

## DA Form 2 – Building work details

**Approved form (version 1.0 effective 3 July 2017) made under Section 282 of the Planning Act 2016.**

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated with any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

### PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |                                |
|-----------------------------------------------------|--------------------------------|
| Applicant name(s) (individual or company full name) | Stokes Wheeler Pty Ltd         |
| Contact name (only applicable for companies)        | Peter Goodhew                  |
| Postal address (PO Box or street address)           | PO Box 684                     |
| Suburb                                              | Annerley                       |
| State                                               | QLD                            |
| Postcode                                            | 4103                           |
| Country                                             | Australia                      |
| Contact number                                      | 07 3801 2300                   |
| Email address (non-mandatory)                       | p.goodhew@stokeswheeler.com.au |
| Mobile number (non-mandatory)                       | 0408 882 727                   |
| Fax number (non-mandatory)                          | 07 3801 3099                   |
| Applicant's reference number(s) (if applicable)     |                                |

### PART 2 – LOCATION DETAILS

| 2) Location of the premises (complete 2.1 and/or 2.2 if applicable)                                                                                                                                  |                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . |                                                                                                                                                                                                             |
| 2.1) Street address and lot on plan                                                                                                                                                                  |                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                  | Street address AND lot on plan (all lots must be listed), or                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                             | Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). |

|          |            |                                    |                          |
|----------|------------|------------------------------------|--------------------------|
| Unit No. | Street No. | Street Name and Type               | Suburb                   |
|          | 8          | Ponsonby St                        | Annerley                 |
| Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| 4103     | 10         | RP902779                           | Brisbane City Council    |

**2.2) Additional premises**

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

**3) Are there any existing easements over the premises?**

**Note:** Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

**PART 3 – FURTHER DETAILS****4) Is the application only for building work assessable against the building assessment provisions?**

- ☐ Yes – proceed to 8)
- ☒ No

**5) Identify the assessment manager(s) who will be assessing this development application****6) Has the local government agreed to apply a superseded planning scheme for this development application?**

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

**7) Information request under Part 3 of the DA Rules**

- ☐ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- ) that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- ) Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

**8) Are there any associated development applications or current approvals?**

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

| List of approval/development application         | Reference | Date | Assessment manager |
|--------------------------------------------------|-----------|------|--------------------|
| <input type="checkbox"/> Approval                |           |      |                    |
| <input type="checkbox"/> Development application |           |      |                    |
| <input type="checkbox"/> Approval                |           |      |                    |
| <input type="checkbox"/> Development application |           |      |                    |

**9) Has the portable long service leave levy been paid?**

- ☒ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☐ Not applicable

| Amount paid | Date paid (dd/mm/yy) | QLeave levy number (A, B or E) |
|-------------|----------------------|--------------------------------|
| \$ 1,274    | 14/06/18             | S163560                        |

**10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?**

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

**11) Identify any of the following further legislative requirements that apply to any aspect of this development application**

- ☐ The proposed development is on a place entered in the **Queensland heritage register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

|                             |  |           |  |
|-----------------------------|--|-----------|--|
| Name of the heritage place: |  | Place ID: |  |
|-----------------------------|--|-----------|--|

**PART 4 – REFERRAL DETAILS****12) Does this development application include any building work aspects that have any referral requirements?**

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

**13) Has any referral agency provided a referral response for this development application?**

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

| Referral requirement | Referral agency | Date referral response |
|----------------------|-----------------|------------------------|
|                      |                 |                        |
|                      |                 |                        |

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable)

**PART 5 – BUILDING WORK DETAILS****14) Owner's details**

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

|                                             |                            |
|---------------------------------------------|----------------------------|
| Name(s) (individual or company full name)   | Women's Legal Service Inc. |
| Contact name (applicable for companies)     | Natalie Davidson           |
| Postal address (P.O. Box or street address) | 8 Ponsonby St, Annerley    |
| Suburb                                      | Annerley                   |

|                               |                   |
|-------------------------------|-------------------|
| State                         | QLD               |
| Postcode                      | 4103              |
| Contact number                | 07 3392 0644      |
| Email address (non-mandatory) | admin@wlsq.org.au |
| Mobile number (non-mandatory) |                   |
| Fax number (non-mandatory)    |                   |

**15) Builder's details**

☒ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

|                                             |                                |
|---------------------------------------------|--------------------------------|
| Name(s) (individual or company full name)   | Stokes Wheeler Pty Ltd         |
| Contact name (applicable for companies)     | Peter Goodhew                  |
| QBCC licence or owner – builder number      | 88029                          |
| Postal address (P.O. Box or street address) | PO Box 684                     |
| Suburb                                      | Annerley                       |
| State                                       | QLD                            |
| Postcode                                    | 4103                           |
| Contact number                              | 0408 882 727                   |
| Email address (non-mandatory)               | p.goodhew@stokeswheeler.com.au |
| Mobile number (non-mandatory)               | 0408 882 727                   |
| Fax number (non-mandatory)                  |                                |

**16) Provide details about the proposed building work**

a) What type of approval is being sought?

- ☒ Development permit  
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment  
☐ Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

- |                                                                                      |                                                                       |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> New building or structure                                   | <input checked="" type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence              |
| <input type="checkbox"/> Demolition                                                  | <input type="checkbox"/> Relocation or removal                        |

d) Provide a description of the work below or in an attached schedule.

Alterations to an existing building

e) Proposed construction materials

|                |                                           |                                       |                                           |
|----------------|-------------------------------------------|---------------------------------------|-------------------------------------------|
| External walls | <input type="checkbox"/> Double brick     | <input type="checkbox"/> Steel        | <input type="checkbox"/> Curtain glass    |
|                | <input type="checkbox"/> Brick veneer     | <input type="checkbox"/> Timber       | <input type="checkbox"/> Aluminium        |
|                | <input type="checkbox"/> Stone/concrete   | <input type="checkbox"/> Fibre cement | <input checked="" type="checkbox"/> Other |
| Frame          | <input type="checkbox"/> Timber           | <input type="checkbox"/> Steel        | <input type="checkbox"/> Aluminium        |
|                | <input checked="" type="checkbox"/> Other |                                       |                                           |
| Floor          | <input type="checkbox"/> Concrete         | <input type="checkbox"/> Timber       | <input checked="" type="checkbox"/> Other |
| Roof covering  | <input type="checkbox"/> Slate/concrete   | <input type="checkbox"/> Tiles        | <input type="checkbox"/> Fibre cement     |
|                | <input type="checkbox"/> Aluminium        | <input type="checkbox"/> Steel        | <input checked="" type="checkbox"/> Other |

f) Existing building use/classification? (if applicable)

g) New building use/classification? (if applicable)

h) Relevant plans

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☐ Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work? \$ 268,147 (excl GST)

18) Has Queensland Home Warranty Scheme Insurance been paid?

☐ Yes – provide details below

☒ No

| Amount paid | Date paid (dd/mm/yy) | Reference number |
|-------------|----------------------|------------------|
| \$          |                      |                  |

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

|                                                                                                                                                                                                                                                                           |                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| The relevant parts of <i>Form 2 – Building work details</i> have been completed                                                                                                                                                                                           | <input checked="" type="checkbox"/> Yes                                            |
| This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>                                                                                 | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |
| Relevant plans of the development are attached to this development application<br><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . | <input type="checkbox"/> Yes                                                       |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued                                                                                                                                                      | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> Not applicable |

20) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☐ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- ☐ such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- ☐ required by other legislation (including the *Right to Information Act 2009*); or
- ☐ otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 7 – FOR OFFICE USE ONLY - FOR COMPLETION BY THE ASSESSMENT MANAGER

### Additional building details required for the Australian Bureau of Statistics

|                                                              |                    |                              |       |
|--------------------------------------------------------------|--------------------|------------------------------|-------|
| Existing building use/classification? <i>(if applicable)</i> | Community Facility |                              |       |
| New building use/classification?                             | Community Facility |                              |       |
| Site area (m <sup>2</sup> )                                  | 811m2              | Floor area (m <sup>2</sup> ) | 331m2 |

### Additional information required by the local government

Confirm proposed construction materials:

|                |                                         |                                       |                                        |
|----------------|-----------------------------------------|---------------------------------------|----------------------------------------|
| External walls | <input type="checkbox"/> Double brick   | <input type="checkbox"/> Steel        | <input type="checkbox"/> Curtain glass |
|                | <input type="checkbox"/> Brick veneer   | <input type="checkbox"/> Timber       | <input type="checkbox"/> Aluminium     |
|                | <input type="checkbox"/> Stone/concrete | <input type="checkbox"/> Fibre cement | <input type="checkbox"/> Other         |
| Frame          | <input type="checkbox"/> Timber         | <input type="checkbox"/> Steel        | <input type="checkbox"/> Aluminium     |
|                | <input type="checkbox"/> Other          |                                       |                                        |
| Floor          | <input type="checkbox"/> Concrete       | <input type="checkbox"/> Timber       | <input type="checkbox"/> Other         |
| Roof covering  | <input type="checkbox"/> Slate/concrete | <input type="checkbox"/> Tiles        | <input type="checkbox"/> Fibre cement  |
|                | <input type="checkbox"/> Aluminium      | <input type="checkbox"/> Steel        | <input type="checkbox"/> Other         |

Date received:

Reference numbers:

B180503

### For completion by the building certifier

| Classification(s) of approved building work | QBCC Insurance receipt number | QBCC Certification Licence number |
|---------------------------------------------|-------------------------------|-----------------------------------|
|                                             |                               |                                   |

### Notification of engagement of alternate chosen assessment manager

|                                                         |  |
|---------------------------------------------------------|--|
| Prescribed assessment manager                           |  |
| Name of chosen assessment manager                       |  |
| Date chosen assessment manager engaged                  |  |
| Contact number of chosen assessment manager             |  |
| Relevant licence number(s) of chosen assessment manager |  |

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Date: 24th July 2018  
Our Ref: B180503  
Council Ref: A004973339

The Chief Executive Officer  
Brisbane City Council  
PO Box 1434  
Brisbane QLD 4001

Attn: Department of Building

**RE: DEVELOPMENT APPLICATION FOR THE INTERNAL ALTERATIONS TO AN EXISTING BUILDING AT 8  
PONSONBY ST, ANNERLEY QLD 41039 - LOT 10 on RP902279**

Dear Sir/Madam,

Attached is one set of documents for the above mentioned project. This information is forwarded for your record purposes as required by the Building Act 1975 Section 86.

The following information is supplied: -

- Form 20
- Copy of the development application
- 1 set of appropriately endorsed drawings
- Copy of Decision Notice
- Online Lodgement submission amount of \$ 60.70 being archive fee

The following Fire Safety Installations are proposed for this project:

**1. Structural Features**

|                                                  |                          |
|--------------------------------------------------|--------------------------|
| Access panels through fire-rated construction    | <input type="checkbox"/> |
| Penetrations through fire-rated construction     | <input type="checkbox"/> |
| Fire dampers                                     | <input type="checkbox"/> |
| Fire shutters                                    | <input type="checkbox"/> |
| Fire Doors                                       | <input type="checkbox"/> |
| Fire windows                                     | <input type="checkbox"/> |
| Fire curtains                                    | <input type="checkbox"/> |
| Structural fire protection                       | <input type="checkbox"/> |
| Systems required to have a fire resistance level | <input type="checkbox"/> |
| Fire control centre                              | <input type="checkbox"/> |

**2. Fire Protection Systems**

**Brisbane Office**

Phone: 07 3253 1200 Fax: 07 3253 1299

Email: [brisbane@formiga1.com](mailto:brisbane@formiga1.com)

PO Box 24

Royal Brisbane Hospital QLD 4029

- Sprinklers ☐
- Special automatic fire suppression systems ☐
- Fire detection and alarm systems ☐
- Stairwell pressurisation systems ☐
- Air handling systems ☐
- Smoke and heat venting systems ☐
- Smoke exhaust systems ☐

### **3. Fire fighting equipment**

- Fire mains ☐
- Fire hydrants (including hydrant boosters) – existing, cond. ☐
- Fire hose reels ☐
- Fire extinguishers (portable) ☐

### **4. Occupant Safety features**

- Emergency warning and intercommunication systems ☐
- Exit door hardware ☐
- Emergency lighting ☐
- Exit signs ☐
- Emergency lifts ☐
- Emergency power supply ☐
- Fire doors ☐
- Solid core doors ☐
- Smoke proof doors ☐

### **5. Other features**

- Vehicular access for large isolated buildings ☐
- Services provided under conditions imposed under Section 71 of the SBR ☐
- Services required under Building Code of Australia, clause E1.10 ☐

You will note that the documentation has been assessed for compliance with the Building Act by this practice. We shall issue a Certificate of Classification or final certificate as appropriate on completion.

Kind Regards,



**Olivia Suridge**  
**Formiga1 Pty Ltd**



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |                                           |                                                   |                     |        |            |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------|---------------------------------------------------|---------------------|--------|------------|--|--|
| <b>1. Building description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <table border="1"> <tr> <td><b>Building use</b></td><td><b>Building class</b></td><td><b>Shop/tenancy no.</b></td><td><b>Storey/level</b></td></tr> <tr> <td>Office</td><td>Class 5/9b</td><td></td><td></td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Building use</b>                               | <b>Building class</b>                     | <b>Shop/tenancy no.</b>                           | <b>Storey/level</b> | Office | Class 5/9b |  |  |
| <b>Building use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Building class</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Shop/tenancy no.</b>                           | <b>Storey/level</b>                       |                                                   |                     |        |            |  |  |
| Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Class 5/9b                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                           |                                                   |                     |        |            |  |  |
| <b>2. Property description</b><br>The description must identify all land the subject of the application.<br>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.<br>If the plan is not registered by title, provide previous lot and plan details.                                                                                                                                                                                                                                                              | <p><b>Street address</b> (include no., street, suburb/locality and postcode)</p> <p>8 Ponsonby St<br/>         -----<br/>         Annerley QLD <span style="float: right;">Postcode 4103</span></p> <p><b>Lot and plan details</b> (attach list if necessary)</p> <p>Lot 10 on RP 902279</p> <table border="1"> <tr> <td><b>Shop/tenancy no.</b><br/>(if applicable)</td><td><b>Storey/level</b><br/>(if applicable)</td><td><b>Total area of land</b><br/>(m<sup>2</sup>/ha)</td></tr> <tr> <td></td><td></td><td></td></tr> </table> <p><b>In which local government area is the land situated?</b></p> <p>Brisbane City Council</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Shop/tenancy no.</b><br>(if applicable)        | <b>Storey/level</b><br>(if applicable)    | <b>Total area of land</b><br>(m <sup>2</sup> /ha) |                     |        |            |  |  |
| <b>Shop/tenancy no.</b><br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Storey/level</b><br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Total area of land</b><br>(m <sup>2</sup> /ha) |                                           |                                                   |                     |        |            |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |                                           |                                                   |                     |        |            |  |  |
| <b>3. Documents lodged</b><br>Please attach one copy of these documents, submitted under section 5 of the <i>Planning Regulation 2017</i> and sections 86 and 87 of the <i>Building Act 1975</i> . (Tick applicable box/es)<br>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.<br>Before giving the documents to the assessment manager the private certifier must ensure the approved form for the application is completed. | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>The application</b></li> <li><input checked="" type="checkbox"/> <b>The approval documents for the application</b></li> <li><input checked="" type="checkbox"/> <b>The decision notice or negotiated decision notice for the application</b></li> <li><input checked="" type="checkbox"/> <b>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</b></li> <li><input type="checkbox"/> <b>A list of required fire safety installations and required special fire services applying to the building work</b></li> <li><input type="checkbox"/> <b>Certificates relied on to decide the application</b></li> <li><input type="checkbox"/> <b>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</b></li> </ul> |                                                   |                                           |                                                   |                     |        |            |  |  |
| <b>4. Confirmation receipt</b><br>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.<br>The private certifier must not give the applicant any approved documents until the private certifier has received the acknowledgement from the assessment manager.<br>If the certifier works for a company, a contact person must be shown.                                                                                    | <p><b>Private certifier's name</b> (in full)</p> <p>Peter Keppie</p> <table border="1"> <tr> <td><b>Company name</b> (if applicable)</td><td><b>Contact person</b></td></tr> <tr> <td>Formiga1 Pty Ltd</td><td>Olivia Suridge</td></tr> </table> <p><b>Postal address</b></p> <p>PO Box 24<br/>         -----<br/>         Royal Brisbane Hospital QLD <span style="float: right;">Postcode 4029</span></p> <p><b>Building certifier reference number</b></p> <p>B180503</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Company name</b> (if applicable)               | <b>Contact person</b>                     | Formiga1 Pty Ltd                                  | Olivia Suridge      |        |            |  |  |
| <b>Company name</b> (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Contact person</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                   |                                           |                                                   |                     |        |            |  |  |
| Formiga1 Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Olivia Suridge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   |                                           |                                                   |                     |        |            |  |  |
| <b>5. Local government acknowledgement</b><br>Section 87 of the <i>Building Act 1975</i> requires local government to give the certifier a document acknowledging the payment of the fee.<br>This tear off section can be provided to the certifier as acknowledgment of receipt of the fee. Should local government choose not to use this tear off section, another form of receipt is to be provided.                                                                                                                                         | <p style="text-align: center;"><b>Local government use only</b></p> <p style="text-align: center;"><b>The local government acknowledges payment of the archiving fee</b></p> <p><b>For future enquiries concerning these documents please quote this reference:</b> <span style="float: right;">Local government reference</span></p> <p>_____</p> <table border="1"> <tr> <td><b>Archiving fee</b></td><td><b>Fee receipt number</b> (if applicable)</td></tr> <tr> <td>\$</td><td></td></tr> </table> <p><b>Date acknowledgement issued</b></p> <p>_____</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Archiving fee</b>                              | <b>Fee receipt number</b> (if applicable) | \$                                                |                     |        |            |  |  |
| <b>Archiving fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Fee receipt number</b> (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                   |                                           |                                                   |                     |        |            |  |  |
| \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |                                           |                                                   |                     |        |            |  |  |



**6. 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                                                       |                                 |
| 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                                                          |                                 |
| 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                                                                                                                                             |                                 |
| 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. |                                 |
| E3                                                 | Details of any other approvals (other than building work) necessary for the proposed development to proceed                                                                                            |                                 |
| <b>F—Local government registers of information</b> |                                                                                                                                                                                                        |                                 |
| F1                                                 | Relevant sections of register of exemptions under the Building Act 1975, Chapter 8, Swimming Pool Fencing                                                                                              |                                 |
| F2                                                 | Relevant sections of register of resolutions under the Building Act 1975 about land liable to flooding                                                                                                 |                                 |
| F3                                                 | Relevant sections of register of show cause and enforcement notice information                                                                                                                         |                                 |

# DECISION NOTICE

## DEVELOPMENT PERMIT FOR BUILDING WORK

### Internal alterations to existing QWLS

Decision Notice (approval) under Planning Act 2016 s.63

|                                   |                                        |
|-----------------------------------|----------------------------------------|
| <b>Development Permit Number:</b> | B180503                                |
| <b>Date application received:</b> | 11/07/2018                             |
| <b>Street Number and Address:</b> | 8 Ponsonby Street, , Annerley Qld 4103 |
| <b>Lot Number:</b>                | Lot 10, RP902279                       |
| <b>Local Government Area:</b>     | Brisbane City Council                  |
| <b>Applicant:</b>                 | Peter Goodhew - Stokes Wheeler Pty Ltd |
| <b>Applicant Address:</b>         | PO Box 684, Annerley QLD 4103          |
| <b>Applicant Email Address:</b>   | p.goodhew@stokeswheeler.com.au         |

The approval is hereby granted to commence on the following basis:

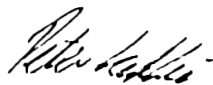
|                              |                               |                                                                                 |
|------------------------------|-------------------------------|---------------------------------------------------------------------------------|
| <b>Classification:</b>       | Existing Class 5/9b           | <b>Legislation:</b>                                                             |
| <b>Type of Construction:</b> | Existing                      | Building Act 1975 , Building Regulation 2006<br>Building Code of Australia 2016 |
| <b>Rise in Storeys:</b>      | Existing                      |                                                                                 |
| <b>Effective Height:</b>     | Existing                      |                                                                                 |
| <b>Building Area:</b>        | Existing affected approx 20m2 |                                                                                 |
| <b>Site Area:</b>            | N/A                           |                                                                                 |

This Decision Notice shall be read in conjunction with:

|                                                              |                                                                           |
|--------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Approved Plans and Documents:</b>                         | Part B                                                                    |
| <b>Approval Conditions and Notes:</b>                        | Part C                                                                    |
| <b>Referral Agencies (Concurrence):</b>                      | N/A                                                                       |
| <b>Referral Agencies (Advice):</b>                           | <b>QFES Job No:</b> N/A <b>Date:</b> N/A                                  |
| <b>When Approval Lapses If Work Is Not Completed Within:</b> | Three (3) years from the date of the decision (s.85 of Planning Act 2016) |
| <b>Relevant Previous Approvals and Advice:</b>               | <b>DA MCU Reference No:</b> N/A - Minor internal alteration only.         |
| <b>Further Development Permits Required:</b>                 | N/A                                                                       |
| <b>Other Applicable Codes for Acceptable Development:</b>    | N/A                                                                       |
| <b>Appeal Rights:</b>                                        | Part E                                                                    |

Required Inspections for Assessable Building Work:

|                                                                                                       |                     |                           |
|-------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
| <b>Stage:</b>                                                                                         | <b>Inspections:</b> | <b>Inspection Agency:</b> |
| Frame                                                                                                 | Frame               | Competent Person          |
| Final                                                                                                 | Final               | Formiga1                  |
| <b>Note: A qualified RPEQ has been accepted as a competent person for the above inspection stages</b> |                     |                           |

|                                                |                         |               |                                                                                       |
|------------------------------------------------|-------------------------|---------------|---------------------------------------------------------------------------------------|
| <b>Building Certifier:</b>                     | <b>QBCC Licence No:</b> | <b>Date:</b>  | <b>Signature:</b>                                                                     |
| Formiga1 - Peter Keppie (for and on behalf of) | A15073901               | July 18, 2018 |  |

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## PART B - APPROVED DRAWINGS/PLANS/REPORTS

|                                  |                                                                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architectural:<br>Conrad Gargett | Project Number: 18048 , Drawing Numbers: AR-0001, AR-2001, AR - 2002, AR-2101, AR - 2102, AR - 2103, AR- 21-4, AR- 2501, AR - 2502, AR - 2510, AR - 2511, AR - 3001, AR- 3002, AR - 3003, AR - 9101 |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## PART C - APPROVAL CONDITIONS AND NOTES

### SPECIFIC CONDITIONS

#### SECTION B - STRUCTURE

- B1)** All structural work is to be completed in accordance with the approved plans and/or site instructions issued by the Structural Engineer during inspections of the various components.
- B2)** Structural timber members that are not exempted under BCA Clause B1.3(i) shall be protected against attack by subterranean termites in accordance with AS3660.1. Installation certification for the system installed must be submitted to the Building Certifier prior to the Certificate of Classification being issued.

#### SECTION C - FIRE RESISTANCE

- C1)** Any new materials and assemblies shall comply with the Fire Hazard Properties as outlined in BCA Clause C1.10 and Specification C1.10 & C1.10a. Details and specifications of the products showing compliance with the required Properties must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- C2)** Any existing fire rated elements must not be compromised. Any penetrations or openings for services in the existing fire rated elements shall be sealed in accordance with BCA Clause C3.15 & Specification C3.15. Installation certification for the various system must be supplied to the Building Certifier prior to the Certificate of Classification being issued where new works occur.

#### SECTION D - ACCESS AND EGRESS

- D1)** Dimensions of exits and path of travel to exits shall be in accordance with BCA D1.6. The unobstructed width of each exit or path of travel to an exit (except for doorways) must not be less than 1m
- D2)** The tenancy is to be provided with minimum unobstructed widths of 1m for all paths of travel to an exit. Fixed furniture or joinery are considered as obstructions.
- D3)** An exit must not be blocked at the point of discharge where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.
- D4)** The area below a stairway within the fire isolated shaft must not be enclosed to form a cupboard or similar enclosed space to comply with BCA Clause D2.8
- D5)** The enclosed space/cupboard under the stairway must have the internal of the cupboard lined with a material obtaining a minimum FRL of -/60/60 and be fitted with a door having a minimum FRL of -/60/30 for compliance with BCA Clause D2.8.
- D6)** Stair nosings must comply with AS1428.2009 Clause 11. At the nosing each tread shall have a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel. The strip may be setback a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm.
- D7)** Treads and nosings are to be slip-resistant in accordance to Table D2.14 when tested in accordance with AS4586.
- D8)** Door thresholds shall be in accordance with BCA Clause D2.15 to not incorporate a step within a radial distance of the door leaf. If a rise or fall is unavoidable within the threshold, a ramp can be provided but must not exceed a maximum gradient of 1:8 for a maximum height of 25mm.
- D9)** Where there is a fall of 1m or more to the surface beneath, balustrades shall be provided at a minimum of 1m in height and have no openings that will allow the passage of 125mm-diameter sphere to penetrate in accordance with BCA Clause D2.16.
- D10)** Where alteration of the stairways occur handrails shall be installed in accordance with BCA Clause D2.17 including mounting height and clearance from walls. A handrail must also be provided to both sides of a stair in accordance with AS1428.1.
- D11)** The sliding exit doors must be able to be opened manually under a force not exceeding 110N and if power operated must fail open in the event of a power failure to the door, in accordance with BCA Clause D2.19.

- D12)** All exit doors and doors in paths of travel to an exit must be openable by using a single pushing or downward hand action lever in accordance with BCA Clause D2.21.
- D13)** All windows with openable components below 865mm from the floor, with a falling distance of 4m to the external surface beneath, must be fitted with a restricting device to ensure the openable portion of the windows does not exceed 125mm. Alternatively the window can be fitted with a protection that does not have any openings exceeding 125mm (eg. Security screen).
- D14)** Access to and within the new parts of the building for people with disabilities shall be provided in accordance with BCA Clause D3.2 and AS1428.1-2009. Access to the external patio shall comply with AS1428.1
- D15)** Turning space in accordance with AS1428.1 is required throughout new areas including level 1 in front of lift and in front of Lv 1 office L1.07 and L1.08.
- D16)** Existing Car parking for people with disabilities shall be maintained in accordance with BCA Clause D3.5 and AS2890.
- D17)** Identification of access for persons with disabilities to concealed front entries and internal public facilities shall be in accordance with BCA Clause D3.6 & Specification D3.6.
- D18)** Tactile indicators are required to warn vision impaired people that they are approaching areas stated under BCA Clause D3.8. Indicators will need to comply with AS1428.1 or AS1428.4 depending on the Australian Standard outlined in BCA Clause D3.8.
- D19)** All new glazing on an accessway, capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009.

#### **SECTION E - SERVICES AND EQUIPMENT**

- E1)** The existing fire safety systems for the tenancy must be maintained . If compromised, new fire safety systems must be installed and these will require amended approval.
- E2)** Portable fire extinguishers shall be provided and installed in accordance with BCA Clause E1.6 and AS2444.
- E3)** Provide suitable fire fighting equipment on site during construction as per BCA Clause E1.9.
- E4)** Alterations to smoke alarms shall be in accordance with AS3786.
- E5)** Alterations to the Emergency Lighting and Illuminated Exit Signs shall be installed in accordance with BCA Part E4 and AS2293.1. Installation and testing certification must be supplied to the Building Certifier prior to the Certificate of Classification being issued.

#### **SECTION F - HEALTH AND AMENITY**

- F1)** Any penetrations through existing roof shall ensure they are adequately waterproofed in accordance with BCA Part F.
- F2)** All glazing assemblies in external walls shall comply with AS2047 and are limited to those specific assemblies noted in BCA Clause F1.13.
- F3)** The buildings existing PWD sanitary facility shall have fixtures and fitting appropriate to AS1428.1. Also adequate facility for disposal of sanitary towels must be provided.
- F4)** Room heights to new areas shall be in accordance with BCA Part F3.
- F5)** Any new artificial lighting shall comply with BCA Clause F4.4 and AS/NZS1680.0.
- F6)** Alterations to the mechanical ventilation shall be installed in accordance with BCA Clause F4.5 and AS1668.2 or AS/NZS3666.1. Installation and testing certification must be supplied to the Building Certifier prior to the Certificate of Classification being issued.

#### **SECTION J - ENERGY EFFICIENCY**

- J1)** The new parts of the envelope/s (doors only) of the building must be sealed in accordance with the provisions of Part J3 of the BCA. Details of the installations must be supplied to the Building Certifier prior to the Certificate of Classification being issued.
- J2)** Any new mechanical ventilation and air conditioning systems for the building must comply with the efficiency ratings and installation requirements outlined in Part J5 of the BCA.
- J3)** Any new installation of lighting throughout the building must comply with power levels nominated and the installation requirements outlined in Part J6 of the BCA. Installation certification that the installed systems/products are compliant with the approved systems to obtain the maximum energy outputs must be supplied to the Building Certifier prior to the Certificate of Classification being issued.

## GENERAL CONDITIONS

1. In accordance with the Building Act 1975 Clause 114(2) occupation of this building is not permitted, until a Certificate of Classification has been issued. This certificate is issued when the works have reached the stage of substantially completed and is dependent upon certificates supplied to the Building Certifier as noted in Part D of this Notice.
2. The approval for this development permit for building work shall lapse if the building work is not commenced within 2 years after the date of this approval; and completed within 3 years after the date of this approval.
3. The applicant for this development must ensure that 1 legible set of current drawings for the development is available for inspection on the building site while the building work is in progress.
4. Provide one set of "as constructed" plans prior to or at final inspection, including a list of Fire Safety Installations in accordance with Section 102 of the Building Act for forwarding to the Queensland Fire & Emergency Service.
5. It is acknowledged that alteration and amendments may occur during construction. Applicable revised drawings and certificates shall be provided for assessment and approval. The issuing of a Certificate of Classification will not be considered until documents reflecting these changes have been provided.
6. This building approval has been assessed in accordance with Section 61 & 68 of the Building Act 1975 for safe existing work.
7. Compliance with any endorsements on the approved documentation shown in RED.
8. **This work has been approved in accordance with Sections 61 & 68 of the Building Act 1975 and is based on acceptance of safe existing work where improvements are made without reduction of aspects listed**
- 9.

## INSPECTIONS

10. This practice has accepted that an appropriately registered professional engineer will be undertaking Framing inspections. Certificates of inspections shall be forwarded to this practice within 3 working days of inspections being carried out. Certificates shall state that the inspected works are in accordance with approved documents.
11. Specific inspections regarding fire/smoke rated elements, sound rated elements and final inspection shall be carried out by this practice. A minimum of 5 days' notice shall be observed.
12. A final inspection shall be carried out by this practice ***A minimum of 5 business days notice shall be observed.***

## ADVISORY NOTES (These are not conditions of approval)

- a. **QBCC SUBSIDENCE POLICY:** The building work approved under this Development Permit has not been assessed against the Queensland Building and Construction Commission policy relating to subsidence.
- b. This approval does not include plumbing and drainage work. Vehicular access, builders sanitary, and other statutory fees required by local authorities have not been included in the fee proposal and may be invoiced directly from the local government to owner.
- c. **OPERATIONAL WORK:** This approval does not include approval of any earthworks (cut or fill) not associated with, or incidental to, the proposed building work. Such work, if proposed by the applicant, may require additional approval from the local authority.
- d. **FIRE ANTS:** The building certifier recommends that you check with the Department of Primary Industries ([www.dpi.qld.gov.au](http://www.dpi.qld.gov.au) or phone 13 25 23) to ascertain whether the property is located within a Fire Ant Restricted Area, prior to carrying out any work on site.
- e. **RETAINING WALLS AND FENCES:** This building development approval does not include the approval of ASSESSABLE retaining walls and/or fences unless specifically described on the Decision Notice and the associated approval documentation.

## PART D - CERTIFICATE OF CLASSIFICATION

The following certificates must be provided to the Building Certifier in a single submission with all forms completed in accordance with Clause 48 of the Building Regulation 2006. QBCC Licences shall also be provided for all contractors for competency in that class of work. Incorrect forms will be returned for re-submission.

In accordance with the Building Act 1975 Clause 114(2) occupation of this building is not permitted, until a Certificate of Classification has been issued. This certificate is issued when the works have reached the stage of substantially completed and is dependent upon: -

- a. Satisfaction of all conditions nominated in association with the review of this application;
- b. Satisfaction of the requirements in regard to inspections;
- c. Submission of a copy of the Drainage Clearance Certificate as issued by the relevant local Government;
- d. Certificates generally to be provided:-
  1. Structural engineers inspection certification for all structural elements;
  2. Details and Specification for assemblies and floor coverings showing Fire Hazard Properties compliance with BCA Specification C1.10;
  3. Installation certificate for the fire extinguishers stating compliance with AS2444.
  4. Installation and commissioning certificates for the smoke alarm system stating compliance with AS3786;
  5. Installation and testing certificate for the emergency lighting and exit signage stating compliance with AS2293.1;
  6. Suppliers certification for the glazing assemblies stating compliance with AS2047;

## **PART E - APPEAL RIGHTS**

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

### **Appeal by an applicant**

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

### **Appeal by a submitter**

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Please contact the building certifier direct on 07 3253 1200 or email [brisbane@formiga1.com](mailto:brisbane@formiga1.com) if you would like to discuss the Appeal Rights provisions in more detail.



# Form 15—Compliance certificate for building design or specification

Job No: 3909/67

Version 4 – July 2017

**NOTE:** This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

**RESTRICTION:** A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

## 1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

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

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

**Street address** (include no., street, suburb/locality and postcode)

6 Ponsonby Street

ANNERLEY, QLD

Postcode 4103

**Lot and plan details** (attach list if necessary)

**In which local government area is the land situated?**

Brisbane City Council

## 2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

All structural aspects of interior re outlay, ground floor window/door, stair case & wall – Alteration re locate board door wall – reposition struts in framed Roof.

Components Excluded – Existing structure

## 3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

|                                                                 |                   |
|-----------------------------------------------------------------|-------------------|
| Concrete Structures Code                                        | AS 3600-2009      |
| Timber Code                                                     | AS 1720.1-2010    |
| Structural Design Actions: General Principles                   | AS/NZS1170.0-2002 |
| Structural Design Actions: Permanent, Imposed and Other Actions | AS/NZS1170.1:2002 |
| Structural Design Actions: Wind Actions                         | AS/NZS1170.2:2011 |
| Residential Timber Framed Construction                          | AS 1684.2-2010    |

## 4. Reference documentation

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

Engineering Documents:- Roy B. Hoskins & Associates

Job No: 3909/67, Instruction on site of the final review

Architectural Documents:- Conrad Gargett

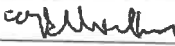
Job No: 18048, Sheets AR – 1001, AR – 1002, AR – 2001 AR – 2002, AR – 2101, AR – 2101, AR 2701, AR – 3001, AR – 3002, AR – 3011, AR – 3012.

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

2011

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>5. Building certifier reference number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Building certifier reference number</b><br><div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |
| <b>6. Competent person details</b><br>A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.<br><br>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.<br><br>If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person. | <b>Name (in full)</b><br><div>Roy B. Hoskins</div><br><b>Company name (if applicable)</b><br><div>Roy B. Hoskins &amp; Associates</div><br><b>Phone no. (business hours)</b> <b>Mobile no.</b> <b>Fax no.</b><br><div>07 3366 0044</div> <div>0407 650 626</div> <div>N/A</div><br><b>Email address</b><br><div>rbh-reception@powerup.com.au</div><br><b>Postal address</b><br><div>PO Box 334</div><br><div>Lutwyche, QLD</div> <div>Postcode 4030</div><br><b>Licence or registration number (if applicable)</b><br><div>RPEQ 1127</div> |  |  |
| <b>7. Signature of competent person</b><br>This certificate must be signed by the individual assessed by the building certifier as competent.<br><b>Job No: 3909/67</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Signature</b> <b>Date</b><br><div></div> <div>14-Jun-18</div>                                                                                                                                                                                                                                                                                                                                                                                          |  |  |

**Documents relied upon:-**

**Live Loads:**

Floor 1.5 kPa  
 Roof 0.25 kPa  
 Stairs, landings & balconies 3.0 kPa

**Wind Loads:**

Region B  
 Terrain Category 3.0  
 Wind Classifications N2

**Soil Properties:**

Soil Conditions in accordance with Engineers Experience  
 Site Classification 'M'  
 Minimum Bearing Pressure 100 kPa

**Limitations of Certification:**

- The issue of this Certificate in no way reduces the responsibility of the Builder to undertake all building works consistent with the relevant plans, Building Act and Regulations and good building practice.
- The Certificate has been based on inspections normally conducted prior to the final completed construction by the Builder of the elements concerned (i.e. the actual completed structure was not inspected).
- The Certificate does not cover issues such as the Builder's activities after the inspection, plumbing, waterproofing, fire/sound proofing, termite protection and matters which are the Builder's responsibility.
- Proprietary items (e.g. prefabricated trusses etc.) are deemed to be covered by the manufacturer's certification.
- Responsibilities for obtaining local government approvals for changes in the approved materials/detail variations remain the responsibility of the Builder.

*and*

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

# QLD Women's Legal Service Office Refurbishment

387 Ipswich Road  
Annerley

APPROVED WITH CONDITIONS  
BY FORMIGA1

Permit# **B180503** Date: **18 JULY 2018**

This is an Approved Document  
accompanying the Decision Notice  
for the Development Application



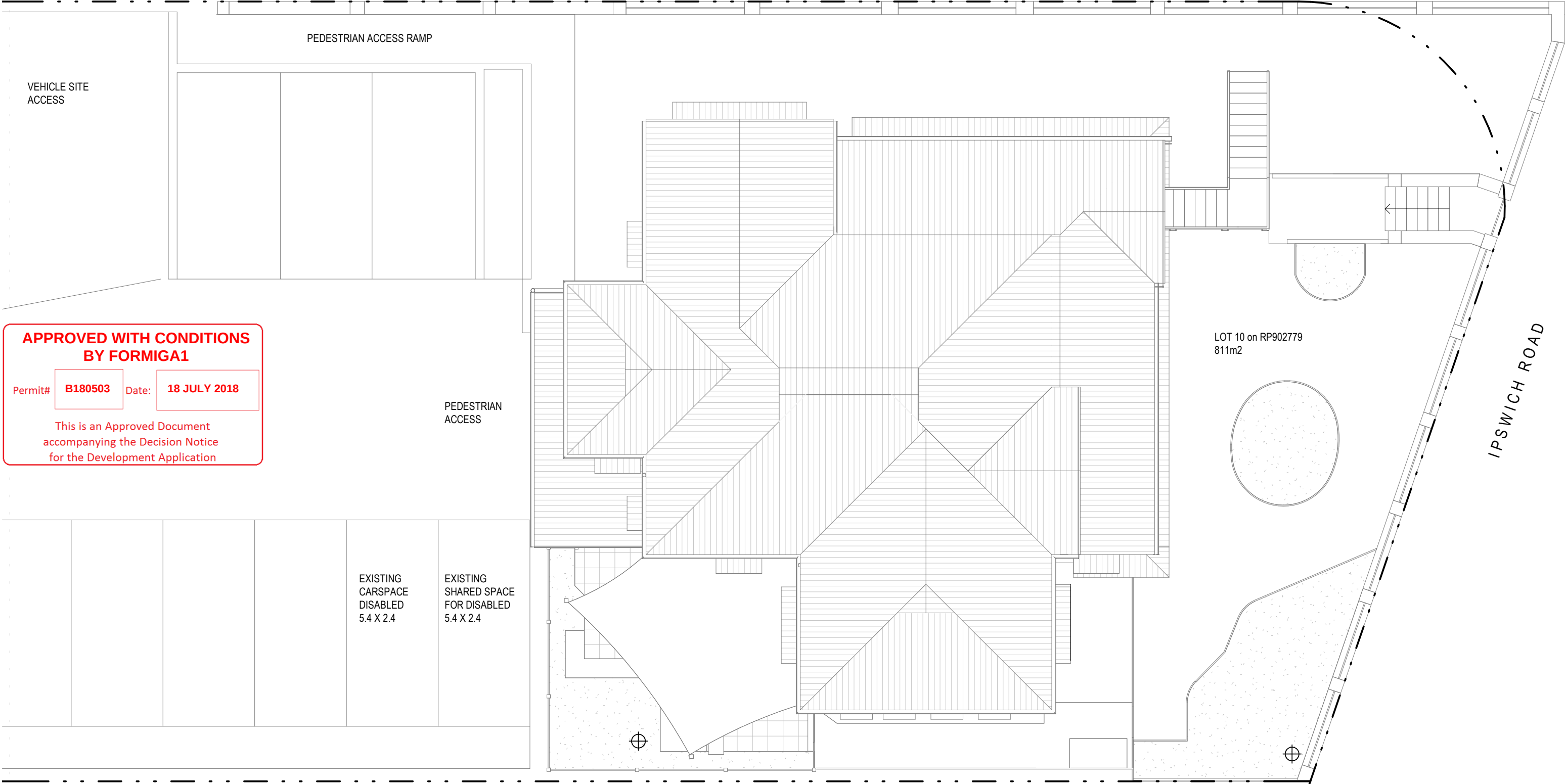
View from Ipswich Road



| Drawing List - BA Documentation |                                             |                  |                      |                       |
|---------------------------------|---------------------------------------------|------------------|----------------------|-----------------------|
| Sheet Number                    | Sheet Name                                  | Current Revision | Revision Description | Current Revision Date |
| AR - 0001                       | Cover Sheet                                 | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 1001                       | Site Plan - Proposed                        | 5                | Preliminary BA Set   | 17.07.18              |
| AR - 2001                       | Existing and Demolition Plan - Ground Level | 5                | Preliminary BA Set   | 17.07.18              |
| AR - 2002                       | Existing and Demolition Plan - Level 1      | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2101                       | Proposed Plan - Ground Level                | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2102                       | Proposed Plan - Level 1                     | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2103                       | Clearances Diagram Ground Level             | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2104                       | Clearances Diagram Level 1                  | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2501                       | RCP - Existing and Demo - Ground Level      | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2502                       | RCP - Existing and Demo - Level 1           | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2510                       | RCP - Proposed - Ground Level               | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 2511                       | RCP - Proposed - Level 1                    | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 3001                       | External Elevations                         | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 3002                       | External Elevations                         | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 3003                       | External Elevations                         | 4                | Preliminary BA Set   | 17.07.18              |
| AR - 9101                       | Door and Window Schedule                    | 4                | Preliminary BA Set   | 17.07.18              |

Grand total: 16

NOTE: NO CHANGE TO GFA.



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1

Site Plan - Proposed

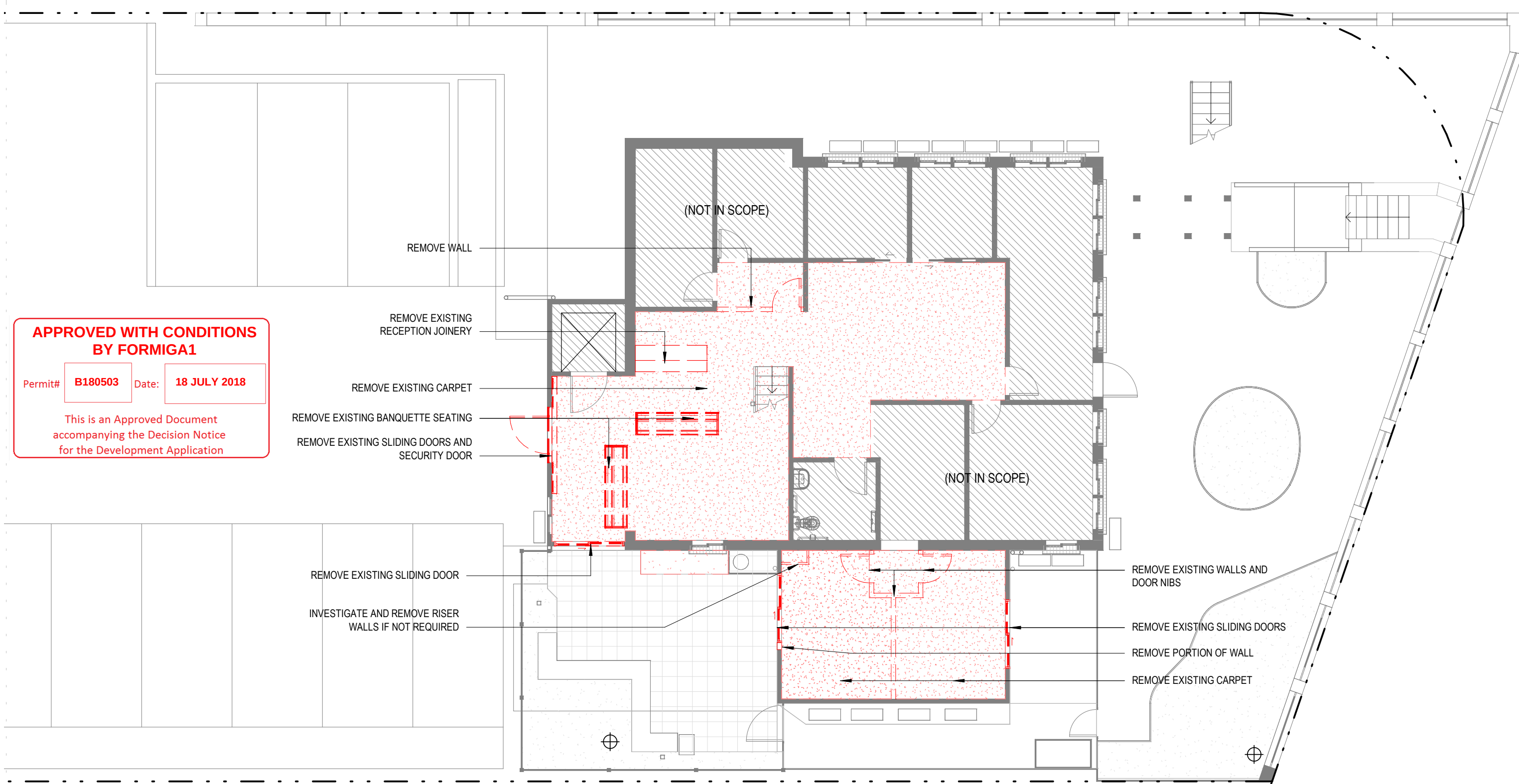
1 : 100

| LEGEND  |             |
|---------|-------------|
| Abbrev. | Description |

PRELIMINARY

| REV | DESCRIPTION               | DATE       | APPD | Details |
|-----|---------------------------|------------|------|---------|
| 1   | Preliminary DA Set        | 30.04.2018 | DG   |         |
| 2   | Draft BA Set - For Review | 21.06.2018 | DG   |         |
| 3   | Preliminary BA Set        | 26.06.2018 | DG   |         |
| 4   | Draft BA Set - For Review | 17.07.18   | DG   |         |
| 5   | Preliminary BA Set        | 17.07.18   | DG   | 0 mm 40 |





**1** Ground Level - Existing and Demolition Plan  
1 : 100

New floor linings  
to comply with  
BCA Spec C1.10



APPROVED WITH CONDITIONS  
BY FORMIGA1

Permit#

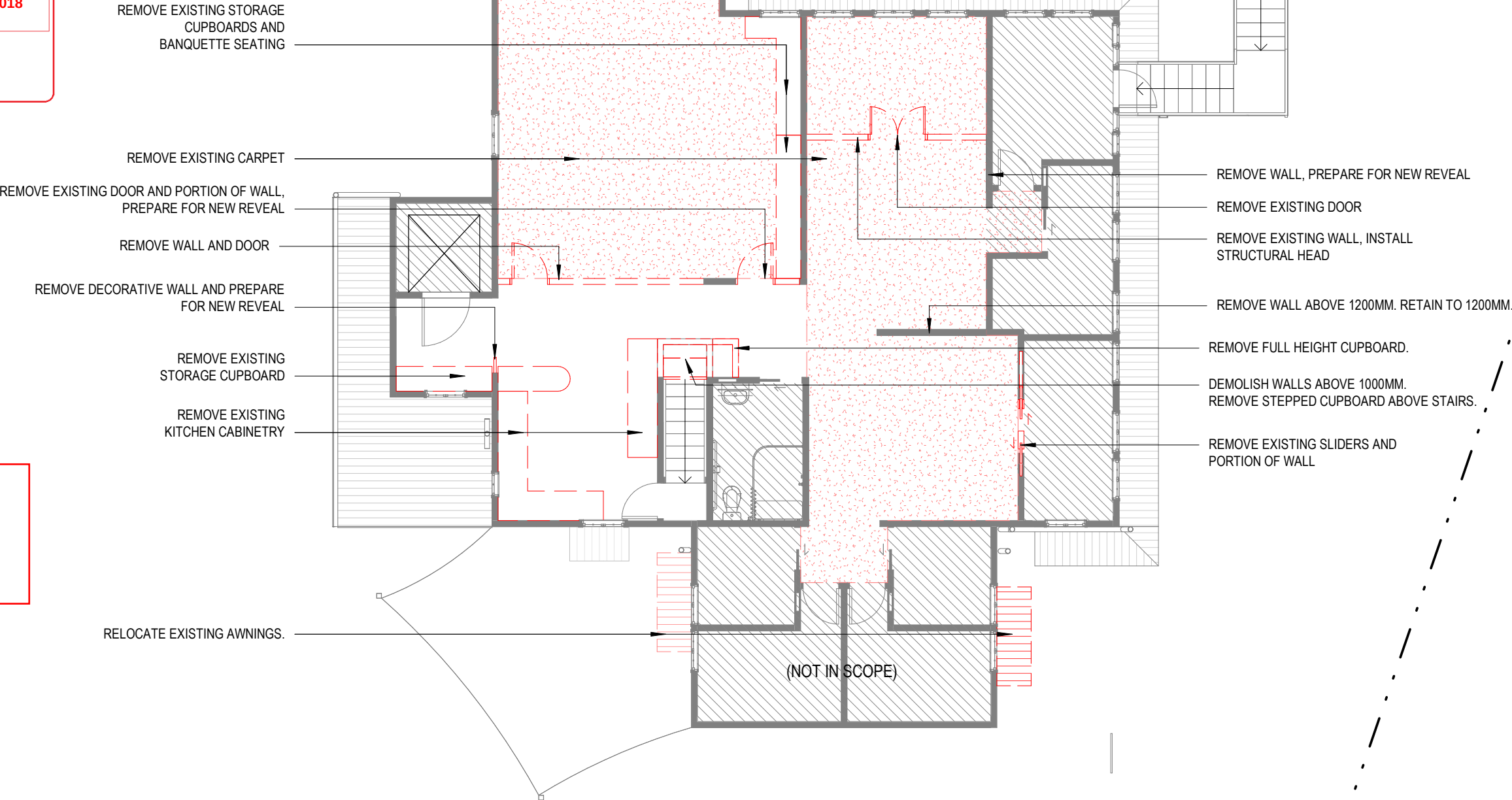
B180503

Date:

18 JULY 2018

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accompanying the Decision Notice  
for the Development Application

New floor linings  
to comply with  
BCA Spec C1.10



1

Level 01 - Existing and Demolition Plan

1 : 100

| LEGEND  |             |
|---------|-------------|
| Abbrev. | Description |

| REV | DESCRIPTION               | DATE       | APPD | Details                                                                 |
|-----|---------------------------|------------|------|-------------------------------------------------------------------------|
| 1   | Draft BA Set - For Review | 21.06.2018 | DG   | Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 350.            |
| 2   | Preliminary BA Set        | 26.06.2018 | DG   | Do not scale this drawing and verify all dimensions and levels on site. |
| 3   | Draft BA Set - For Review | 17.07.18   | DG   | Nominated Architect : Lawrence Toaldo NSW Reg. 10255.                   |
| 4   | Preliminary BA Set        | 17.07.18   | DG   |                                                                         |

0 mm

40

PRELIMINARY

Drawing  
Existing and Demolition  
Plan - Level 1

A3 Scale  
Project  
Drawing  
Status  
Issue

1 : 100  
18048  
AR - 2002  
SD  
4



APPROVED WITH CONDITIONS  
BY FORMIGA1

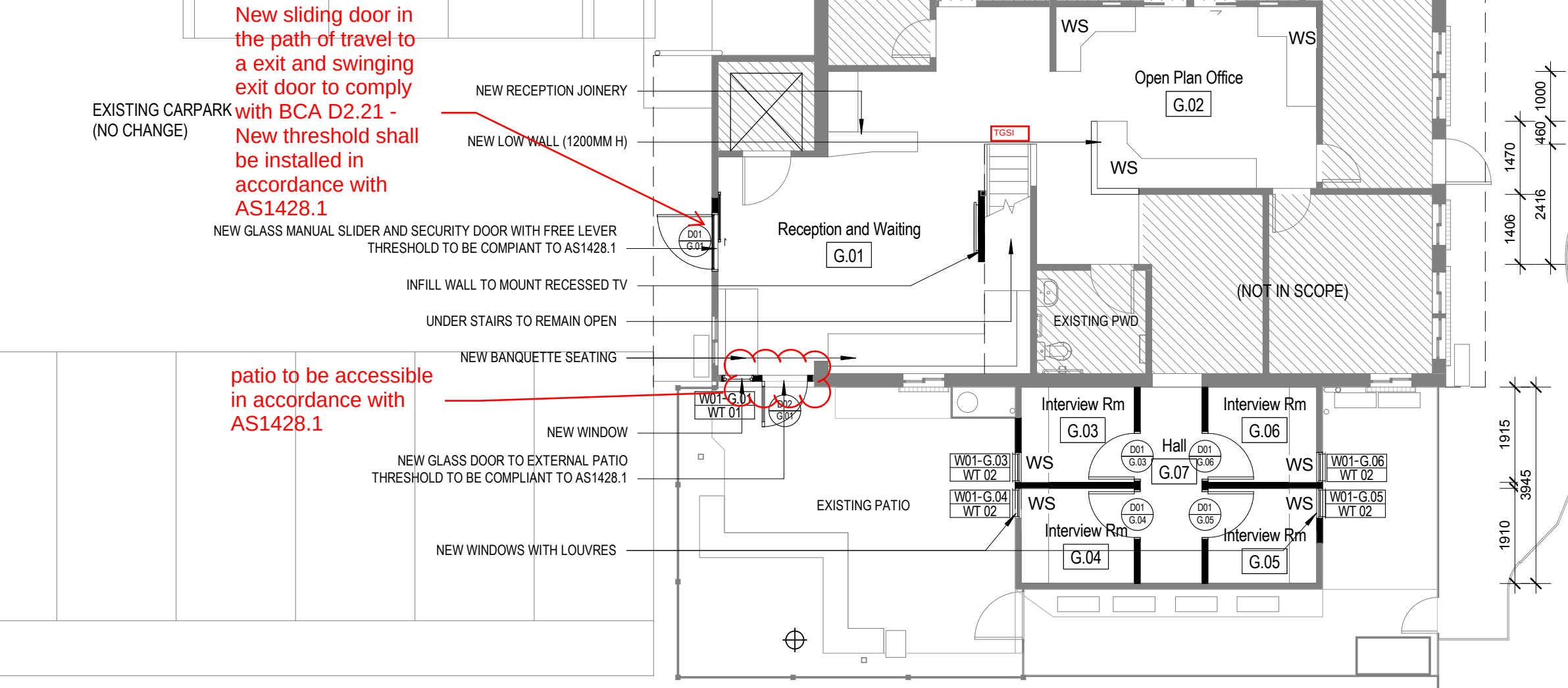
Permit#

B180503

Date:

18 JULY 2018

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for the Development Application

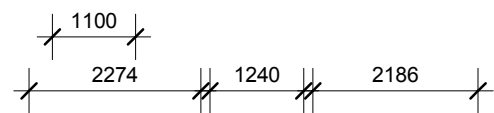


1

Ground Level - GA Plan Proposed

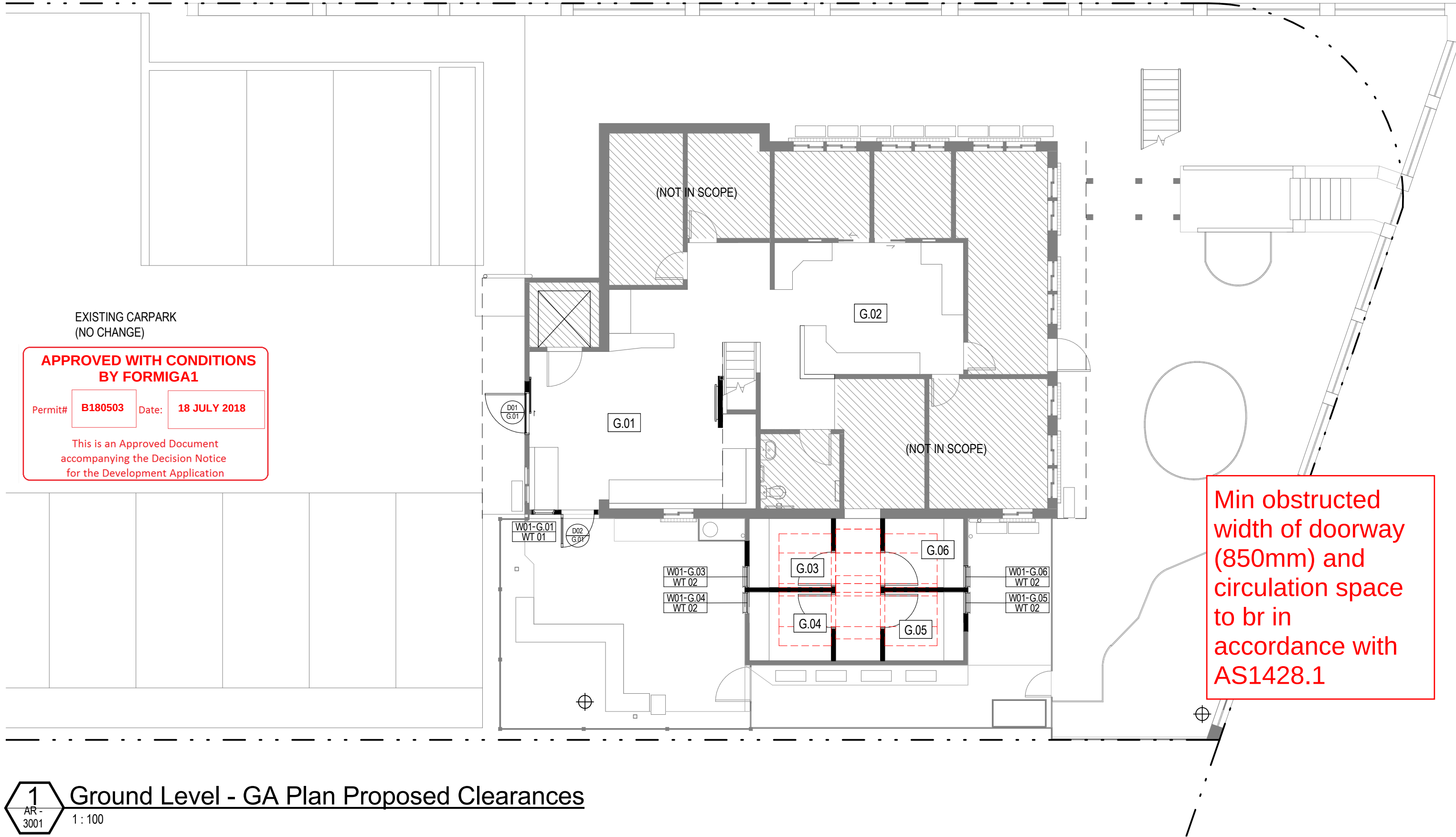
1 : 100

ALL DIMENSIONS TO BE CONFIRMED ON SITE.



| LEGEND  |             |
|---------|-------------|
| Abbrev. | Description |
| WS      | WORKSTATION |

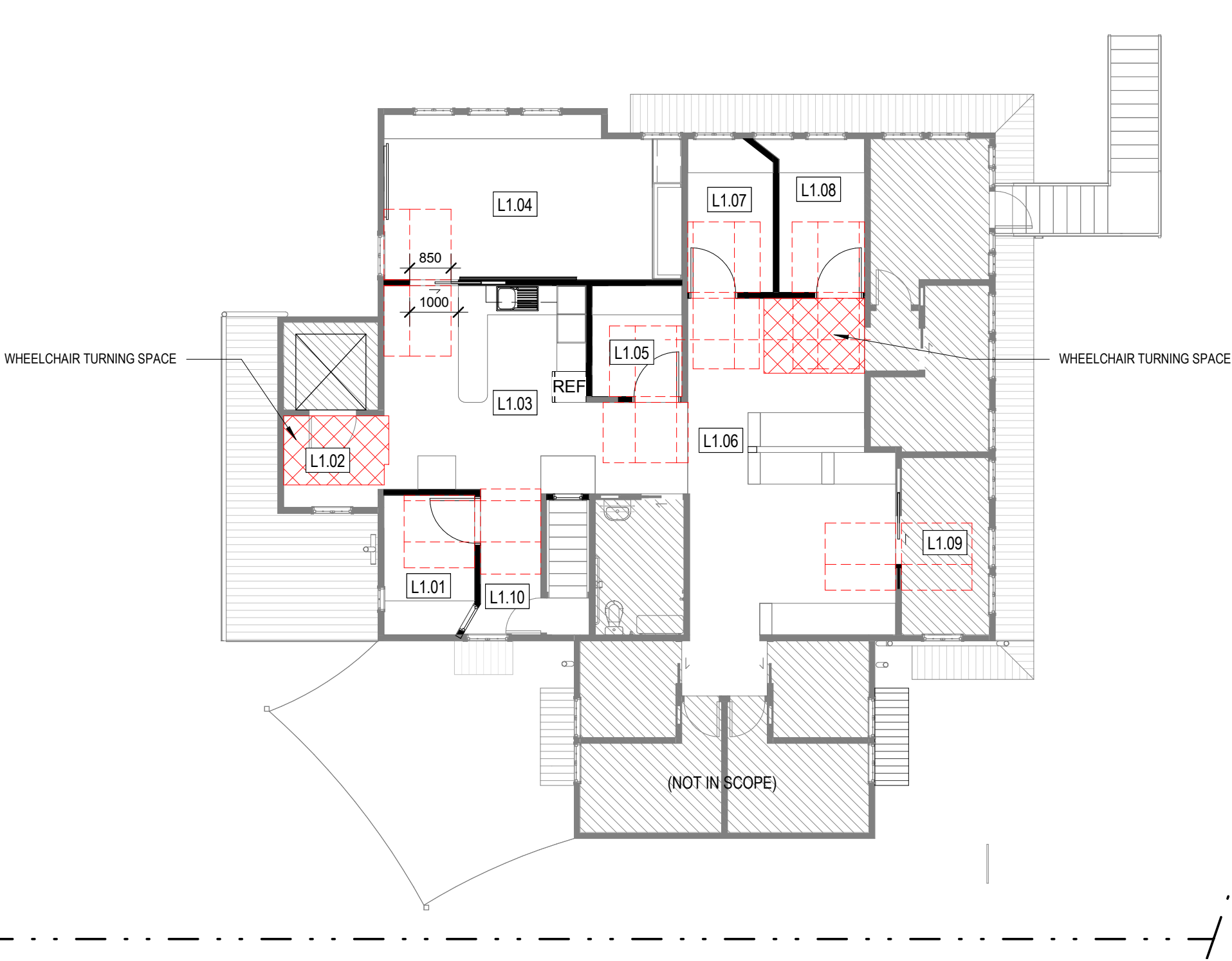




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1  
AR -  
3001

Level 01 - Proposed GA Plan Clearances

1 : 100

| REV | DESCRIPTION               | DATE       | APPD |
|-----|---------------------------|------------|------|
| 1   | Clearances Diagrams       | 10.07.2018 |      |
| 2   | Clearances Diagrams       | 12.07.18   | DG   |
| 3   | Draft BA Set - For Review | 17.07.18   | DG   |
| 4   | Preliminary BA Set        | 17.07.18   | DG   |

Details  
Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 350.  
Do not scale this drawing and verify all dimensions and levels on site.  
Nominated Architect : Lawrence Toaldo NSW Reg. 10255.



PRELIMINARY  
Drawing  
Clearances Diagram  
Level 1

A3 Scale  
Project  
Drawing  
Status  
Issue  
1 : 100  
18048  
AR - 2104  
SD  
4

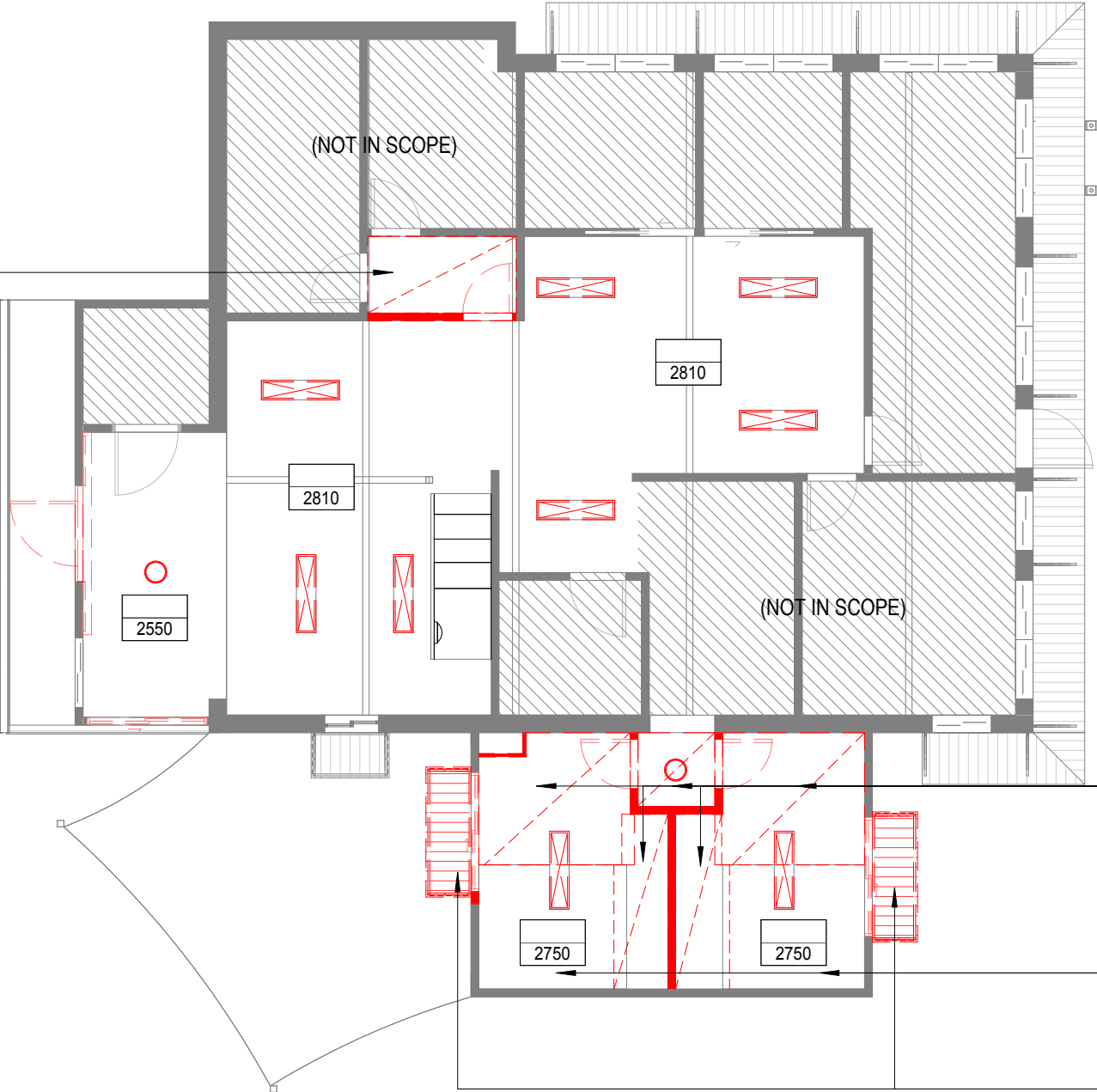


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Permit# **B180503** Date: **18 JULY 2018**

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REMOVE PORTION OF EXISTING  
CEILING



NOTE: LIGHTING NOTED IN RED TO BE  
REMOVED. EXISTING CEILINGS TO BE MADE  
GOOD IN PREPARATION FOR NEW LIGHTING.

REMOVE PORTION OF EXISTING CEILINGS

RETAIN EXISTING  
CEILINGS

RELOCATE EXISTING AWNINGS

1

Ground Level RCP - Existing and Demo

--1 : 100

| LEGEND  |             |
|---------|-------------|
| Abbrev. | Description |

| REV | DESCRIPTION               | DATE       | APPD |
|-----|---------------------------|------------|------|
| 1   | Draft BA Set - For Review | 21.06.2018 | DG   |
| 2   | Preliminary BA Set        | 26.06.2018 | DG   |
| 3   | Draft BA Set - For Review | 17.07.18   | DG   |
| 4   | Preliminary BA Set        | 17.07.18   | DG   |

Details

Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 350.  
Do not scale this drawing and verify all dimensions and levels on site.  
Nominated Architect : Lawrence Toaldo NSW Reg. 10255.

0 mm40

**PRELIMINARY**

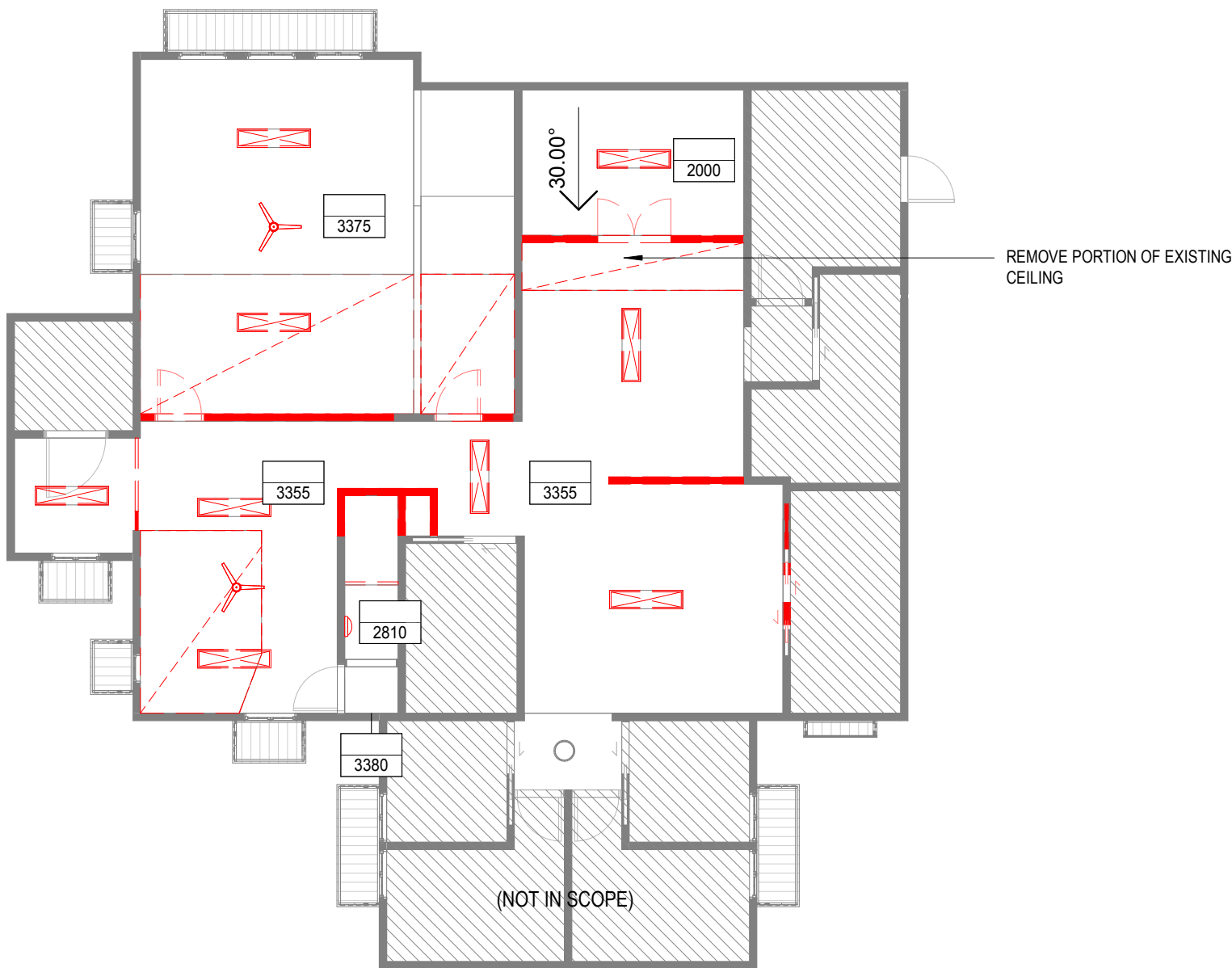


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Permit# **B180503** Date: **18 JULY 2018**

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for the Development Application

NOTE: LIGHTING AND CEILING FANS NOTED IN RED  
TO BE REMOVED. EXISTING CEILINGS TO BE MADE  
GOOD IN PREPARATION FOR NEW LIGHTING.



1  
AR -  
3001

Level 1 - Existing and Demo RCP

1 : 100



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Permit#

B180503

Date:

18 JULY 2018

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for the Development Application

NOTE:  
FUTURE LIGHTING LAYOUT TO BE  
CONFIRMED.

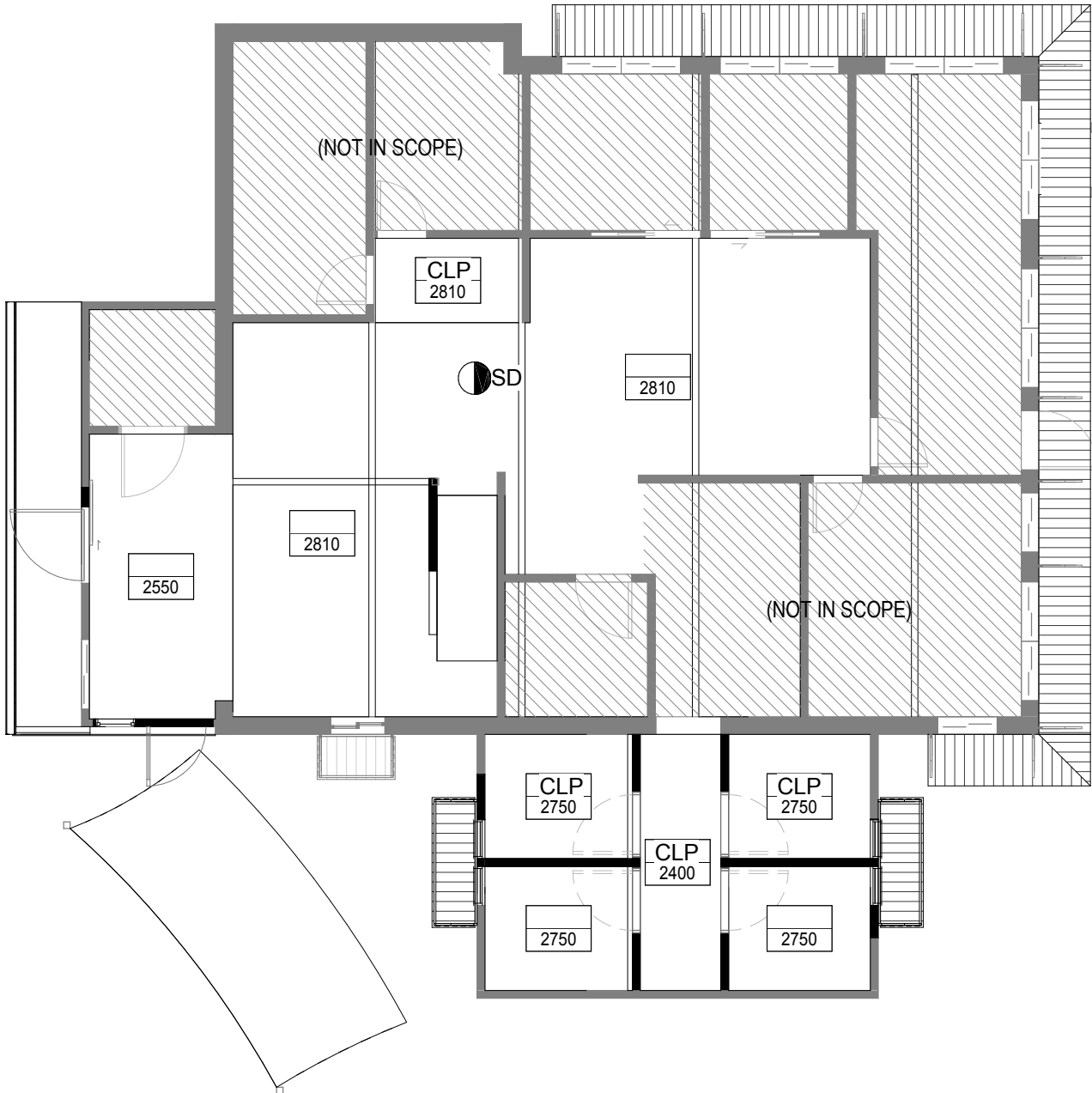
FUTURE SMOKE DETECTOR LAYOUT  
TO BE CONFIRMED.

NEW PAINT TO ALL CEILINGS WITHIN  
SCOPE.

1  
AR -  
3001

Ground Level RCP - Proposed

1 : 100



| LEGEND  |                      |
|---------|----------------------|
| Abbrev. | Description          |
| CLP     | CEILING PLASTERBOARD |
| SD      | SMOKE DETECTOR       |



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BY FORMIGA1

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for the Development Application

NOTE:  
FUTURE LIGHTING LAYOUT TO BE  
CONFIRMED.

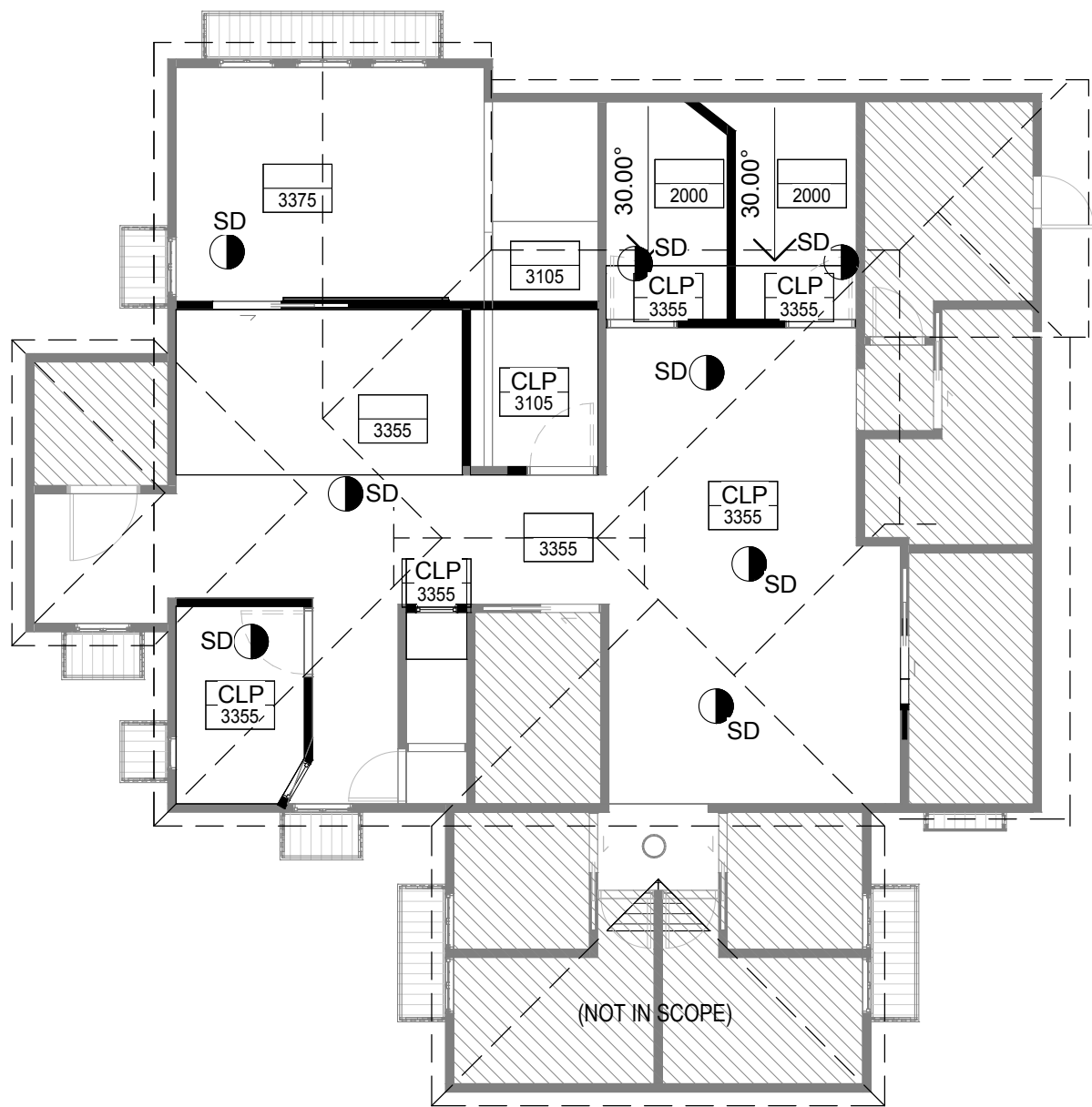
FUTURE SMOKE DETECTOR LAYOUT  
TO BE CONFIRMED.

NEW PAINT TO ALL CEILINGS WITHIN  
SCOPE.

1  
AR -  
3001

Level 1 - Proposed RCP

1 : 100



| LEGEND  |                      |
|---------|----------------------|
| Abbrev. | Description          |
| CLP     | CEILING PLASTERBOARD |
| SD      | SMOKE DETECTOR       |



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Permit#

B180503

Date:

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1 East Elevation - Existing and Demo

-- 1 : 100

FENCE, GATE AND FRONT  
GARDEN BEDS NOT  
SHOWN.

All external work shall  
be accepted  
development as per  
BCC Traditional  
Building Overlay



2 East Elevation - Proposed

-- 1 : 100

FENCE, GATE AND FRONT  
GARDEN BEDS NOT  
SHOWN.

Conrad  
Gargett

Client  
QLD Womens Legal  
Service

Project  
WLSQ 387 Ipswich Road  
Annerley

| REV | DESCRIPTION               | DATE       | APPD |
|-----|---------------------------|------------|------|
| 1   | Draft BA Set - For Review | 21.06.2018 | DG   |
| 2   | Preliminary BA Set        | 26.06.2018 | DG   |
| 3   | Draft BA Set - For Review | 17.07.18   | DG   |
| 4   | Preliminary BA Set        | 17.07.18   | DG   |

Details  
Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 350.  
Do not scale this drawing and verify all dimensions and levels on site.  
Nominated Architect : Lawrence Toaldo NSW Reg. 10255.

0 mm 40

PRELIMINARY

Drawing  
External Elevations

A3 Scale  
Project  
Drawing  
Status  
Issue

1 : 100  
18048  
AR - 3001  
SD  
4





All external work shall be accepted development as per BCC Traditional Building Overlay

BOUNDARY FENCE NOT SHOWN.

1 South Elevation - Existing and Demo  
1:100



**APPROVED WITH CONDITIONS BY FORMIGA1**

Permit# **B180503** Date: **18 JULY 2018**

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BOUNDARY FENCE NOT SHOWN.

2 South Elevation - Proposed  
1:100





All external work shall be accepted development as per BCC Traditional Building Overlay

FENCE AND TREE NOT SHOWN.

1 West Elevation - Existing and Demo  
1:100



APPROVED WITH CONDITIONS BY FORMIGA1

Permit# **B180503** Date: **18 JULY 2018**

This is an Approved Document accompanying the Decision Notice for the Development Application

TREE NOT SHOWN.

2 West Elevation - Proposed  
1:100

| REV | DESCRIPTION               | DATE       | APPD |
|-----|---------------------------|------------|------|
| 1   | Draft BA Set - For Review | 21.06.2018 | DG   |
| 2   | Preliminary BA Set        | 26.06.2018 | DG   |
| 3   | Draft BA Set - For Review | 17.07.18   | DG   |
| 4   | Preliminary BA Set        | 17.07.18   | DG   |

Details

Copyright Conrad Gargett. ACN 010 350 633 ABN 49 325 21 350.

Do not scale this drawing and verify all dimensions and levels on site.

Nominated Architect : Lawrence Toaldo NSW Reg. 10255.

0 mm 40

| Schedule - Door Proposed |         |            |          |             |                   |       |        |
|--------------------------|---------|------------|----------|-------------|-------------------|-------|--------|
| Room Number              | Door No | Leaf Size  |          | Performance | Comments          | Width | Height |
|                          |         | Leaf 1 (w) | Leaf (h) | Equity      |                   |       |        |
| G.01                     | 01      | 1100       | 2100     |             | FACE SLIDER       | 1100  | 2100   |
| G.01                     | 02      |            |          |             | FRAMED GLASS LEAF | 915   | 1960   |
| G.03                     | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| G.04                     | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| G.05                     | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| G.06                     | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| L1.01                    | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| L1.04                    | 01      | 1000       | 0        | EA          | CAVITY SLIDER     | 960   | 2040   |
| L1.05                    | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| L1.07                    | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| L1.08                    | 01      | 920        | 2340     | EA          |                   | 920   | 2400   |
| L1.11                    | 01      | 1000       | 0        | EA          | CAVITY SLIDER     | 960   | 2040   |

All doors in the path of travel to an exit shall have hardware that complies with BCA D2.21

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Permit#

B180503

Date:

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EA - EQUITY ACCESS  
STATUTORY REQUIREMENT: PROVIDE ACCESSIBILITY CONFORMING TO AS 1428.1, IE.: -  
- CLEAR OPENING WIDTH NOT LESS THAN 850MM.  
- RESISTANCE TO OPENING NOT MORE THAN 20N.  
- PERIPHERAL CLEAR SPACES CONFORMING TO AS 1428.1 S.13 (REFER TO IT).  
- LATCH HANDLES 'D' FORM, 35-45MM FACE CLEARANCE AND 900-1100 AFFL.  
- DOORSET VISUAL CONTRAST 30%, CONFORMING TO AS 1428.1 S. 13.

| Schedule - Window - Proposed |      |           |        |       |             |             |         |          |                     |                 |          |
|------------------------------|------|-----------|--------|-------|-------------|-------------|---------|----------|---------------------|-----------------|----------|
| Room Number                  | Mark | Type Mark | Size   |       | Sill Height | Head Height | Framing |          | Glass               | Security Screen | Comments |
|                              |      |           | Height | Width |             |             | Finish  | Material |                     |                 |          |
| G.01                         | W01  | WT 01     | 1220   | 610   | 915         | 2135        |         |          |                     |                 | FIXED    |
| G.03                         | W01  | WT 02     | 1184   | 600   | 800         | 1984        |         |          |                     | Crim Safe       | LOUVRES  |
| G.04                         | W01  | WT 02     | 1184   | 600   | 800         | 1984        |         |          |                     | Crim Safe       | LOUVRES  |
| G.05                         | W01  | WT 02     | 1184   | 600   | 800         | 1984        |         |          |                     | Crim Safe       | LOUVRES  |
| G.06                         | W01  | WT 02     | 1184   | 600   | 800         | 1984        |         |          |                     | Crim Safe       | LOUVRES  |
| L1.01                        | W01  | WT 01     | 1220   | 610   | 915         | 2135        |         |          | OPAQUE -<br>PRIVACY |                 | FIXED    |
| L1.03                        | W01  | WT 01     | 1220   | 610   | 1100        | 2320        |         |          |                     |                 | FIXED    |

# Notification and Payment Confirmation

## BUILDING AND CONSTRUCTION WORK DETAILS

QLeave levy number: S163560 Date notified: 14 Jun 2018

Building and construction work description: OFFICE RENOVATION

Lot no.: 10 Plan no.: RP902279

Building and construction work address: 8 PONSONBY ST

Suburb: ANNERLEY Postcode: 4103

Total cost of work (GST exclusive): **\$268,147.00**

Total levy paid: **\$1,274.00**

Exempted cost of work (GST exclusive): **\$0.00**

Start date: 14 Jun 2018 Finish date: 30 Sep 2018

Council: BRISBANE CITY COUNCIL

Certifier: FORMIGA1

Owner: WOMEN'S LEGAL SERVICES INC.

Principal contractor: STOKES WHEELER PTY LTD

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

Your Assessment Manager (Local Government or Private Certifier - Class A) will require a copy of this form prior to the issue of a development/building permit.

## CONTACT QLEAVE

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

## BUILDING AND CONSTRUCTION WORK COMPLETED

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

### PAID

| Receipt number | Date paid              | Amount paid |
|----------------|------------------------|-------------|
| 84427296842    | 14 Jun 2018 9:22:14 AM | \$1,274.00  |

# Payer details

---

## Entity type

Entity type

Registered company / partnership

## Payer details

Australian Business Number \*

82 080 554 623

Entity name

STOKES WHEELER PTY LTD

Business trading name

Entity Description

Australian Private Company

## Contact details

Contact person \*

PETER GOODHEW

Contact person phone number (including area code) \*

0408882727

Contact person e-mail address

p.goodhew@stokeswheeler.com.au

## Postal address

Address line 1 \*

PO BOX 684

Address line 2

Suburb \*

ANNERLEY

State \*

QLD

Postcode \*

4103

# Building and construction work details

---

## Building and construction work details

Description of work

OFFICE RENOVATION

Type of work \*

COMMERCIAL / NON-RESIDENTIAL

Your internal job reference number (if applicable)

18276PG

Estimated start date \*

14 Jun 2018

Estimated finish date \*

30 Sep 2018

### Project owner

☐ Select if project owner details are the same as payer details

Project owner \*

WOMEN'S LEGAL SERVICES INC.

Contact person

NATALIE DAVIDSON

Contact phone number

0733920658

Contact email address

ndavidson@wlsq.org.au

### Building and construction work address

Lot number

10

Plan number

RP902279

Local council \*

BRISBANE CITY COUNCIL

Building and construction work address line 1 \*

8 PONSONBY ST

Suburb \*

ANNERLEY

State \*

QLD

Postcode \*

4103

### Assessment manager (building certifier - private or local council)

Has an assessment manager (building certifier - private or local council) been appointed? \*

☒ Yes

☐ No

Name \*

FORMIGA1

Phone number (including area code)

0732531200

Contact e-mail

peter.keppie@formiga1.com

## Principal contractor details

Has a principal contractor been appointed? \*

If a Principal Contractor has been appointed it is a requirement under the [Work Health and Safety Regulation 2011 s\(293\)](#) to advise who the Principal Contractor is.

For more information please visit [www.worksafe.qld.gov.au](http://www.worksafe.qld.gov.au) - Principal Contractors.

☒ Yes

☐ No

☒ Select if the principal contractor details are the same as the payer details.

## Cost of work

### Cost of work

Total cost of work in whole dollars only (excluding GST) \*

\$268,147.00

Exemption category

Leviable cost of work

\$268,147.00

### Amount payable

Portable Long Service Leave Levy

\$670.67

Construction Skills Queensland Levy

\$268.15

Work Health and Safety Levy

\$335.18

**Total levy payable**

\$1,274.00

## Process submission

---

### Declaration



- I certify that the information provided is true, correct and complete to the best of my knowledge and belief, knowing it is an offence to provide false or misleading information.\*



- I agree that this declaration is to be used within the meaning of the [Electronics Transactions \(Queensland\) Act 2001](#) as an electronic communication containing my signature for the purpose of that Act.\*

**Amount due**

\$1,274.00

Please select a payment option \*



Credit/Debit Card

Paying online is safe and easy with our secure Credit/Debit Card facility. Confirmation of notification and payment will be issued immediately upon payment. The following cards are accepted:



Other payment options

**FORM 4—NOTIFIABLE WORK**  
section 87, Plumbing and Drainage Act 2002 (PDA)  
Address

Address

### Categories of work

I hereby state that the work indicated above was completed within 10 business days of the date of this form and the work complies with the PDA and the Standard Plumbing and Drainage Regulation 2003.

Responsible person \_\_\_\_\_

Responsible person

Plumbing Industry Council licence number

Signature

Date \_\_\_\_\_

Where the work performed involves underground drainage, an as-constructed diagram must be submitted with this form.

**16122018**

**PRIVACY NOTICE:** The information provided on this form is for the use of the City of San Francisco and its agencies. It is not to be released to the public without the approval of the City of San Francisco.

**PRIVACY NOTICE:** The information on this form is collected as required under the PDA by the Department of Housing and Public Works on behalf of the Plumbing Industry Council (PIC). This information may be stored by the PIC and/or the Department and their agents and contractors and made available to the property owner or person who requested the work and will be used for administration, compliance, statistical research and evaluation of plumbing and drainage laws. Your personal information may be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the PDA. Personal information will otherwise only be disclosed to third parties with your consent or in accordance with the *Information Privacy Act 2009*.

Date: 08/01/2019  
Our Ref: B180503  
Council Ref: A004973339

The Chief Executive Officer  
Brisbane City Council  
PO Box 1434,  
Brisbane QLD 4001

Attention: Department of Building - Building Approval Officer

**RE: CERTIFICATE OF CLASSIFICATION FOR THE INTERNAL ALTERATIONS TO EXISTING QWLS AT 8  
PONSONBY STREET, ANNERLEY QLD 4103**

Please find the following information enclosed in relation to the recently completed above listed project, as required in Section 108 of the Building Act 1975.

- Certificate of Classification
- Relevant certificates

Should you require any further information, please don't hesitate to contact our office.

Kind Regards,



Alexandra Scott  
**Formiga1 Pty Ltd**

**Brisbane Office**

**Phone:** 07 3253 1200 **Fax:** 07 3253 1299

**Email:** [brisbane@formiga1.com](mailto:brisbane@formiga1.com)

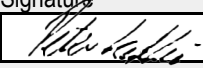
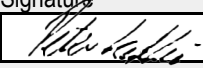
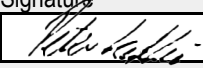
PO Box 24

Royal Brisbane Hospital QLD 4029

## Form 11— Certificate / Interim Certificate of Classification

| <b>1. Type of Certificate</b><br>Indicate the type of Certificate of Classification being issued.<br><br><b>Interim Certificate:</b> Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.                                                                        | <div> <input checked="" type="checkbox"/> Certificate of Classification         </div> <div> <input type="checkbox"/> Interim Certificate of Classification         </div> <div>         Date Interim Certificate of Classification will expire if applicable<br/> <input type="text"/> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------|---------------------|--|--|--|--|--|--|--|--|
| <b>2. Owner details</b><br>If the applicant is a company, a contact person must be shown.                                                                                                                                                                                                                                                                                                                                | Name (natural person or company)<br><input type="text" value="Womens Legal Service Inc - Natalie Davidson"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
| <b>3. Property description</b><br>The description must identify all land the subject of the application.<br><br>The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.<br><br>If the plan is not registered by title, provide previous lot and plan details.                                                                                                                               | Street address (include No., street, suburb / locality and postcode)<br><input type="text" value="8 Ponsonby Street"/><br><hr/> <div> <input type="text" value="Annerley"/> <input type="text" value="Postcode 4103"/> </div> <div>         Lot &amp; plan details (attach list if necessary)<br/> <input type="text" value="Lot 10 RP902779"/> </div> <div>         In which local government area is the land situated?<br/> <input type="text" value="Brisbane City Council"/> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
| <b>4. Classification</b><br>The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part – state the part to which each classification relates.                                                                | <table border="1"> <thead> <tr> <th>Part of Building / Description</th> <th>Class of Building / Part</th> </tr> </thead> <tbody> <tr> <td>Minor internal refurbishment of existing Womens Legal Service Office<br/>(existing affected approx 20m2)</td> <td>Existing Class 5/9b</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Part of Building / Description | Class of Building / Part | Minor internal refurbishment of existing Womens Legal Service Office<br>(existing affected approx 20m2) | Existing Class 5/9b |  |  |  |  |  |  |  |  |
| Part of Building / Description                                                                                                                                                                                                                                                                                                                                                                                           | Class of Building / Part                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
| Minor internal refurbishment of existing Womens Legal Service Office<br>(existing affected approx 20m2)                                                                                                                                                                                                                                                                                                                  | Existing Class 5/9b                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
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| <b>5. Max No. of people permitted</b><br>If applicable, state the maximum number of people permitted in the building and the portion it applies to.                                                                                                                                                                                                                                                                      | <table border="1"> <thead> <tr> <th>Maximum population</th> <th>Part of building</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>Existing/ Unchanged</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Maximum population             | Part of building         | N/A                                                                                                     | Existing/ Unchanged |  |  |  |  |  |  |  |  |
| Maximum population                                                                                                                                                                                                                                                                                                                                                                                                       | Part of building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                      | Existing/ Unchanged                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |
| <b>6. Restrictions on the use or occupation of the building</b><br>If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.<br><br>For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia. | Restrictions<br><div> <b>The following restrictions apply to the use or occupation of the building:</b> </div> <hr/> <p>This building work is substantially complete in accordance with the Building Act 1975. Formiga1 do not purport to have inspected all elements of the construction. This certificate does not relieve the builder of their responsibility to ensure that all completed work complies and is reliant upon certificates for aspects and inspections from appropriate parties.</p> <p>This certificate is to be read in conjunction with previous Certificates of Classification regarding restrictions and performance solutions. No condition on this certificate is to supersede any previous condition unless specifically noted.</p> <p>This building shall be maintained in accordance with QDC MP6.1 (and subordinate standards) as it was approved. Future maintenance is not to alter existing systems without assessment by a suitably qualified Building Certifier.</p> <p>This certificate is limited to the building work outlined and does not cover existing aspects or updates of finishes that do not constitute building work.</p> |  |                                |                          |                                                                                                         |                     |  |  |  |  |  |  |  |  |

## LOCAL GOVERNMENT USE ONLY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |  |                                                                                     |                             |                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|-------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------|
| Date received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reference Number/s |  |                                                                                     |                             |                                                                                                  |
| <b>7. Alternative Solutions</b><br>If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.<br><br>This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code. | <b>Alternative solution requirements</b><br><div data-bbox="515 421 1473 913" style="border: 1px solid black; padding: 10px;"><p><b>The following systems and procedures form part of the alternative solution:</b></p><p>-----</p><p>This work has been approved in accordance with Sections 61 &amp; 68 of the Building Act 1975 and is based on acceptance of safe existing work where improvements are made without reduction of aspects listed.</p></div>                                                                                                                                                                   |                    |  |                                                                                     |                             |                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>8. Building Certifier</b><br>If the certifier is a company, a contact person must be shown. <table border="1" data-bbox="499 1865 1524 2067"><tr><td data-bbox="499 1865 1117 1960">Name of building certifier (in full)<br/>Formiga1 - Peter Keppie (for and behalf of)</td><td data-bbox="1117 1865 1524 1960">Licence number<br/>A15073901</td></tr><tr><td data-bbox="499 1960 957 2067">Signature<br/></td><td data-bbox="957 1960 1524 2067">Date<br/>3/01/2019<br/>Building Approval Reference Number<br/>B180503</td></tr></table> |                    |  | Name of building certifier (in full)<br>Formiga1 - Peter Keppie (for and behalf of) | Licence number<br>A15073901 | Signature<br> |
| Name of building certifier (in full)<br>Formiga1 - Peter Keppie (for and behalf of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Licence number<br>A15073901                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |  |                                                                                     |                             |                                                                                                  |
| Signature<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date<br>3/01/2019<br>Building Approval Reference Number<br>B180503                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |  |                                                                                     |                             |                                                                                                  |



# SYDNEY CARPET LABORATORY

OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

Sample Description: Client Reference: "Flagstone"  
100% Solution Dyed Nylon 6  
780g/m<sup>2</sup> on a Glasbac Backing

AS ISO 9239.1: Reaction to Fire Tests for Floorings – Determination of the Burning Behaviour Using a Radiant Heat Source

### Results Summary

| CHF Value | Sample 1 | Sample 2 | Sample 3 | Mean                  |
|-----------|----------|----------|----------|-----------------------|
| Length    | 5.4      | 5.2      | 5.1      | 5.2 kW/m <sup>2</sup> |
| Width     | 5.8      | -        | -        | 5.8 kW/m <sup>2</sup> |

| Smoke Value | Sample 1 | Sample 2 | Sample 3 | Mean      |
|-------------|----------|----------|----------|-----------|
| Length      | 205      | 221      | 217      | 214 %.min |
| Width       | 206      | -        | -        | 206 %.min |

|            |     |
|------------|-----|
| Melting    | Yes |
| Blistering | Yes |

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be sole criterion for assessing the potential fire hazard of the product in use.

Sample was conditioned in accordance with BS EN 13238 at a temperature of 23±2°C and relative humidity of 50±5% for a minimum of 48 hours prior to testing.

Each Specimen was adhered to a substrate of 9mm thick fibre cement board using Intertac adhesive.



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OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 1 Length

#### Rake Results

| Position (mm) | Time (s) |
|---------------|----------|
| 60            | 191      |
| 110           | 311      |
| 160           | 389      |
| 210           | 495      |
| 260           | 761      |
| 310           | 952      |
| 360           | 1294     |
| 410           | -        |
| 460           | -        |
| 510           | -        |
| 560           | -        |

#### Test Results

Flame Spread at 10 minutes (mm): 230  
Flame Spread at 20minutes (mm): 350  
Flame Spread at 30minutes (mm): 390

Heat Flux at 10 minutes – HF-10 (kW/m<sup>2</sup>): 8.84  
Heat Flux at 20 minutes – HF-20 (kW/m<sup>2</sup>): 6.16  
Heat Flux at 30 minutes – HF-30 (kW/m<sup>2</sup>): 5.41

Final Flame Spread Distance (mm): 390  
Critical Heat Flux – CHF (kW/m<sup>2</sup>): 5.41

Extinguishing Time (s): 2334

Maximum Light Attenuation (%): 40.82  
Integrated Smoke Value (%.min): 205.03



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34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

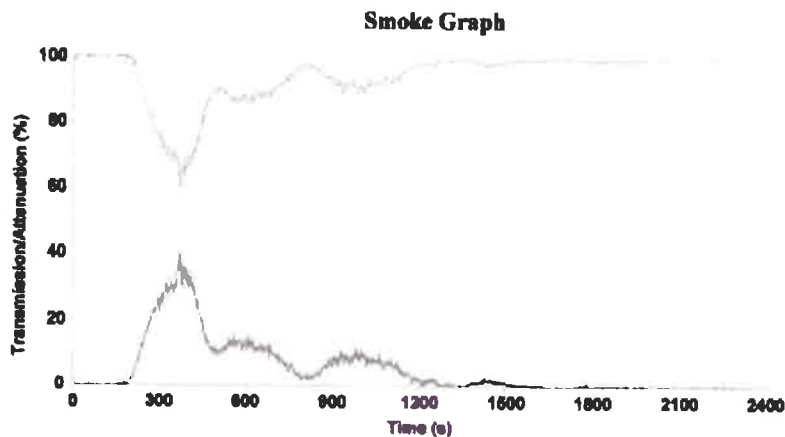
Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 1 Length

### Light Attenuation Over Time

Report produced with the Fire Testing Technology FRPSoft software

page 3



Test name : LENGTH I  
File name : CAFRPSOFT\DATA\17090005.CSV



# SYDNEY CARPET LABORATORY

OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 1 Width

### Rake Results

| Position (mm) | Time (s) |
|---------------|----------|
| 60            | 211      |
| 110           | 314      |
| 160           | 422      |
| 210           | 595      |
| 260           | 889      |
| 310           | 1155     |
| 360           | 1302     |
| 410           | -        |
| 460           | -        |
| 510           | -        |
| 560           | -        |

### Test Results

Flame Spread at 10 minutes (mm): 220  
Flame Spread at 20minutes (mm): 340  
Flame Spread at 30minutes (mm): Not measured

Heat Flux at 10 minutes – HF-10 (kW/m<sup>2</sup>): 9.08  
Heat Flux at 20 minutes – HF-20 (kW/m<sup>2</sup>): 6.35  
Heat Flux at 30 minutes – HF-30 (kW/m<sup>2</sup>): Not calculated (test duration <30 minutes)

Final Flame Spread Distance (mm): 370  
Critical Heat Flux – CHF (kW/m<sup>2</sup>): 5.78

Extinguishing Time (s): 1700

Maximum Light Attenuation (%): 38.48  
Integrated Smoke Value (%.min): 206.13



# SYDNEY CARPET LABORATORY

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34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

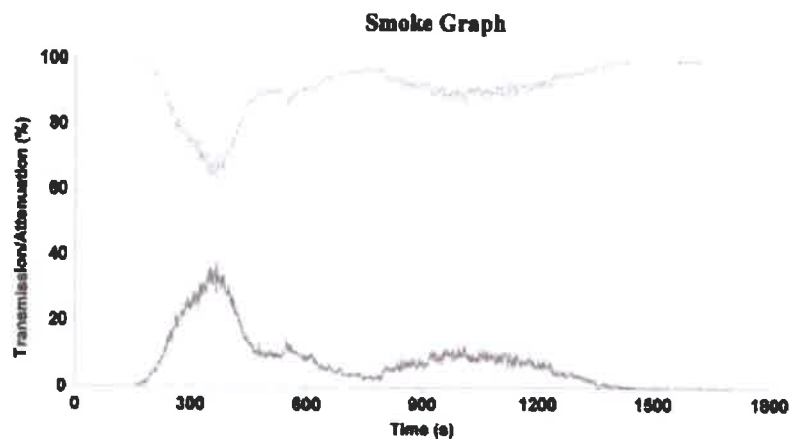
Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 1 Width

### Light Attenuation Over Time

Report produced with the Fire Testing Technology FRPSoft software

page 3



Test name : WIDTH 1  
File name : C:\FRPSOFT\DATA\17090006.CSV



# SYDNEY CARPET LABORATORY

OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 2 Length

### Rake Results

| Position (mm) | Time (s) |
|---------------|----------|
| 60            | 227      |
| 110           | 335      |
| 160           | 411      |
| 210           | 584      |
| 260           | 884      |
| 310           | 1024     |
| 360           | 1207     |
| 410           | -        |
| 460           | -        |
| 510           | -        |
| 560           | -        |

### Test Results

Flame Spread at 10 minutes (mm): 210  
Flame Spread at 20minutes (mm): 360  
Flame Spread at 30minutes (mm): Not Measured

Heat Flux at 10 minutes – HF-10 (kW/m<sup>2</sup>): 9.33  
Heat Flux at 20 minutes – HF-20 (kW/m<sup>2</sup>): 5.96  
Heat Flux at 30 minutes – HF-30 (kW/m<sup>2</sup>): Not Calculated (test duration <30 minutes)

Final Flame Spread Distance (mm): 400  
Critical Heat Flux – CHF (kW/m<sup>2</sup>): 5.23

Extinguishing Time (s): 1747

Maximum Light Attenuation (%): 35.01  
Integrated Smoke Value (%.min): 220.93



# SYDNEY CARPET LABORATORY

OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

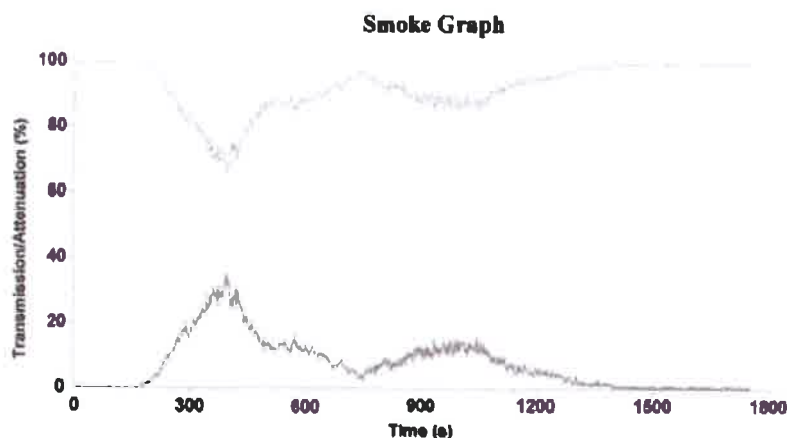
Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 2 Length

### Light Attenuation Over Time

Report produced with the Fire Testing Technology FRPSoft software

page 3



Test name : LENGTH 2  
File name : C:\FRPSOFT\DATA\17090007.CSV



# SYDNEY CARPET LABORATORY

OF INTERFACE AUST. PTY LIMITED - ABN 39 000 692 026

34 AIRDS ROAD, MINTO NSW 2566 - TEL: (02) 8706 4600 FAX: (02) 8706 4617

## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 3 Length

### Rake Results

| Position (mm) | Time (s) |
|---------------|----------|
| 60            | 239      |
| 110           | 285      |
| 160           | 363      |
| 210           | 491      |
| 260           | 736      |
| 310           | 958      |
| 360           | 1089     |
| 410           | 1452     |
| 460           | -        |
| 510           | -        |
| 560           | -        |

### Test Results

Flame Spread at 10 minutes (mm): 240  
Flame Spread at 20minutes (mm): 370  
Flame Spread at 30minutes (mm): 410

Heat Flux at 10 minutes – HF-10 (kW/m<sup>2</sup>): 8.60  
Heat Flux at 20 minutes – HF-20 (kW/m<sup>2</sup>): 5.78  
Heat Flux at 30 minutes – HF-30 (kW/m<sup>2</sup>): 5.05

Final Flame Spread Distance (mm): 410  
Critical Heat Flux – CHF (kW/m<sup>2</sup>): 5.05

Extinguishing Time (s): 2007

Maximum Light Attenuation (%): 34.31  
Integrated Smoke Value (%.min): 217.48



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## TEST REPORT

Client: Interface Australia PTY LTD  
34 Airds Road  
Minto NSW 2566

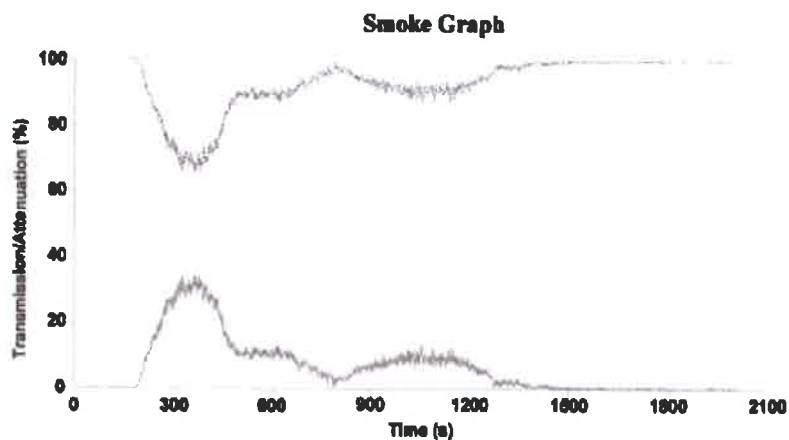
Test Report No: D11-17-049  
Sample Received date: 18/08/2017  
Test Date: 07/09/2017  
Report Date: 20/09/2017

### Sample 3 Length

### Light Attenuation Over Time

Report produced with the Fire Testing Technology FRPSoft software

page 3



Test name : LENGTH 3  
File name : C:\FRPSOFT\DATA\17090008.CSV

# AWTA PRODUCT TESTING

Australian Wool Testing Authority Ltd - trading as AWTA Product Testing  
A.B.N. 43 006 014 106

1st Floor, 191 Racecourse Road, Flemington, Victoria 3031

P.O. Box 240, North Melbourne, Victoria 3051

Phone (03) 9371 2400 Fax (03) 9371 2499

## TEST REPORT

CLIENT : KARNDLEAN INTERNATIONAL PTY LTD  
835 STUD ROAD  
KNOXFIELD VIC 3180

TEST NUMBER : 7-581075-CV  
ISSUE DATE : 23/09/2011  
PRINT DATE : 23/09/2011  
ORDER NUMBER : 40379

SAMPLE DESCRIPTION Clients Ref: "Karndean Loose-Lay Plank"  
Decorative vinyl floor planks  
Colour: Brownwood  
Approx thickness: 4.5mm

### Material Specification:

Nominal composition: PVC incorporating a print film under a PVC wear layer backing (plated PVC)

ASISO 9239.1-2003  
Part 1

Reaction to Fire Tests for Floorings  
Determination of the Burning Behaviour  
using a Radiant Heat Source

Date of sample arrival:

24/08/2011

Date tested:

22/09/2011

Results:

CHF (Critical Heat Flux / Critical Radiant Flux)

|                 | 1   | 2   | 3   | Mean |       |
|-----------------|-----|-----|-----|------|-------|
| Non directional | 7.6 | 8.4 | 8.0 | 8.0  | kW/m2 |

|                 |     | Smoke Value |     |     |       |
|-----------------|-----|-------------|-----|-----|-------|
| Non directional | 112 | 88          | 116 | 105 | % min |

Observations: melting, blistering, penetration of flame through to substrate

Note: Sample was conditioned in accordance with BSEN 13238-2001 at a temperature of 23+/-2degC and Relative Humidity of 50+/-5% for a minimum of 48 hours prior to testing

No directional properties, three specimens tested only

Each specimen was adhered to a substrate of 6mm thick reinforced cement board using Karndean Hi Tack Adhesive and clamped prior to testing

The test results relate to the behaviour of the test specimens of a product under the particular conditions of the test, they are not intended to be the sole criterion for assessing the potential fire hazard of the product in use

189897

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( END OF REPORT )

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This Laboratory is accredited by the National Association of Testing Authorities, Australia, for:  
- Chemical Testing of Textiles & Related Products : Accreditation No. 983  
- Mechanical Testing of Textiles & Related Products : Accreditation No. 985  
- Heat & Temperature Measurement : Accreditation No. 1356

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0204/11/06

APPROVED SIGNATORY

MICHAEL A. JACKSON B.Sc (Hons)  
MANAGING DIRECTOR



# Form 15—Compliance certificate for building design or specification

Version 4 – July 2017

**NOTE:** This is to be used for the purposes of section 10 of the *Building Act 1975* and/or section 46 of the *Building Regulation 2006*.

**RESTRICTION:** A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

## 1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

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

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

**Street address** (include no., street, suburb/locality and postcode)

8 PONSONBY ST ANNERLEYQLD

Postcode 4103

**Lot and plan details** (attach list if necessary)

Lot 1 on RP902279

**In which local government area is the land situated?**

Brisbane City Council

## 2. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Structural adequacy of the Aluminium Door

## 3. Basis of certification

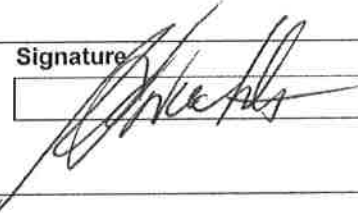
Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

The structural design of the Aluminium Windows and Doors has been based on

compliance with Australian Standards, in particular AS1288-2006 (Glass in Buildings – Selection and Installation).

## 4. Reference documentation

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

|                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |                       |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------|----------------|
| Date received                                                                                                                                                                                                                                                                                                                                                                                                       | Reference Number/s                                                                 |                       |                |
| <b>5. Building certifier reference number</b>                                                                                                                                                                                                                                                                                                                                                                       | <b>Building certifier reference number</b>                                         |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | B180503                                                                            |                       |                |
| <b>6. Competent person details</b>                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name (in full)</b>                                                              |                       |                |
| A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect. | Wayne Nicholas                                                                     |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Company name (if applicable)</b>                                                | <b>Contact person</b> |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | NGA WINDOWS PTY LTD                                                                | Wayne Nicholas        |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Phone no. (business hours)</b>                                                  | <b>Mobile no.</b>     | <b>Fax no.</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | 07 3803 2292                                                                       |                       | 0 73803 1497   |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Email address</b>                                                               |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | ngasales@ngawindows.net.au                                                         |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Postal address</b>                                                              |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | 1/193 Magnesium Dr Crestmead Qld                                                   |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Postcode 4132                                                                      |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Licence or registration number (if applicable)</b>                              |                       |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | GLAZING 1311712                                                                    |                       |                |
| <b>7. Signature of competent person</b>                                                                                                                                                                                                                                                                                                                                                                             | <b>Signature</b>                                                                   |                       | <b>Date</b>    |
| This certificate must be signed by the individual assessed by the building certifier as competent.                                                                                                                                                                                                                                                                                                                  |  |                       | 18/12/ 2018    |

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



Queensland  
Government

Department of Housing and Public Works

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

Version 5 – July 2017

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) ALUMINIUM DOOR

☐

QBCC Licensee Aspect Certificate

## Scope of the work

Scope of the work covered by the licence class under the *Queensland Building and Construction Commission 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".

Supply and installation of Aluminium Door

## 2. Property description

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

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb/locality and postcode)

8 PONSONBY ST ANNERLEY

Postcode 4103

Lot and plan details (attach list if necessary)

LOT 10 RP902279

In which local government area is the land situated?

BRISBANE CITY COUNCIL

## 3. Building/structure description

Building/structure description

Class of

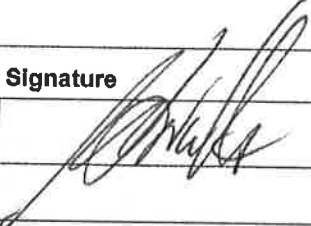
Existing Building

5/9B

LOCAL GOVERNMENT USE ONLY

DATE RECEIVED

REFERENCE NUMBER/S

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>4. Description of component/s certified</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Aluminum Framed Glazed Windows: -<br><br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |
| <b>5. Basis of certification</b><br>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Windows and Doors designed to AS1288 (2006); AS2047 (2014) AS2208 (1978)<br>AS 1288 ACCREDITATION NO Q017<br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |
| <b>6. Reference documentation</b><br>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Architectural Drawings<br>Architectural Drawings:<br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |
| <b>7. Building certifier reference number and development approval number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Building certifier reference number</b><br>B180503                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Development approval number</b><br>B180503 |
| <b>8. Building certifier, competent person or QBCC licensee details</b><br>A competent person must be assessed as competent before carrying out the inspection.<br>The builder for the work cannot give a stage certificate of inspection.<br>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.<br>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.<br>If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person. | <b>Name (in full)</b><br>Wayne Nicholas<br><br><b>Company name if applicable</b><br>NGA WINDOWS PTY LTD<br><br><b>Contact person</b><br>Wayne Nicholas<br><br><b>Phone no. (business hours)</b><br>07 3803 2292<br><br><b>Mobile no. Fax no.</b><br>07 3803 1497<br><br><b>Email address</b><br>ngasales@ngawindows.net.au<br><br><b>Postal address</b><br>1/193 Magnesium Dr Crestmead Qld<br><br><b>Postcode</b> 4132<br><br><b>Licence class</b><br>GLAZING<br><br><b>Licence number</b><br>1311712<br><br><b>Date approval to inspect received from building certifier</b><br><br> |                                               |
| <b>9. Signature of building certifier, competent person or QBCC licensee</b><br>Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Signature</b><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Date</b><br>Tuesday, December 18, 2018     |



**Form 16—Inspection  
Certificate/Aspect Certificate/QBCC  
Licensee Aspect Certificate**

[Version 5 – July 2017]

**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)

Installation of the following electrical equipment by Licensed Electrical Contractor as specified in development approval plans:

(1) Electrical Installation

(2) Emergency & Exit Lighting

☐ **QBCC Licensee Aspect Certificate**

**Scope of the work**

Scope of the work covered by the licence class under the *Queensland Building and Construction Commission 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".

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**2. Property description**

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

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

**Street address** (include no., street, suburb/locality and postcode)

8 Ponsonby Street

Annerley QLD 4103

**Lot and plan details** (attach list if necessary)

Lot 10 , RP902279

**In which local government area is the land situated?**

Brisbane City Council

**3. Building/structure description**

**Building/structure description**

Office Space

**Class of building/structure**

5/9b

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                            |                               |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------|-------------------------------|--|--|--|--|--|
| <b>4. Description of component/s certified</b><br>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.                                      | <table border="1"> <tr><td>Electrical Installation (1)</td></tr> <tr><td>Emergency &amp; Exit Lighting (2)</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | Electrical Installation (1)                                                                                | Emergency & Exit Lighting (2) |  |  |  |  |  |
| Electrical Installation (1)                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                            |                               |  |  |  |  |  |
| Emergency & Exit Lighting (2)                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                            |                               |  |  |  |  |  |
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| <b>5. Basis of certification</b><br>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>(1) I certify that the electrical installation, to the extent it is effected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying to the electrical installation under the Electrical Safety Regulation 2002 and AS 3000</p> <p>I certify that the cabling work described above complies with the Australian Communication Industry Wiring Rules technical standard AS/ACIFS009:2001</p> <p><b>"The following electrical equipment has been installed by a Licensed Electrical Contractor as specified in the development approval plans and under instruction from the builder:</b></p> <p style="text-align: center;"><b>( 2 )Emergency &amp; Exit Lighting which were:</b></p> <ul style="list-style-type: none"> <li>❖ An approved article under AS 2293,</li> <li>❖ Positioned as specified on approved plans, and Operationally tested.</li> </ul> <table border="1" style="width: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> |  |                                                                                                            |                               |  |  |  |  |  |
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| <b>6. Reference documentation</b><br>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.                                                                                | <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                            |                               |  |  |  |  |  |
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| <b>7. Building certifier reference number and development approval number</b>                                                                                                                                | <b>Building certifier reference number</b><br><table border="1" style="width: 100%;"> <tr><td> </td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>Development approval number</b><br><table border="1" style="width: 100%;"> <tr><td> </td></tr> </table> |                               |  |  |  |  |  |
|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                            |                               |  |  |  |  |  |
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**8. Building certifier, competent person or QBCC 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.

**9. Signature of building certifier, competent person or QBCC 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.

Name (in full)

NLE Commercial PTY LTD

Company name if applicable

Contact person

NLE Commercial PTY LTD

Phone no. (business hours)

07 3326 4444

Mobile no.

0409 183 790

Fax no.

3350 2166

Email address

marcus@nle.com.au

Postal address

PO Box 5538

Stafford Heights

Postcode 4053

Licence class

Electrical

Licence number

73823

Date approval to inspect received from building certifier

Signature



Date

18-12-18

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