





# Aspect Certificate Surveyor's Building Setout

# 16

<p><b>NOTE</b></p> <p><b>1. Indicate the type of certificate</b> The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier.</p> <p>An aspect of building work is part of a stage (e.g. waterproofing).</p>	<p>This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i>.</p> <p><input checked="" type="checkbox"/> <b>Inspection Certificate for</b></p> <p><input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure) (indicate the stage) _____</p> <p><input checked="" type="checkbox"/> Aspect of building work (indicate the aspect) _____ <span style="float: right;">Placement of marks to locate the footings of a proposed carport</span></p> <hr/> <p><input type="checkbox"/> <b>QBSA Licensee Aspect Certificate</b></p> <p><b>Scope of the work</b> Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>								
<p><b>2. Property description</b> The description must identify all land the subject of the application. The lot &amp; plan details (eg. 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.</p>	<p>Street address (include no., street, suburb / locality &amp; postcode)</p> <div style="border: 1px solid black; padding: 2px;">31 HERBERT STREET</div> <div style="border: 1px solid black; padding: 2px;">CAMP HILL <span style="float: right;">Postcode 4152</span></div> <p>Lot &amp; plan details (Attach list if necessary)</p> <div style="border: 1px solid black; padding: 2px;">LOT 167 ON RP 41987</div> <p>In which local government area is the land situated?</p> <div style="border: 1px solid black; padding: 2px;">BRISBANE CITY COUNCIL</div>								
<p><b>3. Building/structure description</b></p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%; border: 1px solid black;">Building/structure description</th> <th style="width: 30%; border: 1px solid black;">Class of building / structure</th> </tr> </thead> <tbody> <tr> <td style="border: 1px solid black; padding: 2px;">New Carport</td> <td style="border: 1px solid black; padding: 2px;">10a</td> </tr> <tr> <td style="border: 1px solid black; height: 20px;"></td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="border: 1px solid black; height: 20px;"></td> <td style="border: 1px solid black; height: 20px;"></td> </tr> </tbody> </table>	Building/structure description	Class of building / structure	New Carport	10a				
Building/structure description	Class of building / structure								
New Carport	10a								
<p><b>4. Description of component/s certified</b> Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<div style="border: 1px solid black; padding: 5px;"> <p>Survey and location of pegs, markers and offset marks placed to define the location of the footings of the proposed carport to be constructed on the property.</p> </div> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>								

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED	REFERENCE NUMBER/S		Approved form 16 Version 3, 11/11
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<p><b>5. Basis of certification</b> 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.</p>	<ul style="list-style-type: none"> <li>• See the attached Building Set-out Certificate.</li> <li>• Identification Survey Plan (IS184805) by AJS Surveys dated 9/03/04 was adopted for boundary identification.</li> </ul>				
<p><b>6. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<ul style="list-style-type: none"> <li>• Approved Building Plans #G&amp;T-1318 , sheets 1 (A), 2, 3 &amp; 4.</li> </ul>				
<p><b>7. Building certifier reference number and development approval number</b></p>	<table border="1"> <tr> <td>Building certifier reference number</td> <td>Development approval number</td> </tr> <tr> <td>00017683</td> <td></td> </tr> </table>	Building certifier reference number	Development approval number	00017683	
Building certifier reference number	Development approval number				
00017683					
<p><b>8. Building Certifier, competent person or QBSA licensee details</b></p>	<p>Name (in full)</p> <p>Company name if applicable: HILLOCC PTY LTD</p> <p>Contact person: Brian Hillam</p> <p>Phone no. business hours: 3394 4632</p> <p>Mobile no.: 0413 832 678</p> <p>Fax no.: 3324 1640</p> <p>Email address: surveying@hillocc.com.au</p> <p>Postal address: P O Box 886 (Unit 1B, 58 Holdsworth Street) COORPAROO QLD Postcode 4151</p> <p>Licence class: Cadastral Surveyor</p> <p>Licence number: 3648</p> <p>Date approval to inspect received from building certifier: 11/11/2013</p>				
<p><b>9. Signature of building certifier, competent person or QBSA licensee</b> Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.</p>	<table border="1"> <tr> <td>Signature</td> <td>Date</td> </tr> <tr> <td><i>B. Hillam</i></td> <td>11/11/13</td> </tr> </table>	Signature	Date	<i>B. Hillam</i>	11/11/13
Signature	Date				
<i>B. Hillam</i>	11/11/13				

**HILLOCC**



Class 1 and 10 Standard Building Approval Conditions  
But not limited to

- 1 Storm water drainage to comply with BCA Vol. 2 Part 3.1.2 and AS/NZS3500 and council requirements.
- 2 Termite protection to comply with BCA Vol. 2 Part 3.1.3 and AS3960.1 and manufacturers specification.
- 3 All structural work requires certification by RPEO structural engineer.
- 4 Masonry construction to comply with BCA Vol. 2 Part 3.3 and AS3700.
- 5 Sub-floor ventilation must comply with BCA Vol. 2 Part 3.4.1. 400mm minimum clearance to underside of lowest timber member is required. On sloping sites, 400mm minimum clearance may be reduced to 150mm within 2m of external wall.
- 6 Timber framing to comply with BCA Vol. 2 Part 3.4.3 and AS1684.
- 7 Roof and wall cladding and gutters/downpipes to comply with BCA Vol. 2 Part 3.5.
- 8 Glazing to comply with BCA Vol. 2 Part 3.6 and AS2047 and AS1288.
- 9 Smoke alarms to comply with BCA Vol. 2 Part 3.7.2 and AS3766. Smoke alarms must be hard wired to mains power.
- 10 Wet areas to comply with BCA Vol. 2 and AS3740.
- 11 Toilet and bathroom doors to comply with BCA Vol. 2 Part 3.8.3.3.
- 12 Lighting to comply with BCA Vol. 2 Part 3.8.4.
- 13 Ventilation to comply with BCA Vol. 2 Part 3.8.5.
- 14 Sound insulation to comply with BCA Vol. 2 Part 3.8.6.
- 15 Stair and balustrade to comply with BCA Vol. 2 Part 3.9.1 and 3.9.2 and AS1170.1.
- 16 Maximum gap of 125mm. For floors more than 4m above the surface beneath, it must not facilitate climbing between 150mm and 760mm.  
For balustrades to stairs, the height can be reduced to 885mm.
- 17 Swimming pool fence/gate to comply with BCA Vol. 2 Part 3.9.3, AS1926.1, AS1926.1 and QDC MP3.4.
- 18 Energy efficiency to comply with BCA Vol. 2 Part 3.12 or recognized energy rating system (NATHERS or BERS or other).
- 19 Retaining walls exceeding 1 metre high need building approval and RPEO engineer design. The combined height of any retaining wall and fence is not to exceed 2 metres above natural ground level without Council Relaxation Approval.
- 20 The highest point of the building must not exceed allowable height limit above natural ground surface for the respective council (generally 8.5m).  
Certificate from licensed surveyor may be required.
- 21 Waterproofing to decks and retaining walls to habitable areas must be carried out by an approved competent person in accordance with the manufacturers specifications. Certificate to be provided on completion.

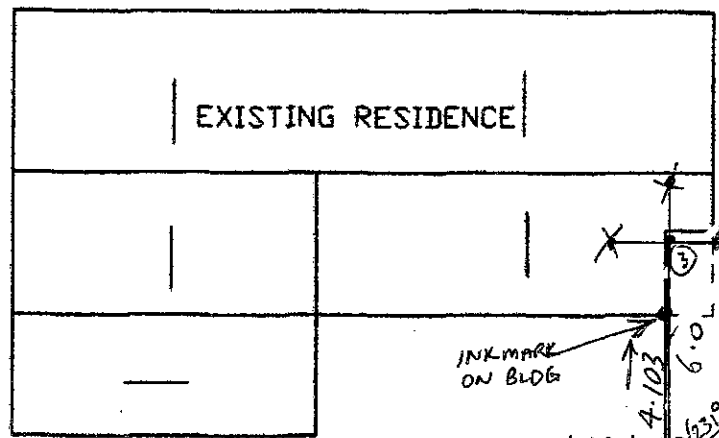
LOT 167 ON RP 41987

ARCHITECTURAL  
FINISHING  
WITH  
CODES AND RULES  
OF THE  
MUST BE INSTALLED  
AS 2870.1  
BY THE OWNERS

THE BUILDING  
ON THE SITE  
SHALL NOT  
PRIOR TO  
AS 600, AS1379 AND  
AS 1302,  
80mm AND

89° 57' N  
40.266  
40236

PROPOSED CARPORT



EXISTING RESIDENCE

PROPOSED CARPORT 7460

40236

SITE PLAN

INK MARK ON BLDG.

INK MARK ON BLDG.

adapt 0.45 to Bldg Line

adapt 0.55 to Bldg Line

Nail on Fence 0.5 0.75 to ①

Nail on Fence 0.5 0.75 to ②

DUMPY 0.5 1.0

DUMPY 0.5 1.0

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Our Ref: 10735B/13

11 November 2013

Reynolds Renovations  
PO Box 3174  
NORMAN PARK QLD 4170

## BUILDING SET-OUT CERTIFICATE

LOT 167 ON RP 41987  
31 HERBERT STREET, CAMP HILL

Set-out Carport                      8/11/2013

We advise that we have marked the corners of the proposed carport in accordance with Council Approved Plans to ensure boundary clearances were substantially maintained.



**BRIAN HILLAM**  
*Licensed Consulting Surveyor*



# Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

This form is to be used for the purposes of section 10(c) and 239 of the *Building Act 1975* and/or sections 32, 35B, 43, 44 and 47 of the *Building Regulation 2006*.

REF: G&T:1318A

## 1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the *Building Regulation 2006* or as conditioned by the building certifier.

An aspect of building work is part of a stage (e.g. waterproofing).

- Inspection Certificate for
- Stage of building work (for single detached class 1a or class 10 building or structure)  
(indicate the stage) \_\_\_\_\_
- Aspect of building work

Footings & Floor slab  
Completed frame

- QBSA Licensee Aspect Certificate

### Scope of the work

Scope of the work covered by the licence class under the *Queensland Building Services Authority Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

Registered Professional Engineer of Queensland

## 2. Property description

The description must identify all land the subject of the application.

The lot & plan details (eg. 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 & postcode)

31 Herbert Street

CAMP HILL

Postcode 4152

Lot & plan details (attach list if necessary)

LOT 167 ON RP 41987

In which local government area is the land situated?

Brisbane City Council

## 3. Building/structure description

Building/structure description

Class of building / structure

Carport

## 4. 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.

Footing and Floor slab to carport  
Framing, bracing & Tie-down to carport

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



Queensland  
Government

**5. 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.

AS 2870 – SAA Residential Slabs and Footings Code  
 AS 3600 – SAA Concrete Structures Code  
 AS 1170 Part 1 – SAA Loading Code Dead & Live Loads  
 AS 4100 – SAA Steel Structures Code  
 AS 1170 Part 2 – SAA Loading Code Wind Forces (N2)

**6. Reference documentation**

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

Structural drawings by G&T (QLD) Pty Ltd

**7. Building certifier reference number and development approval number**

Building certifier reference number

Development approval number

**8. Building Certifier, competent person or QBSA licensee details**

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.

Name (*in full*)

Garry N Booth on behalf of G&T (QLD) Pty Ltd

Company name *if applicable*

G&T (QLD) Pty Ltd

Contact person

Administration

Phone no. *business hours*

Mobile no.

Fax no.

0414977862

Email address

[garrybooth@ozemail.com.au](mailto:garrybooth@ozemail.com.au)

Postal address

PO Box 708

STONES CORNER QLD

Postcode 4120

Licence class

n/a

Licence number

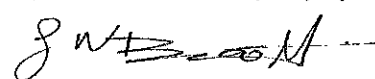
RPEQ 5581

Date approval to inspect received from building certifier

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 239(2)(b) of the *Building Act 1975*.

Signed on behalf of G&T (QLD) Pty Ltd


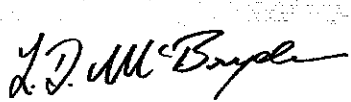


RPEQ 5581

Date

6 May 2014

**Compliance Certificate for building Design or Specification**

<p><b>NOTE</b></p> 	<p>A Compliance Certificate states building work complies with the building assessment provisions.                  To be used for all classes of building and structures to certify a material, system, method of building or building element complies with the BCA or a provision of the QDC.  <b>RESTRICTION:</b> A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p><b>1. Property description</b>                  This section need only be completed if details of street address and property description are applicable.</p>	<p>Street address  <b>31 Herbert Street,</b>  <b>Camp Hill, Qld.</b> Postcode 4152.                  Local government area is the land situated?                  BRISBANE                  Lot &amp; plan details (attach list if necessary)                  Lot 107 ON RP 41987</p>
<p><b>2. Description of component/s certified</b></p>	<p>Manufacture and supply of Pine Timber Roof Trusses (T2 Termite Treated)  <b>Job Number J 7133.</b></p>
<p><b>3. Basis of certification</b>                  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.</p>	<p>The Roof Trusses in this project have been designed using Mitek 20/20, a software suite developed by Mitek Aust Ltd in accordance with the ABCB Protocol For Structural Software incorporating engineering procedures that comply with relevant requirements in BCS 2012 including AS/NZ 1170.0:2002, AS/NZ 1170.1:2002, AS/NZ 1170.2:2011, AS/NZ 1170.3:2003, AS 1720.1:2010 and AS 4055:2006 among its list of documents, are in accordance with BCA 2011.                  These Trusses should be erected, fixed and braced in accordance with AS4440, and specifications published by Mitek Australia Ltd.                  Mini-Truss Pty Ltd certifies that the Roof Trusses for this project are manufactured under Licence to and in accordance with specifications published by Mitek Australia Ltd.</p>
<p><b>4. Reference documentation</b></p>	<p></p>
<p><b>5. Building certifier reference number</b></p>	<p>Building certifier reference number                  _____</p>
<p><b>6. Competent person details</b>                  A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise 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.</p>	<p>Name (in full)                  _____                  Company name (if applicable)  <b>Mini-Truss Pty Ltd</b>                  Contact person  <b>Lindsay McBryde</b>                  Phone no: business hours  <b>07 3375 5999</b>                  Mobile no.  <b>0413 153315</b>                  Fax no.  <b>07 3375 5444</b>                  Email address  <b>lindsay@minitruss.com.au</b>                  Postal address  <b>50 Queensland Rd, Darra, Q 4076</b>                  License registration number (if applicable)                  _____</p>
<p><b>7. Signature of competent person</b>                  This certificate must be signed by the individual assessed by the building certifier as competent.</p>	<p>I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation, will comply with the <i>Building Act 1975</i>.</p> <p style="text-align: center;"></p> <p>Signature _____ Date <b>26 Nov 2013</b></p>

**LOCAL GOVERNMENT USE ONLY**

Date received		Reference Number/s	Approved form 15 Version 1, 08/06
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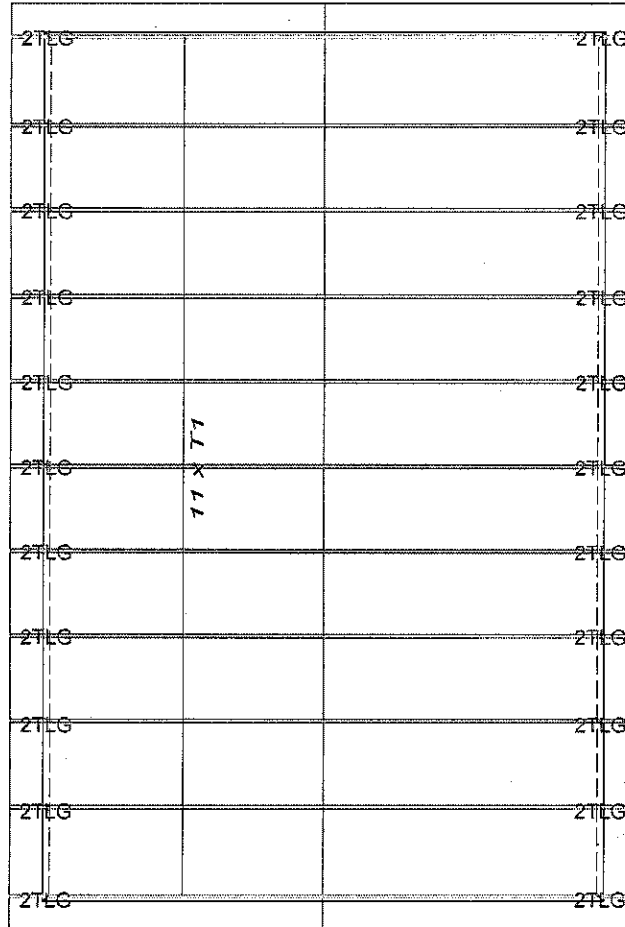
**General Defaults**

Design Wind Speed = 40.m/s , N2 Wind Classification  
 Roof Material: Steel Deck (900 crs)  
 Ceiling Material: None  
 Top Chord Restraints: 900 mm  
 Bottom Chord Restraints: -1. mm  
 Truss Spacing: 900 mm  
 External Pressure Coefficient: -0.9  
 Internal Pressure Coefficient: 0.2  
 Pitch: 23.4 degrees  
 Overhang: 350 mm  
 Note: Design data for individual trusses may vary

**Symbols**

Hold-Downs:  
 2TLG : Trip-L-Grip Left Dbl A

**Bottom chord bracing  
 required if no ceiling,  
 see Guidelines supplied.**



**Notes:**  
 Timber is T2 Termite Treated

**Mini Truss Pty Ltd**

50 Queensland Rd  
 Darra Q 4076

Telephone: 07 3375 5999  
 Fax : 07 3375 5444

Client: Cash sale  
 Site: 31 Herbert Street  
 Camp Hill

Qld

N2 sheet 900c

Job: **J7133**

Verified by: \_\_\_\_\_

Scale: 1 : 80

Date: 26/11/2013

Drawn By: Rob Hutson





## Mini-Truss

ABN: 80 099 687 359

50 Queensland Rd  
Darra Qld 4076

Ph: 07 3375 5999  
Fax: 07 3375 5444  
email: lindsay@minitruss.com.au

MiTek Australia Ltd - MiTek20/20 v4.82 p6 (Build 2251) BCA 2013

### \*\*\* CERTIFICATION FOR ROOF TRUSSES \*\*\*

Date - 26 Nov 2013 07:48:13

Client - Cash sale - , ,

Job Reference - J7133

Site - - 31 Herbert Street, Camp Hill .

#### GENERAL DEFAULTS

Design Wind Speed = 40.0m/s , N2 Wind Classification

Roof Material : Steel Deck (900 crs)

Ceiling Material : None

Top Chord Restraints : 900 mm

Bottom Chord Restraints : Panel pts.

Truss Spacing : 900 mm

External Pressure Coefficient: -0.90

Internal Pressure Coefficient: 0.20

Timber Description : T2 Termite Treated Pine 35mm

Pitch: 23.40 degrees

Overhang: 350 mm

Application: Housing

Note: Design data for individual trusses may vary.

The trusses in this project have been designed using MiTek 20/20, a software suite developed by MiTek Australia Ltd. in accordance with the ABCB Protocol For Structural Software incorporating engineering procedures that comply with relevant requirements in BCA 2013 including AS/NZS 1170.0:2002, AS/NZS 1170.1:2002, AS/NZS 1170.2:2011, AS/NZS 1170.3:2003, AS 1720.1:2010 & AS 4055:2012 among its list of documents.

Any truss which falls outside the scope of the software's Compliance Document will be listed in the following page. These trusses should be erected, fixed, and braced in accordance with Australian Standard AS4440, specifications published by MiTek Australia Ltd., and any other requirements supplied by the truss manufacturer.

### Mini-Truss

certifies that these trusses are manufactured under licence to and in accordance with specifications published by MiTek Australia Ltd.

Signed : \_\_\_\_\_

Name : Rob Hutson



# Mini-Truss

ABN: 80 099 687 359

50 Queensland Rd  
Darra Qld 4076

Ph: 07 3375 5999  
Fax: 07 3375 5444  
email: lindsay@minitruss.com.au

MiTek Australia Ltd - MiTek20/20 v4.82 p6 (Build 2251) BCA 2013

## \*\*\* CERTIFICATION FOR ROOF TRUSSES \*\*\*

Date - 26 Nov 2013 07:48:13

Client - Cash sale - , ,

Job Reference - J7133

Site - - 31 Herbert Street, Camp Hill .

### List Of Trusses Beyond Scope Of Compliance Document

Although all trusses have been successfully designed in accordance with the appropriate Australian Standards listed above, some trusses may exceed additional limitations imposed by the Protocol and/or software Compliance Document. The most common reason for this limitation is usually because of the need for engineering verification or supplementary information which is not covered by standard documentation such as the installation procedures.

Any truss which exceeds the scope of the software's Compliance Document in accordance with the ABCB Protocol For Structural Software is listed below alongside the reason for this limitation.

Truss Mark	Reason for Limitation in Protocol or Compliance Document
T1, T1A	<p>There is a suspended ceiling or no ceiling to provide restraint on the bottom chord of the trusses.</p> <p>A bottom chord bracing system for truss stability should be provided as a minimum measure. Additional bracing to form a structural ceiling diaphragm for overall building stability should also be provided if the construction drawings have not made adequate provisions.</p>

# Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

<p><b>NOTE</b></p>	<p>This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i>.</p>											
<p><b>1. Indicate the type of certificate</b></p> <p>The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier.</p> <p>An aspect of building work is part of a stage (e.g. waterproofing).</p>	<p><input type="checkbox"/> Inspection Certificate for</p> <p><input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure) (indicate the stage) _____</p> <p><input checked="" type="checkbox"/> Aspect of building work (indicate the aspect) _____</p> <hr/> <p><input type="checkbox"/> QBSA Licensee Aspect Certificate</p> <p><b>Scope of the work</b> Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".</p> <table border="1" data-bbox="470 952 1460 1176"> <tr> <td><b>Installation of HomeGuard Precision Termite Management Systems to:</b></td> </tr> <tr> <td>- Critical Construction Joints at <u>slab stage only</u>, aspect only.</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>		<b>Installation of HomeGuard Precision Termite Management Systems to:</b>	- Critical Construction Joints at <u>slab stage only</u> , aspect only.								
<b>Installation of HomeGuard Precision Termite Management Systems to:</b>												
- Critical Construction Joints at <u>slab stage only</u> , aspect only.												
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. 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.</p>	<p>Street address (include no., street, suburb / locality &amp; postcode)</p> <table border="1" data-bbox="470 1249 1460 1344"> <tr> <td>31 Herbert St</td> <td> </td> </tr> <tr> <td>Camp Hill</td> <td>Postcode 4152</td> </tr> </table> <p>Lot &amp; plan details (Attach list if necessary)</p> <table border="1" data-bbox="470 1377 1460 1422"> <tr> <td>N/A</td> </tr> </table> <p>In which local government area is the land situated?</p> <table border="1" data-bbox="470 1456 1460 1512"> <tr> <td>See Homeowner/Builder/Plumber</td> </tr> </table>		31 Herbert St		Camp Hill	Postcode 4152	N/A	See Homeowner/Builder/Plumber				
31 Herbert St												
Camp Hill	Postcode 4152											
N/A												
See Homeowner/Builder/Plumber												
<p><b>3. Building/structure description</b></p>	<p>Building/structure description</p> <table border="1" data-bbox="470 1568 1141 1816"> <tr> <td>A single dwelling being a detached house where new carport structure is being attached</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	A single dwelling being a detached house where new carport structure is being attached					<p>Class of building / structure</p> <table border="1" data-bbox="1173 1568 1460 1816"> <tr> <td>Class 1</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	Class 1				
A single dwelling being a detached house where new carport structure is being attached												
Class 1												

**LOCAL GOVERNMENT USE ONLY**

DATE RECEIVED		REFERENCE NUMBER/S	
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The *Building Act 1975* is administered by the  
Department of Housing and Public Works



**Queensland  
Government**

**4. 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.

**Installation of HomeGuard Precision Termite Management Systems to:**

- Chemical application to base under the house
- Critical Construction Joints at slab stage only, aspect only.

**5. 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.

HomeGuard Precision Termite Management installed in accordance with FMC Australasia's Installation Manual.

**6. Reference documentation**

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

FMC Australasia - HomeGuard Installation Manual.

**7. Building certifier reference number and development approval number**

Building certifier reference number

Development approval number

**8. Building Certifier, competent person or QBSA licensee details**

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.

Name (in full)

Rowan Bate

Company name if applicable

Conquer Termites

Contact person

Rowan

Phone no. business hours

3399 1226

Mobile no.

0408 016 090

Fax no.

Email address

info@conquertermite.com.au

Postal address

PO Box 347

Cannon Hill

Postcode 4170

Licence class

Termite Management - Chemical

Licence number

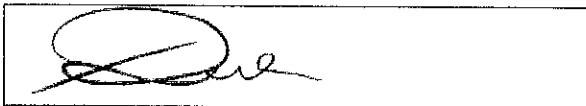
BSA 1081356 PMT 0-13437

Date approval to inspect received from building certifier

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

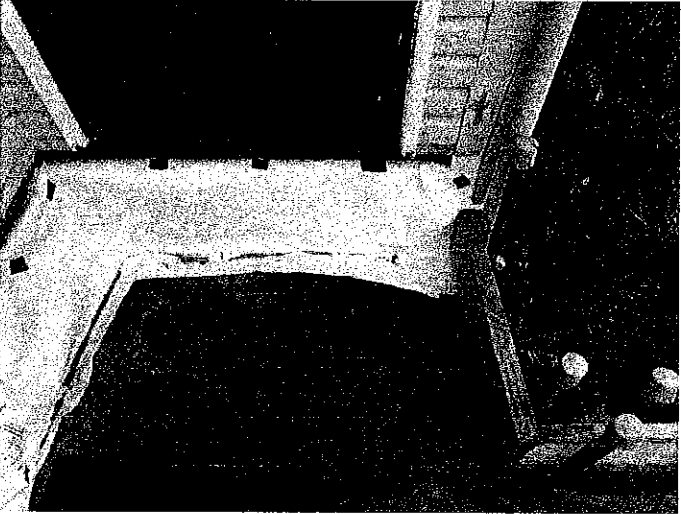


Date

20 November 2013



Homeguard install to 31 Herbert St, Camp Hill  
November 2013



# Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

# 16

**NOTE**

This form is to be used for the purposes of section 10(c) and 239 of the *Building Act 1975* and/or sections 32, 35B, 43, 44 and 47 of the *Building Regulation 2006*.

**1. Indicate the type of certificate**

The stages of assessable building work are listed in section 24 of the *Building Regulation 2006* or as conditioned by the building certifier.

An aspect of building work is part of a stage (e.g. waterproofing).

- Inspection Certificate for
  - Stage of building work (for single detached class 1a or class 10 building or structure)  
(Indicate the stage) \_\_\_\_\_
  - Aspect of building work  
(Indicate the aspect) ROOF CLADDING.

QBSA Licensee Aspect Certificate

**Scope of the work**  
Scope of the work covered by the licence class under the *Queensland Building Services Authority Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

SELECT AND INSTALL ROOF CLADDING.  
DESIGN, FABRICATE AND INSTALL EXTERNAL FLASHINGS, GUTTERS AND RAINWATER GOODS.

**2. Property description**

The description must identify all land the subject of the application.  
The lot & plan details (eg. 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 & postcode)  
31 HERBERT ST  
CAMP HILL Q.L.D. Postcode 4152

Lot & plan details (Attach list if necessary)  
Lot 167 ON RP 41987

In which local government area is the land situated?  
BRISBANE

**3. Building/structure description**

Building/structure description	Class of building / structure
<u>FREE STANDING CARPORT</u>	<u>10A</u>

**4. Description of component/s certified**  
Clearly describe the extent of work covered by the certificate, e.g. all structural aspects of the steel roof beams.

ALL ASPECTS RELATING TO THE SUPPLY AND INSTALLATION OF METAL ROOF CLADDING, EXTERNAL ROOF FLASHINGS AND EAVES GUTTERS

**LOCAL GOVERNMENT USE ONLY**

DATE RECEIVED			Approved form 16 version 3 1991
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<p><b>5. Basis of certification</b> 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.</p>	<p>TESTED TO COMPLY WITH BCA PARTS 3.5.1, 3 &amp; 3.5.2 INCLUDING MATERIAL ORDER CASES AGAINST BCA TABLE 3.5.1.1 &amp; FOR LOCATIONS (SELECTION)</p>
<p><b>6. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>AS/NZS 2179.1:1994 AS 2180 - METAL ROOF WATER GOODS AS 2312 - CORROSION PROTECTION GUIDE AS 1562 - DESIGN &amp; INSTALLATION</p>
<p><b>7. Building certifier reference number and development approval number</b></p>	<p>Building certifier reference number <input type="text"/> Development approval number <input type="text"/></p>
<p><b>8. Building Certifier, competent person or QBSA licensee details</b> 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.</p>	<p>Name (in full) <input type="text"/> ADAM DANIEL RIE Company name if applicable <input type="text"/> AM CONSTRUCTION SERVICES Contact person <input type="text"/> ADAM Phone no. business hours <input type="text"/> 3869 4887 Mobile no. <input type="text"/> 0450924959 Fax no. <input type="text"/> 3869 2080 Email address <input type="text"/> amconstruct@bigpond.com Postal address <input type="text"/> PO BOX 2206 BRIGHTON <input type="text"/> EVENTIDE Postcode <input type="text"/> 4017 Licence class <input type="text"/> ROOF &amp; WALL CLADD Licence number <input type="text"/> 1153998 Date approval to inspect received from building certifier <input type="text"/> 15th OCTOBER 2014</p>
<p><b>9. Signature of building certifier, competent person or QBSA licensee</b> Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.</p>	<p>Signature <input type="text"/> Date <input type="text"/> 15/10/2014</p>

# Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

<p><b>NOTE</b></p>	<p>This form is to be used for the purposes of section 10(c) and 239 of the <i>Building Act 1975</i> and/or sections 32, 35B, 43, 44 and 47 of the <i>Building Regulation 2006</i>.</p>	
<p><b>1. Indicate the type of certificate</b></p> <p>The stages of assessable building work are listed in section 24 of the <i>Building Regulation 2006</i> or as conditioned by the building certifier.</p> <p>An aspect of building work is part of a stage (e.g. waterproofing).</p>	<p><input checked="" type="checkbox"/> <b>Inspection Certificate for</b></p> <p><input type="checkbox"/> Stage of building work (for single detached class 1a or class 10 building or structure) (indicate the stage) _____</p> <p><input checked="" type="checkbox"/> Aspect of building work (indicate the aspect)     <u>TERMITE PROTECTION</u></p> <hr/> <p><input checked="" type="checkbox"/> <b>QBSA Licensee Aspect Certificate</b></p> <p><b>Scope of the work</b> Scope of the work covered by the licence class under the <i>Queensland Building Services Authority Regulation 2003</i> for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".</p> <div style="border: 1px solid black; padding: 5px; min-height: 60px;"> <p>TERMITE PROTECTION</p> </div>	
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. 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.</p>	<p>Street address <i>(include no., street, suburb / locality &amp; postcode)</i></p> <div style="border: 1px solid black; padding: 2px;"> <p>31 Herbert St Camp Hill QLD</p> <p style="text-align: right;">Postcode 4152</p> </div> <p>Lot &amp; plan details <i>(Attach list if necessary)</i></p> <div style="border: 1px solid black; padding: 2px;"> <p>Lot 167 on RP 41987</p> </div> <p>In which local government area is the land situated?</p> <div style="border: 1px solid black; padding: 2px;"> <p>BCC</p> </div>	
<p><b>3. Building/structure description</b></p>	<p>Building/structure description</p> <div style="border: 1px solid black; padding: 2px; min-height: 100px;"> <p>Carport</p> </div>	<p>Class of building / structure</p> <div style="border: 1px solid black; padding: 2px; min-height: 100px;"> <p>10a</p> </div>

**LOCAL GOVERNMENT USE ONLY**

DATE RECEIVED		REFERENCE NUMBER/S	
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The *Building Act 1975* is administered by the Department of Housing and Public Works



**Queensland Government**



**4. 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.

I hereby certify that termite protection at the above mentioned building has been carried out in accordance with AS3660.1 termite management and the Building Code of Australia (BCA) Part 3.1.3 – visual termite barrier will be maintained and inspected annually by a licensed termite contractor.

I hereby confirm that I have cut back the timber posts, cladding and screening to maintain the 75mm visual termite barrier.

**5. 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.

BCA Volume 2 part 3.1.3 & AS 3660

**6. Reference documentation**

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

Approved plans & documentation

**7. Building certifier reference number and development approval number**

Building certifier reference number

Development approval number

**8. Building Certifier, competent person or QBSA licensee details**

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.

Name (in full)

Gordon Reynolds

Company name if applicable

Contact person

Gordon

Phone no. business hours

Mobile no.

Fax no.

0419 730 176

Email address

gfr007@live.com.au

Postal address

PO Box 3174

Norman Park QLD

Postcode 4170

Licence class

Licence number

Builder

56922


Date approval to inspect received from building certifier

**9. Signature of building certifier, competent person or QBSA licensee**

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

Date



24-10-14





*Dedicated to a better Brisbane*

**Brisbane City Council  
Compliance and Regulatory Services  
Footway Permit  
Reference 0891441**

Mr Colin Thun  
31 HERBERT ST  
CAMP HILL QLD 4152

**Location:** 31 Herbert Street Camp Hill

**Residential Driveway**

**Effective Date:** 3 February 2014

**Expiry Date:** 3 February 2015

**Site Classification:** Residential  
**Crossing Type:** Driveway Crossing  
**Driveway Finish:** Acceptable materials include concrete, asphalt, clay or concrete pavers  
**Crossing Width:** See Below m      **Full Width Crossing:** Y  
**Additional Details:** Regular Lots: Min 2.5 m Max 5 m  
Small Lots: Min 2.5 m Max 3 m  
Additional details: the driveway, including the width, is to comply with the conditions of any development approval

*Specific Conditions:*

**Conditions of Approval -** *see reverse for standard conditions*

Issued Date: 3 February 2014  
Built Environment

Contact Name: Nicole Wattz  
Phone Number: 07 3403 8888

For Manager CARS:

*N. Wattz*

*Dedicated to a better Brisbane*