

## AMENITY AND AESTHETICS ASSESSMENT APPLICATION

Contact Council if you have any specific enquiries regarding fees or how to complete this form. Type or print clearly and select boxes where applicable. Enter "n/a" if the question does not apply.

	<b>APPLICANT DETAILS:</b>	
	Applicant's Name Graham & Willemina Ashcroft	
	Contact Person Graham Ashcroft	Your Ref 9 Sunrise
	Postal address 9 Sunrise Street	
	Locality / Town Degilbo	State QLD Postcode 4621
	Contact phone 0439468806	
	Contact fax	Email willyashena@outlook.com
APPLICANT'S SIGNATURE ..... Date .....		
<b>Address</b>	<b>PROPERTY DETAILS:</b> (for relocated structures this is the site the structure is being relocated to)	
	Physical Street Address: 9 Sunrise Street	
	Locality / Town Degilbo	
	Lot no: 909	Registered plan D4704
	Description of property: (eg. residential, vacant, industrial, etc) Vacant	
<b>Property description</b>		
	<b>APPLICATION DETAILS:</b>	
	Has the building application been lodged? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Date of lodgement 06/02/23	
	Building Certifier Noth Burnett Regional Council	Engagement Date
	Postal Address P.O. Box 390 Gayndah QLD 4625	
	Phone 1300696272	Email admin@northburnett.qld.gov.au
<b>Proposal Details</b> (tick applicable boxes)	<b>DESCRIPTION OF PROPOSED BUILDING WORKS:</b>	
	<input type="checkbox"/> New Dwelling <input type="checkbox"/> Dwelling Alteration <input type="checkbox"/> Commercial <input type="checkbox"/> Relocated building	
	<input type="checkbox"/> Shipping Container / Railway Wagon <input checked="" type="checkbox"/> Other ..... New Pre-fabricated transportable dwelling	
	What is the intended use of the structure? Residential dwelling	
	<b>Description of building materials</b> (eg steel, timber, aluminium)	
	External walls	Steel
	Roof Covering	Steel
	<b>Description of locality</b> (eg residential, rural, commercial) Residential	

### Information Privacy Act Collection Notice

North Burnett Regional Council is collecting this information in order to process your application. This information will not be disclosed to any third party without your written or verbal authorisation unless required by law.



	<b>Relocated building</b>  Is the building located from within the North Burnett Regional Council area      No  Is the building located from outside the North Burnett Regional Council area      Manufact. factory -Brisbane.		
	<b>What is the distance (in metres) is the proposed structure</b>		
	<ul style="list-style-type: none"> <li>from the front boundary? (NB. this is to your front boundary, not the kerb)</li> </ul>	24.22 m	
	<ul style="list-style-type: none"> <li>from the side boundary?</li> </ul>	3.0 m	
	<ul style="list-style-type: none"> <li>from the rear boundary?</li> </ul>	12.00 m	
	What are the proposed dimensions and Gross Floor Area (GFA) m²? (dimensions -. height, length, width) 4.5m Max (H) x 12m (L) x 3.65m (W)		
<b>Written comments to support the request – consideration to requirements set out in North Burnett Regional Planning Scheme</b>	<b>JUSTIFICATION:</b>		
	Provide a dwelling on the site		
	Have you explored alternative locations for the structure? Please outline.		
During the design process this preferred location. provides for optimal visual orientation on the property and is located behind a stand of trees in the front yard reducing the visual impact of the structure from the street view.			
<b>Proposal Details (tick applicable boxes)</b>	<b>INFORMATION TO BE SUBMITTED WITH APPLICATION:</b>		
	<input checked="" type="checkbox"/> Site Plan (inc. existing buildings on-site, distances to all boundaries for all structures).		
	<input checked="" type="checkbox"/> Building Plans (e.g. proposed floor plans, existing floor plans, elevations).		
	<input checked="" type="checkbox"/> Additional details to further support your request.		
	<input checked="" type="checkbox"/> For a relocated / resited building, shipping container, railway carriage, metal clad structure or the like, multiple photographs depicting the condition of the exterior of the building/structure must be submitted with this application.		
	<input checked="" type="checkbox"/> Copy of building application (including forms and acknowledgement notice lodged with certifier (only if a building application has already been lodged with a Private Certifier).		
	<input checked="" type="checkbox"/> Additional information as required by the assessing officer		
	<b>OFFICE USE ONLY</b>		
	Total	Receipt No	Date      /      /



DRAWING LIST:

DWG No.	DWG Title
1	Cover Page
2	Aerial Photo/Street View
3	Proposed Site plan
4	Elevation Photos
5	Floor Plan
6	Frame/Structural Layout
7	Bracing & Tiedown Frame
8	Electrical/Smoke Alarms
9	Footing Details Opt A
10	Footing Detail Option B
11	Connections & Screw Pier Option
12	Drainage Articulation
13	Construction Notes 1/2
14	Construction Notes 2/2
15	General Notes Architectural

NOTES:

**Scope of Works:**  
Scope of this design is limited to the *Structural Column Footing* design components only.

Refer to site classification report provided by Geotechnical Services Wide Bay Job Nos WR-729 dated 14/09/2021.  
Wind category N4

The drawings within this document are schematic refer to the Architectural Drawings for dimensions setout, set downs, heights & locations, as per drawings provided by client.

**General:**  
Construction is not to commence with out the appropriate building approvals issued.

All workmanship, materials and construction shall comply with the National Building Code of Australia 2016, the Queensland building act 1975-2016 and all relevant current Australian standards.

All dimensions are in millimetres unless noted otherwise with written dimensions take preference to scaled dimensions and are to the structure finish.

Contractor to check and verify all levels, angles, dimensions and confirm any existing dimensions marked.

No building work is permitted on easements without written consent  
No building work is to be undertaken within 1.5m of council infrastructure/assets without written consent

Refer all discrepancies to designer before commencing work. (if in doubt ask)

**Construction:**  
All footings construction is to comply with A.S. 2870

All concreting is to comply with A.S. 3600

Concrete N20 minimum.

Footings to be pour continuously unless otherwise noted.

All ground adjacent to the footings to be graded to fall 100mm minimum away from the footing a distance of 2000mm. Rain water/overland flow is NOT to flow towards or under the dwelling, install diversion bunds if required.

All roof drainage to discharge 6000mm minimum from the foundations to an approved point of discharge.

All trenches to be appropriately seal to prevent the ingress of water near or adjacent to the foundations.

Trenches to be 1200 separation to edge of footing.

The contractor shall confirm the location of all subsurface services prior to commencement of construction.

All plumbing pipework is to be designed to allow vertical and horizontal movement expected for the site classification, swivel and expansion joints maybe required, movement range up to 80mm.

Location of existing and new service trenches are to be notified to the engineer prior to and during construction if found or locations modified from the detail originally provided to the engineer.

Footings adjacent to sewer pipe shall extend to design depth or to 300 min below sewer, which ever is the greater.

**Inspections Required For This Design:**  
Prior to any concrete pouring / cladding the following are to be inspected:  
- *Bored piers hole prior to pouring concrete*  
- *Frame inspection on completion of construction*

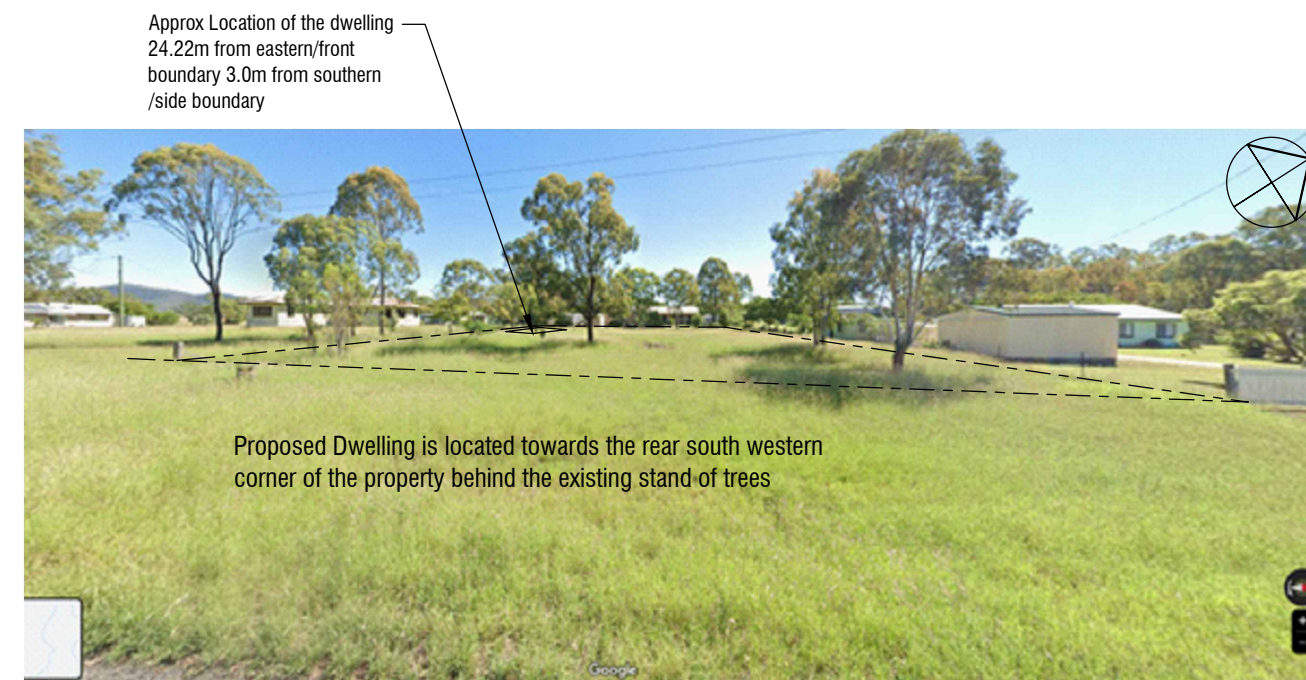
**References:**  
Includes but not limited to the following:  
- *National Building Code of Australia 2015*  
- *A.S. 2870 Residential Slab & Footings*  
- *A.S. 3600 Concrete Structures*  
- *A.S. 4100 Steel Structures*

**Legend:**

A.S.	-	Australian Standard
B	-	Bearer
BP	-	Bored Pier
C	-	Column
CFW	-	Continuous Fillet Weld
CHS	-	Circular Hollow Section
CRS	-	Centres
DIA	-	Diametre
DJ	-	Double Joist
EA	-	Equal Angle
EB	-	Edge Beam
FMS	-	Flat Mild Steel
HWD	-	Hardwood
IB	-	Internal Beam
LBW	-	Load Bearing Wall
LT	-	Lintel
M	-	Metre
MAX	-	Maximum
MIN	-	Minimum
MM	-	Millimetre
PFC	-	Parallel Flange Channel
PP	-	Pole Plate
RB	-	Roof Beam
RR	-	Roof Rafter
RP	-	Roof Purlin
TB	-	Thickening Beam
TM	-	Trench Mesh
TYP	-	Typical
SHS	-	Square Hollow Section
SQ	-	Square
RHS	-	Rectangular Hollow Section
UA	-	Unequal Angle
UB	-	Universal Beam
UC	-	Universal Column
USO	-	Unless stated otherwise

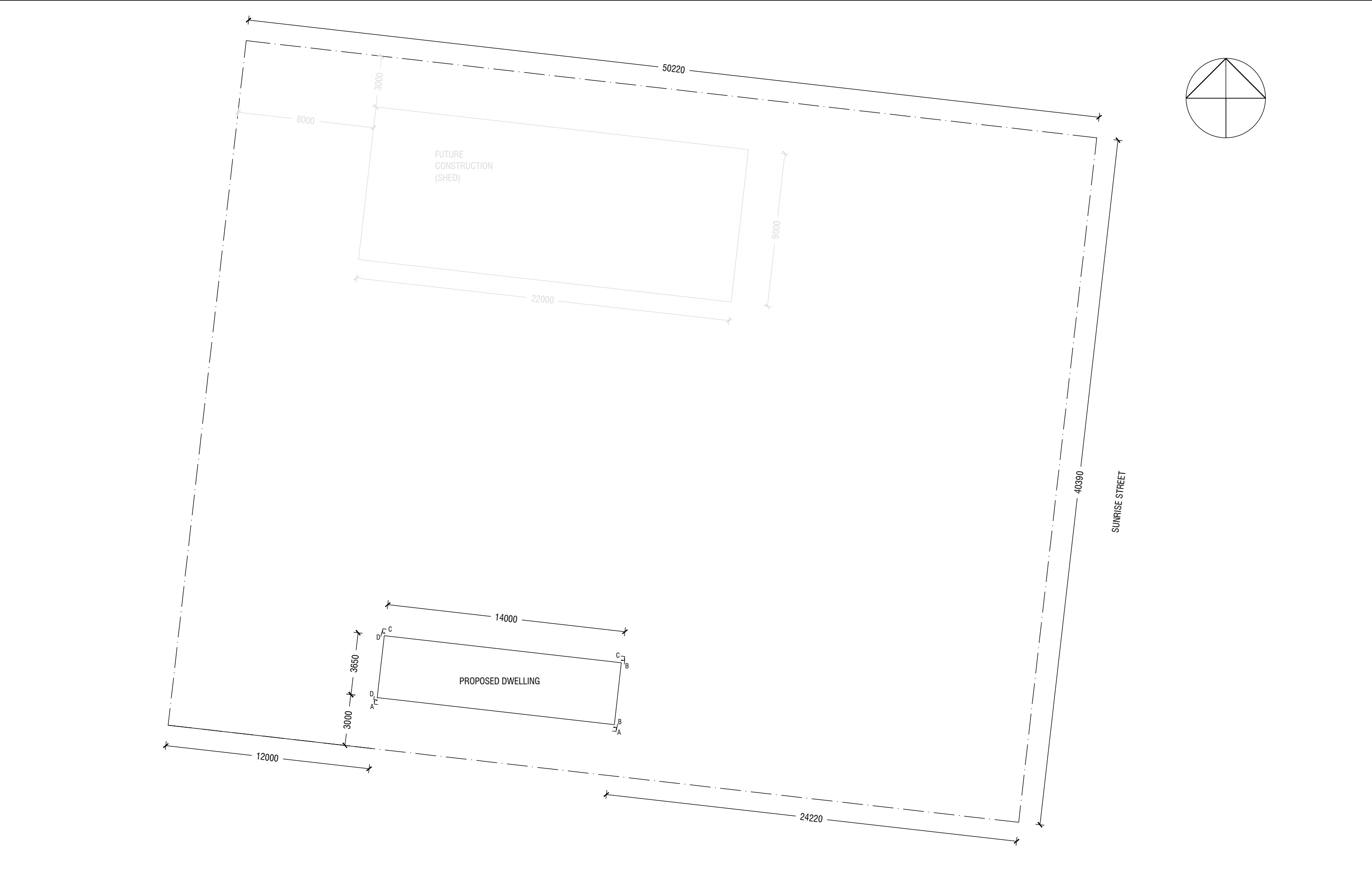
<div>Hackworth &amp; Assoc Pty. Ltd.</div> <div>Trading as</div> <div>The SoilTesters</div> <div>Plan By : Steven Hackworth - RPEQ 9411</div> <div>P.O. Box 3400 Darra 4076</div> <div>Address: Unit 2 / 42 Clinker Street, Darra 4076</div> <div>Email: steven@thesoiltesters.com.au Ph: (07) 3376 9988</div>		<div>Note:</div> <div>These plans are designed in accordance with and all workmanship, materials and construction shall comply with the Building Code of Australia, the Queensland Building Act and all relevant current Australian Standards.</div>	<div>Construction only to commence with the appropriate building approvals issued.</div> <div>Building dimensions, specifications, conditions and materials indicative only, owner/contractor to confirm before commencement.</div>	<div>All dimensions are in millimetres unless noted otherwise with written dimensions take preference to scaled dimensions and are to the structure finish.</div> <div>Refer all discrepancies to designer before commencing work (if in doubt ask).</div>	<div>Plans By :</div> <div>Steven Hackworth - RPEQ 9411</div> <div></div>	<table><tr><th>Issue</th><th>Date</th><th>Comment</th></tr><tr><td>A</td><td>27/01/2023</td><td>Amendment Connection</td></tr><tr><td>B</td><td>27/03/2023</td><td>Amendment additional detail</td></tr><tr><td>C</td><td>07/06/2023</td><td>Construction</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Issue	Date	Comment	A	27/01/2023	Amendment Connection	B	27/03/2023	Amendment additional detail	C	07/06/2023	Construction																			<div>Client:</div> <div>Graham &amp; Ena Aschcroft</div> <div>Project Address:</div> <div>9 Sunrise Street</div> <div>Degilbo, QLD 4621</div>	<div>Project:</div> <div>Transportable Dwelling</div> <div>Project Number:</div> <div>42582</div> <div>Drawing Set:</div> <div>Engineering</div>	<div>Drawing:</div> <div>Cover</div> <div>Drawing Number:</div> <div>1</div> <div>Drawing Scale:</div> <div>N.T.S.</div> <div>Print Size:</div> <div>A3 Print</div>	
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Elevation A-A



Elevation D-D

- 75x4 SHS duragall Stumps
- B1 bearers 150x50x4 RHS painted corrosion protection, proprietary product.
- J1 Joist 100x50x3 RHS max crs 600 painted corrosion protection, proprietary product
- Connection J1 to B1 Welded 4 cfw
- 90mm Steel Frame Construction.
- Gyprock internal cladding.
- Wall & Ceiling Insulation.
- Colorbond Profile Horizontal External Wall Cladding.
- Colorbond Roof Sheetting.
- Colorbond Barge Capping and guttering.




Elevation C-C

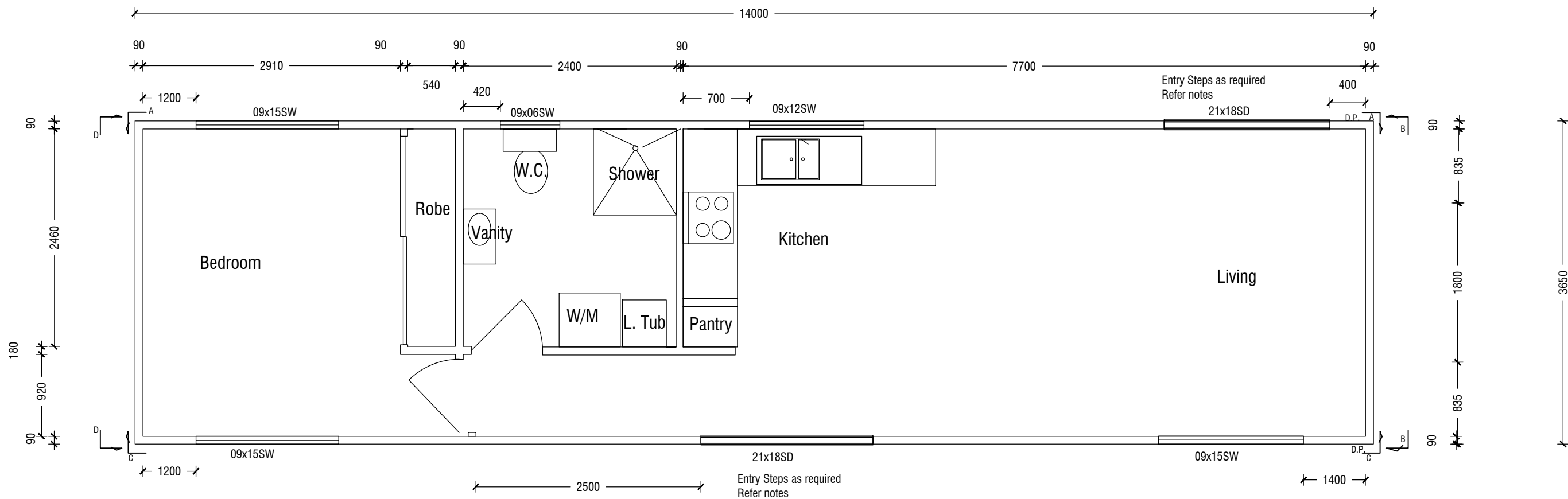


Elevation B-B

Photos of the transportable home currently located at Manufacturers Workshop.

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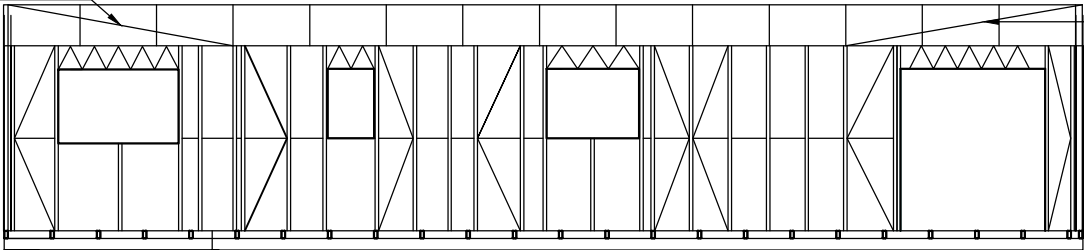




FLOOR PLAN  
Scale 1:50

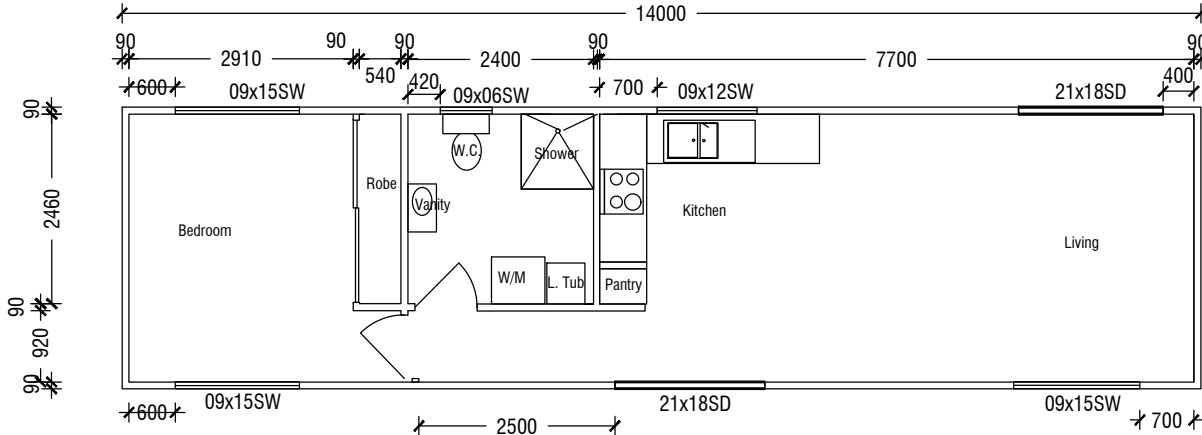


32 x 1.2 truss strap brace



Elevation A-A

32mm x1.2mm galv. strap bracing, fix ends with (3)x 10-16x16mm sds ph flat hd screws to each end fix at every rafter with (1)x10-16x16mm sds ph flat hd screw



Floor Plan

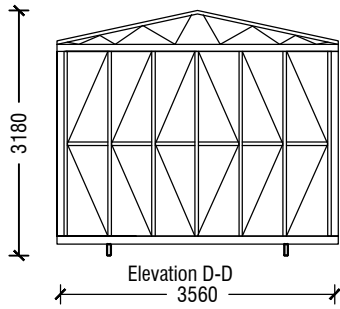
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835  
1800  
835  
90

3650

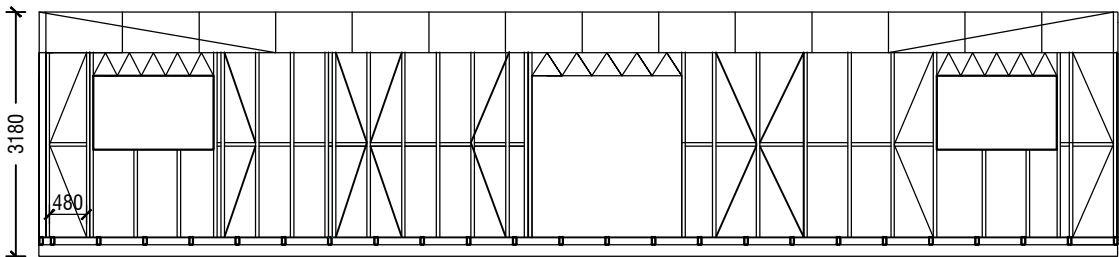
Note  
Overall height of dwelling above  
Ground level

Max height of dwelling  
=3180 +900=4080mm

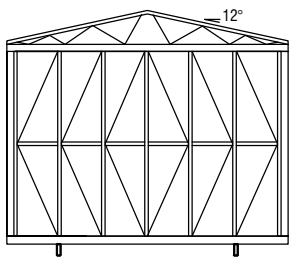
Min. Height of dwelling  
=3180 +400 =3580mm



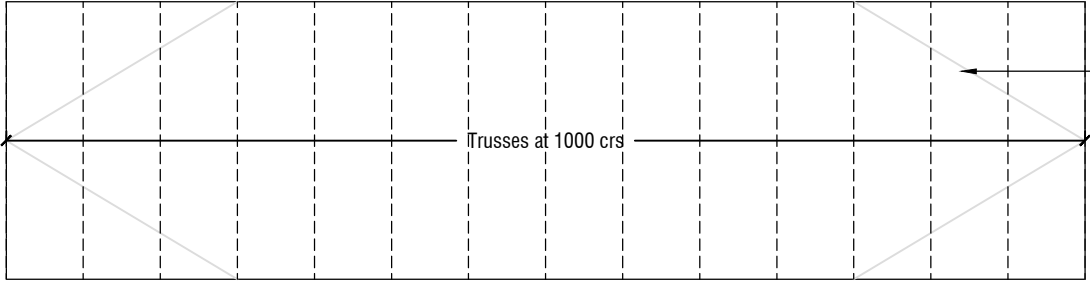
Elevation D-D



Elevation C-C

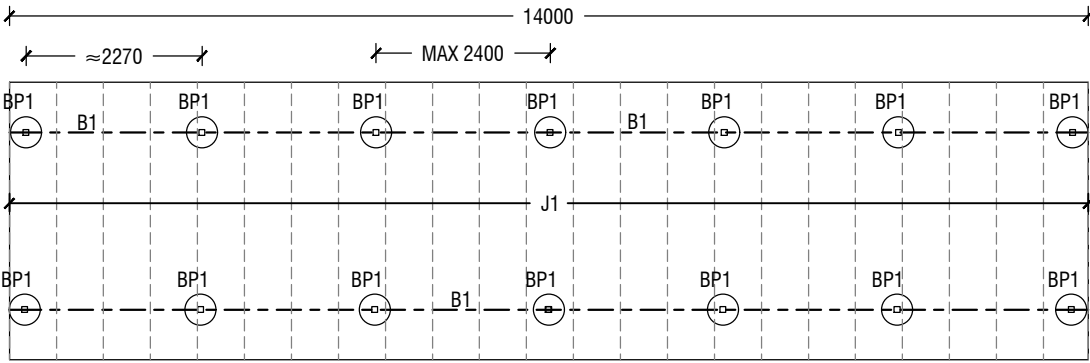


Elevation B-B



Roof Plan

32mm x1.2mm galv. strap bracing, fix ends with (3)x 10-16x16mm sds ph flat hd screws to each end fix at every rafter with (1)x10-16x16mm sds ph flat hd screw



Sub-floor Plan

B1 150x50x4 RHS painted corrosion  
protection, proprietary product

J1 100x50x3 RHS max crs 600 painted  
corrosion protection, proprietary product  
Connection J1 to B1 Welded 4 cfw

- 75x4 SHS duragal Stumps stump height varies from min 400mm to max 900mm above F.G.L. To be determined onsite.
- B1 bearers 150x50x4 RHS painted corrosion protection, proprietary product.
- J1 Joist 100x50x3 RHS max crs 600 painted corrosion protection, proprietary product  
Connection J1 to B1 Welded 4 cfw
- Steel Frame Construction.All elements wall and roof frame material to be 90x41x0.75bmt g550 AS/NZS 1365:1996 (R2016) AS 1397:2021
- Frame/roofing screw connections -Self Drilling Screws refer to manufacturers specification/technical bulletins
- Wall frame bottom plate to floor joists tie down connection 14g-20x 45mm class 4 Hexagon washer head + 40x40x3mm sq washer @600crs
- Wall frame top plate to truss tie down connection triple grip min 3 -TCS -12-35/1K or equivalent screws per face
- Gyprock internal cladding refer to manufacturers installation guide.
- Wall & Ceiling Insulation.
- Colorbond Profile Horizontal External Wall Cladding.
- Colorbond Roof Sheetting.
- Colorbond Barge Capping and guttering.

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Plans By :  
Steven Hackworth - RPEQ 9411

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C	07/06/2023	Construction

Client:  
**Graham & Ena Aschcroft**  
Project Address:  
**9 Sunrise Street  
Degilbo, QLD 4621**

Project:  
**Transportable Dwelling**  
Project Number:  
**42582**  
Drawing Set:  
**Engineering**

Drawing:  
**Frame/Structural Layout**  
Drawing Number:  
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Drawing Scale:  
**1:100**  
Print Size:  
**A3 Print**



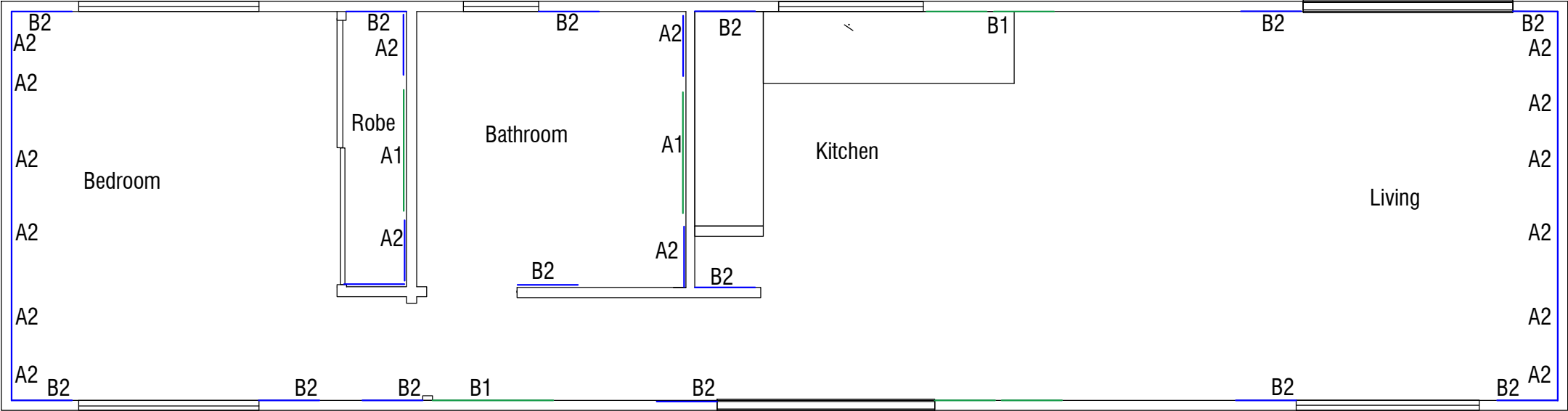
NOTES:

The bracing is calculated and designed for the proposed design only.

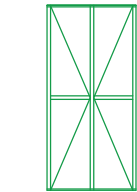
BRACING SCHEDULE - N3 WIND			
Wind Direction		Racking Force	
A		22.2	
B		6.5	

DIRECTION A - BRACING PLAN		
Total direction A wall bracing required		22.2kN
Provided		Achieved
A1	2 x 5.0kN	10
A2	16 x 1.4kN	22.4
Total provided		32.4kN

DIRECTION B - BRACING PLAN		
Total direction B wall bracing required		6.5kN
Provided		Achieved
B1	3 x 5.0kN	15
B2	12 x 1.4kN	16.8
Total provided		31.5kN



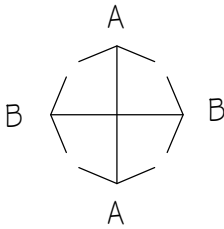
BRACING PLAN



Type A1 & B1 Bracing  
Set - 5KN



Type A2 & B2 Bracing  
Set - 1.4KN



TIE DOWN  
Prefabricated trusses and wall frames  
Wall frame tie down note:  
Fix to steel joists under with (1)x 14-10x53mm c14 hh sds screw + mudguard washer, at every joist max 600mm and (2)x 14-10x53mm c14 hh sds screw screws + mudgaurd washers at each end of frame, beside every door, window and stud with bracing.  
Truss to wall frame tie down note:  
Fix truss to wall frame 32mm x 1.0mm x 125mm galv. strap at every point of contact stud (max. 1000mm ctrs) with (3)x 10-16x16mm sds ph flat hd tek screws per tab end.



ELECTRICAL:

Electrical and lightning fixtures are to be selected by the owner/contractor.

The positioning of the electrical and lightning fixtures are schematic only -the final positions may vary on site due to site conditions.

















All electrical to comply with the latest BCA Vol. 2 Part 3.12.5

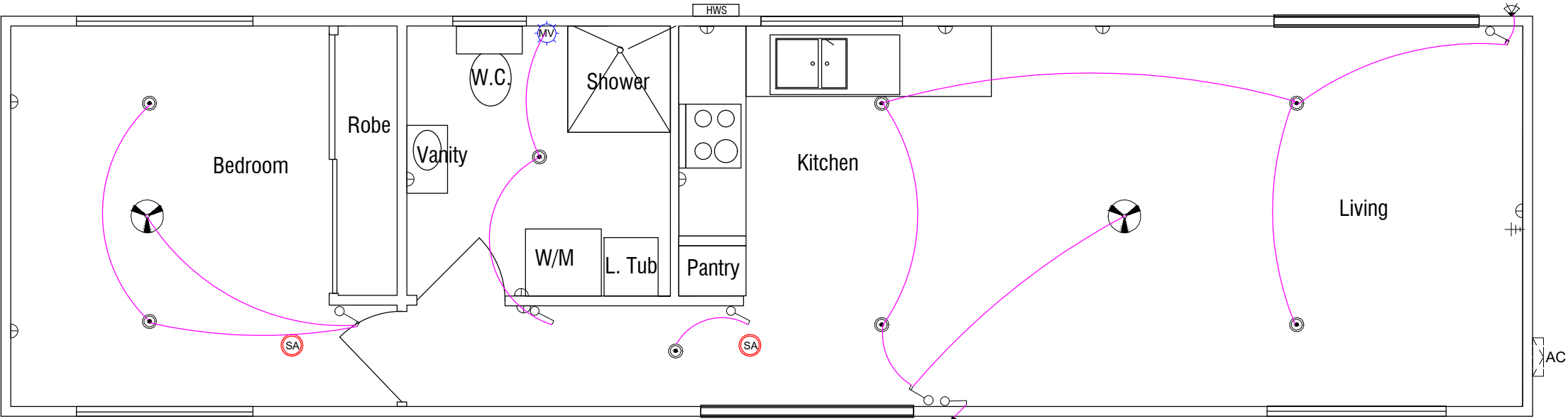
All lighting to comply with the latest BCA Vol. 2 Part 3.8.4.

All light switches to be mounted 1350mm above the finished floor level unless stated otherwise.

Common powerpoints (GPO) to be 300mm above the finished floor level unless stated otherwise.

- Special powerpoints as follows:
- Kitchen/laundry bench to be 1000mm above FFL.
  - Rangehood/microwave to be verified onsite.
  - Dishwasher to be 600mm above FFL.
  - Wash machine to be 1200mm above FFL.
  - Vanities to be 1000mm above FFL.

ELECTRICAL & MISC SCHEDULE		
Legend	Description	Total
	Smoke Alarm (SA) -ceiling mounted smoke detectors hard wired with battery back up. All smoke detectors are to be interconnected and must comply with the latest BCA Vol. 2 Part 3.7.2 and AS 3786	2
	Mechanical exhaust fan to be installed as per the latest BCA Vol. 2 Part 3.8.5	1
	Single Switch	3
	Multi Pole Switch	2
	Ceiling light point with dimmer -owner's selection and specifications.	0
	Ceiling light point -owner's selection and specifications.	8
	Hanging light point -owner's selection and specifications.	0
	Wall light to owner's selection and specifications.	0
	Outside Light	2
	Indoor powerpoint -double (GPO)	10
	Outdoor powerpoint -single (Appliance)	0
	Outdoor powerpoint -double (GPO)	0
	TV point	1
	Ceiling fan to owner's selection and specifications.	2
	Hot water service	1
	Indoor Air Conditioner Split System unit outlet	1



ELECTRICAL PLAN



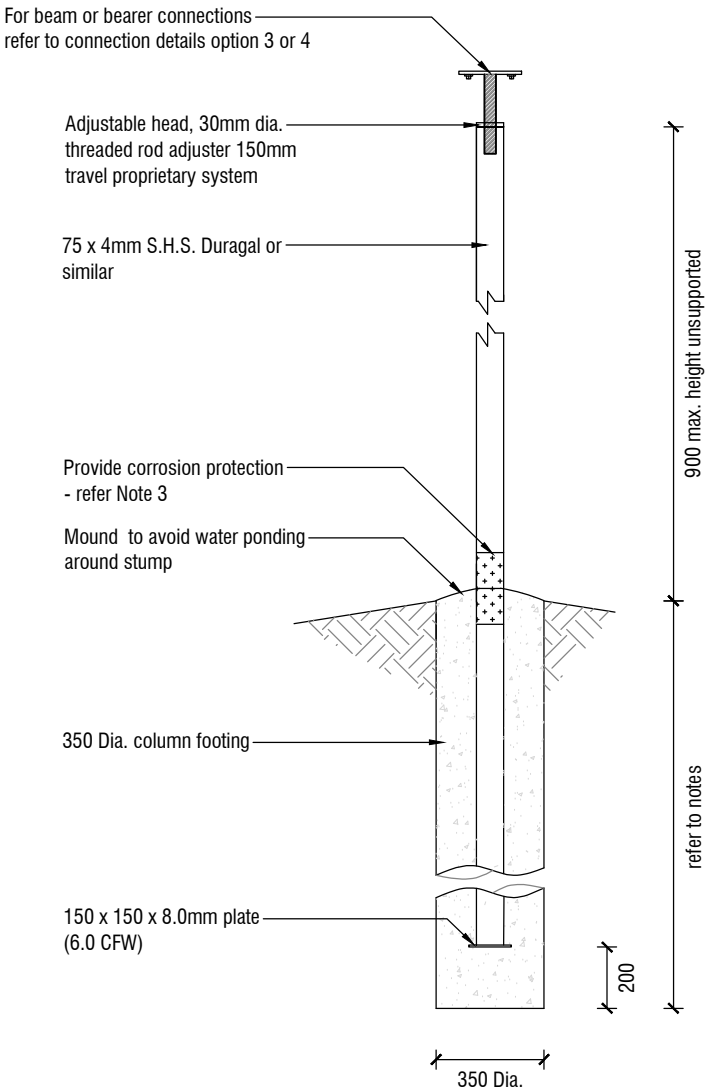




NOTES:

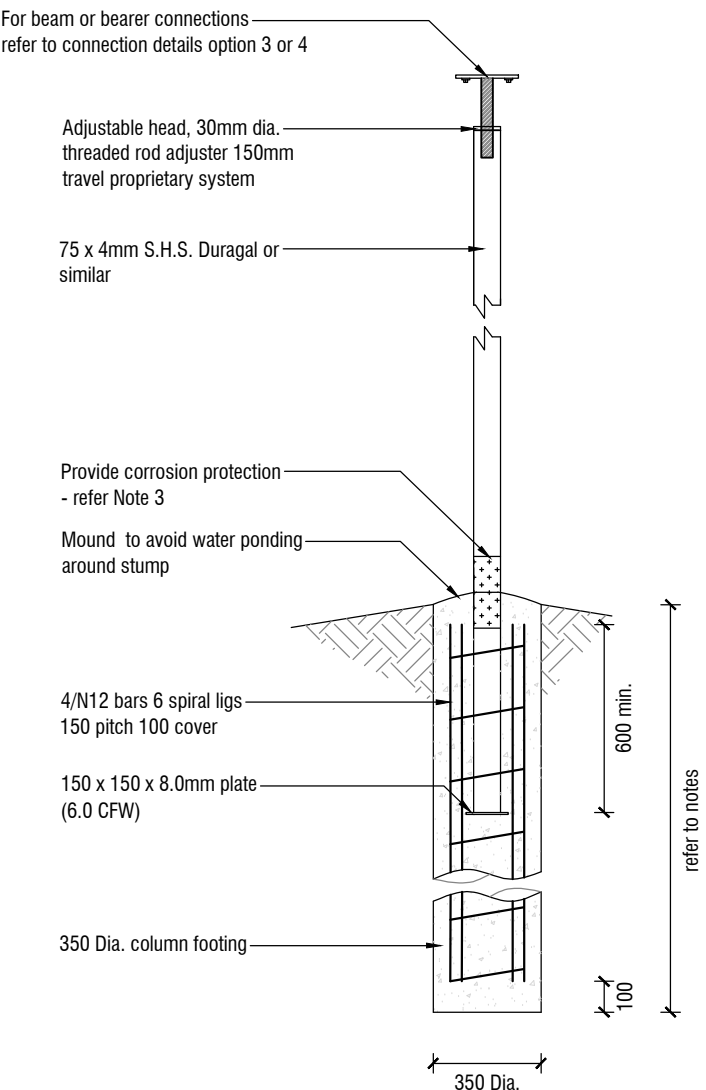
Posts / Columns:

1. Post / Column to be found min.1500 and 300mm into very stiff to hard, undisturbed natural material.
2. Concrete Backfill 20 MPa concrete at 80mm slump.
3. Apply suitable corrosion protection to 100mm below FGL & 100mm above FGL.
4. Termite treatment by others.
5. All steel components to be galvanised.
6. The owner is responsible for ensuring long term maintenance of all structural members.
7. If sub-floor exceeds 1200mm in height, bracing may be required.
8. Pier hole base to be cleaned and tamped / compacted.
9. Mound top of concrete footing to avoid water ponding around stump and fall natural ground level away from all footing at 1:20.
10. Due to the reactive nature of the soil, height adjustments maybe required due to fluctuations in seasonal moisture content.



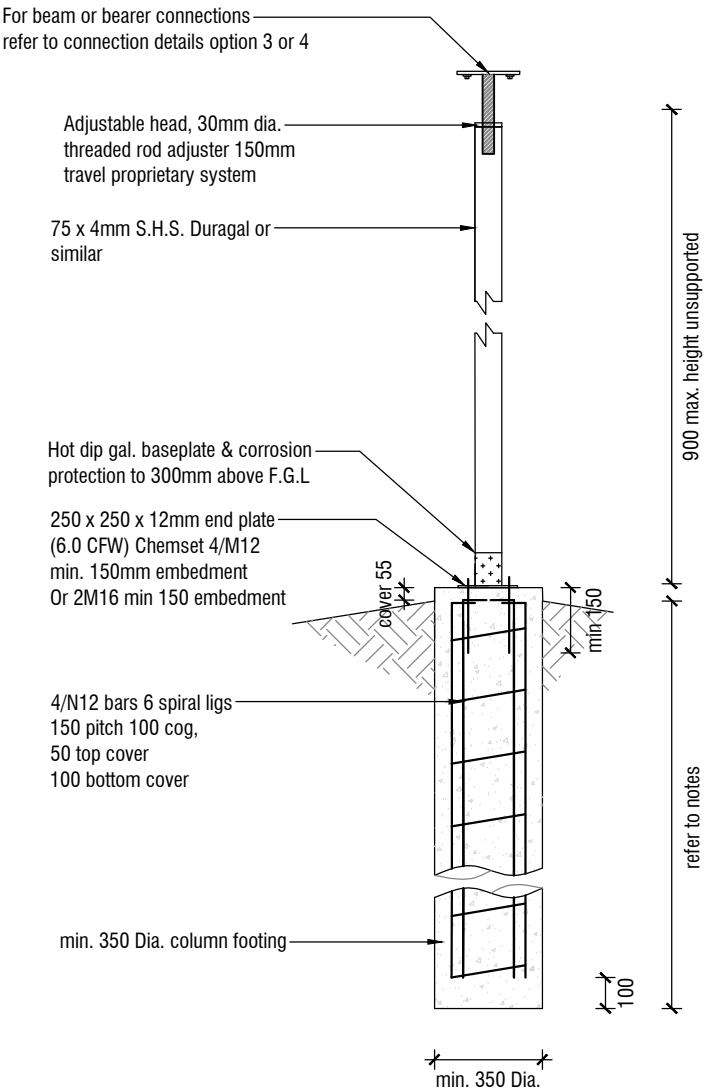
COLUMN (C1) TYP. DETAIL

Notes: Refer corresponding notes.



ALTERNATIVE COLUMN (C1) TYP. DETAIL

Notes: Refer corresponding notes.

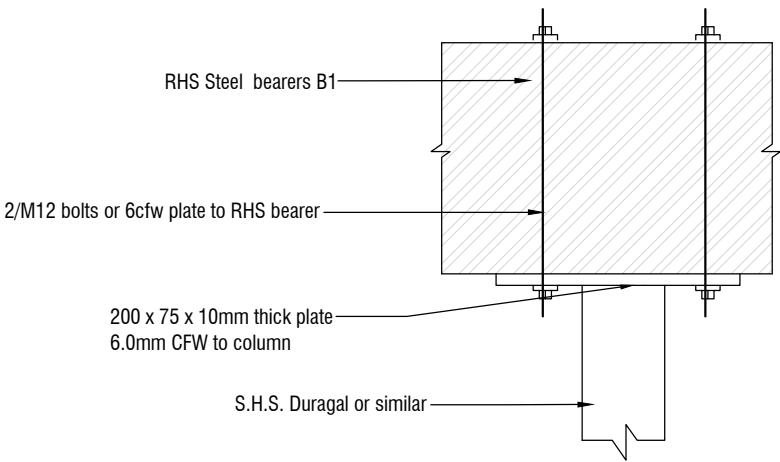


ALTERNATIVE STEEL POST TYP. DETAIL

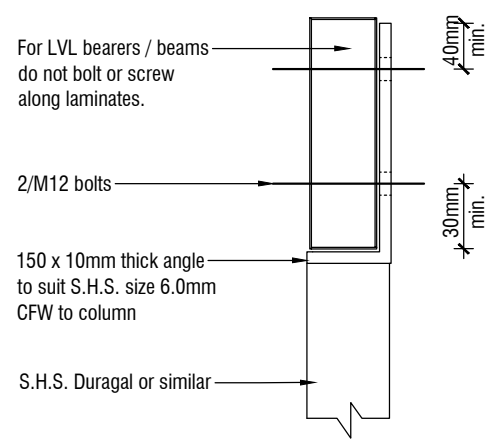
Notes: Refer corresponding notes.

Option B provides for footing depth to be reduced by the addition of adjustable heads on the columns to accommodate future movement in the soil profile- providing re leveling option.

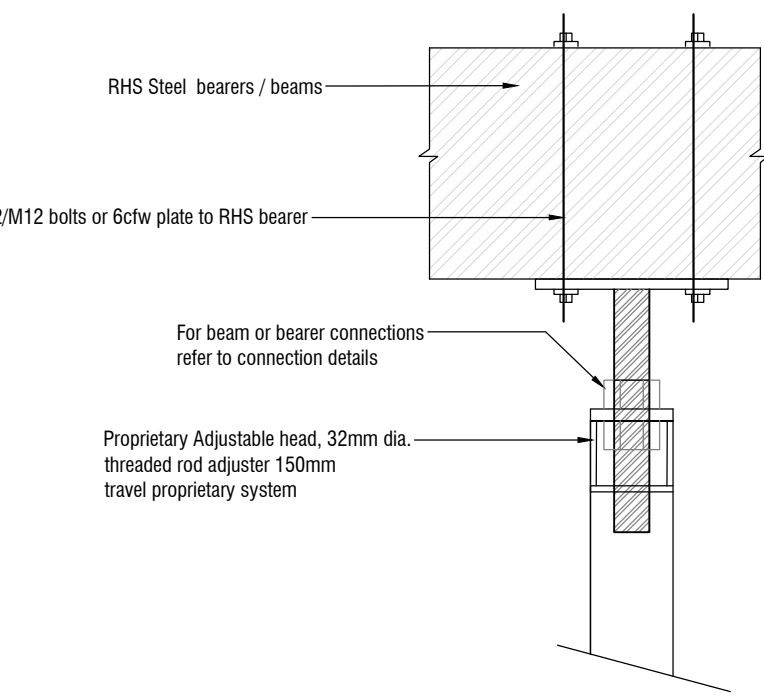




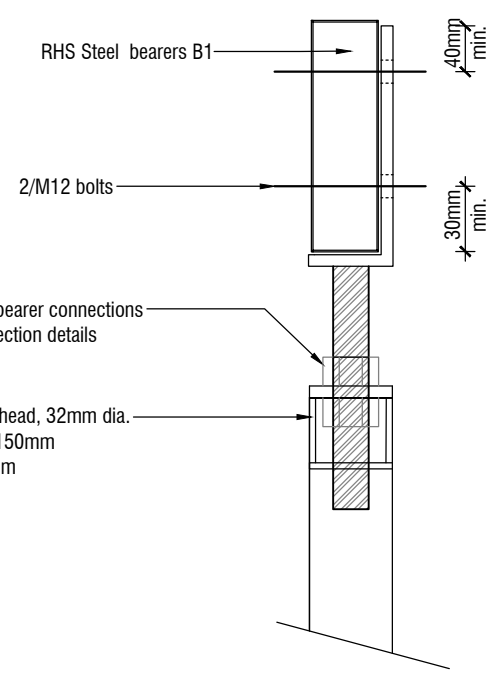
B1 to C1 CONNECTION OPTION 1



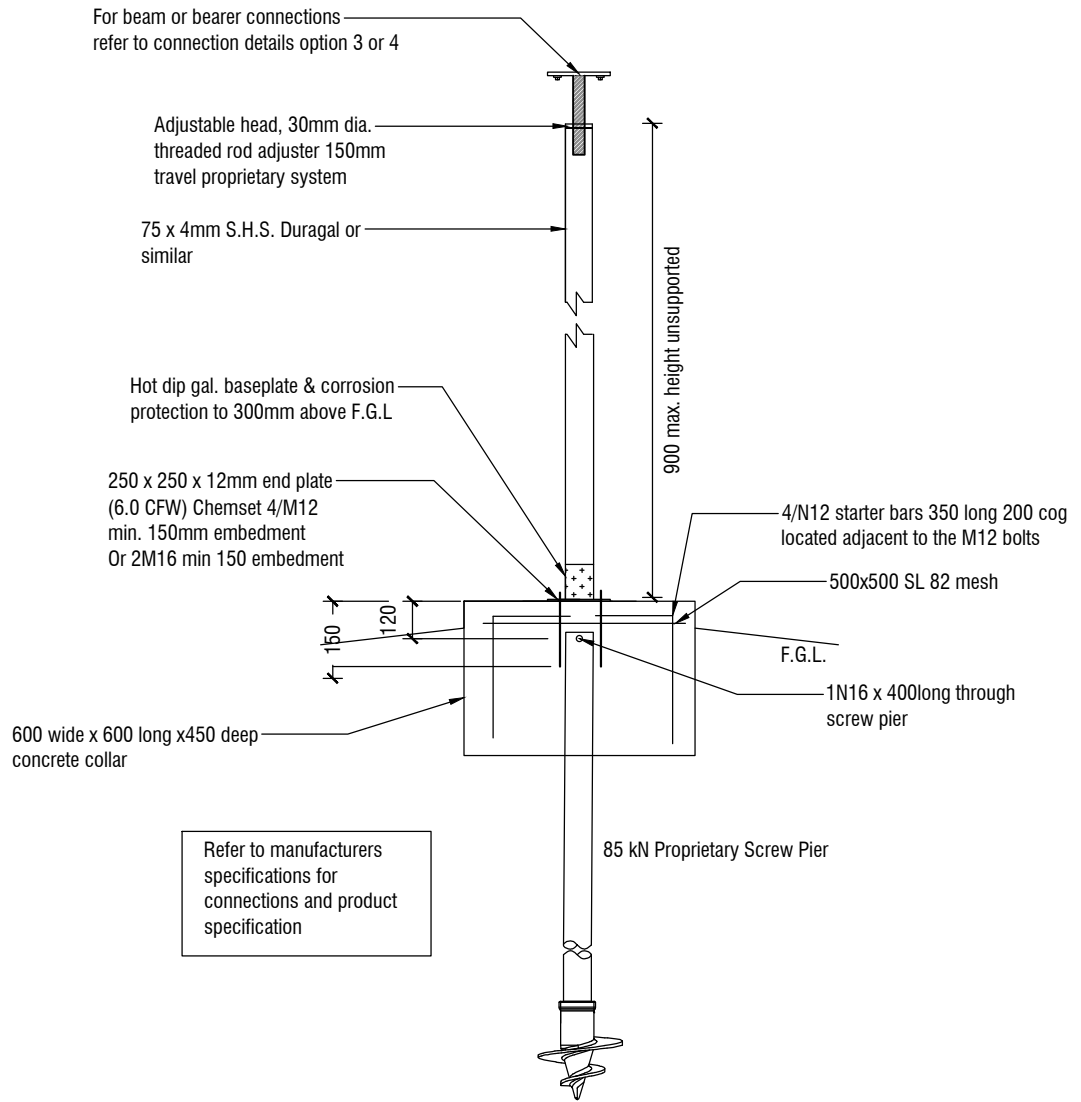
B1 to C1 CONNECTION OPTION 2



B1 to C1 CONNECTION OPTION 3



B1 to C1 CONNECTION OPTION 4



Schematic Alternative footing design  
85 kN Screw Pier Alternative (NTS)



NOTES:

Site Classification:

Refer to site classification report 2K151801 provided by The SoilTesters.

Site Class	Expansion	Swivel
H	80mm	+/- 15°

Swivel and Expansion Joints:

A.S. 2870 Section 6.6 required any drains attached to or emerging from underneath the building shall incorporate flexible joints immediately outside the footing and commencing within 1.0m of the building perimeter to accommodate the soil reactivity of the site.

See table for guideline on expansion and swivel movement requirements

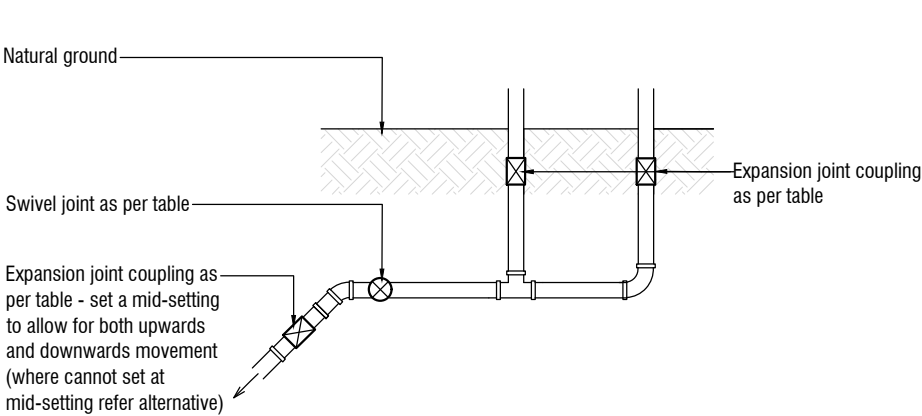
Products used to be "watermark certified" and comply with AS1260 & AS1415

Expansion Joints and Swivels are to be installed to the manufacturers specification

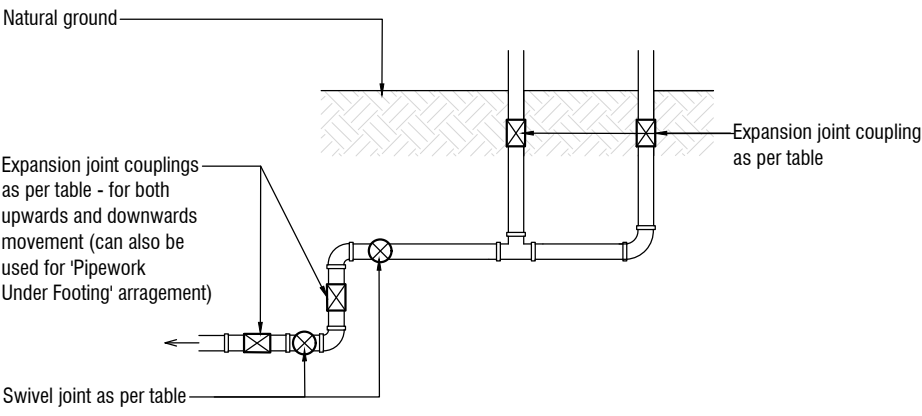
Installation of the pipe and fittings to be inspected by the Local Authority.

Site Drainage:

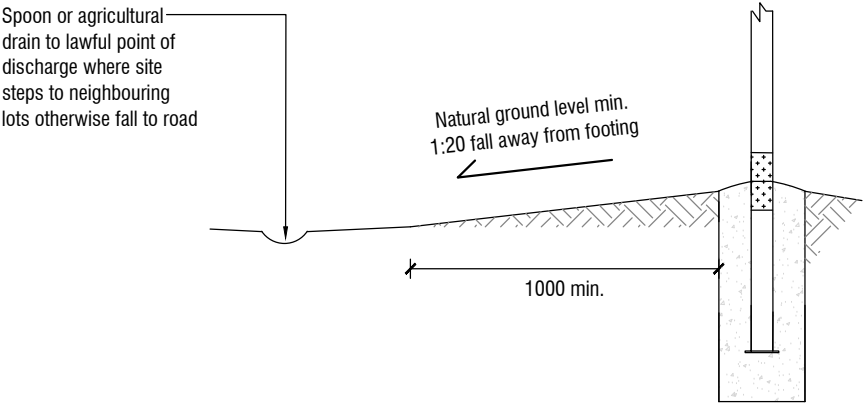
It is a requirement of this design that all stormwater is discharged to the legal point of discharge to the requirements of the Local Council and the water does not pond in or around the building footings and slab on ground structures. The surrounding surfaces must slope away and or be adequately drained around the full perimeter of the building to ensure that moisture ingress into the foundations cannot occur.



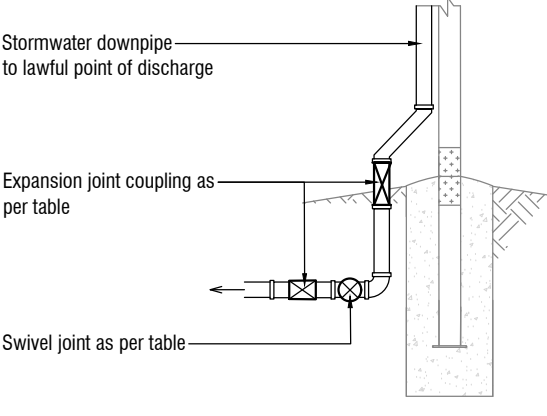
PIPEWORK ARTICULATION  
TYP. DETAIL - OPTION 1



PIPEWORK ARTICULATION  
TYP. DETAIL - OPTION 2



SURFACE DRAINAGE FROM FOOTING  
TYP. DETAIL



STORMWATER DOWNPIPE  
TYP. DETAIL



CONSTRUCTION NOTES USO  
PART 1/2:

General:

- These drawings shall be read in conjunction with all other drawings, specifications and other written instructions that may be issued during the course of the contract.
- All dimensions relevant to setting out and off-site work shall be verified by the contractor before construction and fabrication is commenced. the engineers drawings shall not be scaled.
- All discrepancies shall be referred to the engineer for decision before proceeding with the work.
- All dimensions are in millimetres unless noted otherwise.
- During construction the contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part becomes overstressed under construction activities.
- Workmanship and materials are to be in accordance with the relevant current S.A.A. codes including all amendments and statutory requirements, except where varied by the contract documents.
- Design live loadings are in accordance with as 1170.1-2002 as follows:

Area	Load
Ground floor:	1.5 kpa
Roof:	0.25 kpa
- Design wind loadings are in accordance with as N3 classification
- All items called up by a trade name may be substituted by an equivalent item with similar properties, subject to the engineer's written approval.
- All cladding materials and elements shall be fixed in strict accordance with the manufacturer's specifications for the above loading conditions and the supporting structure shown on these drawings.
- All glazing materials, fixing details and workmanship shall be in accordance with A.S. 1288 S.A.A. glass installation code.
- The approval of a substitution shall be sought from the superintendent but is not authorization for an extra. any extra involved shall be submitted to the superintendent before the

work commences.

Safety:

- The builder and subcontractors shall construct the works using safe working methods, in compliance with the workplace health and safety act (& amendments) and all other applicable acts, regulations and advisory standards.
- The building structure has been designed to support / resist the loads nominated on these general notes. The owner / operator shall ensure that these loads are not exceeded

Foundations and Site Preparation:

- Strip top soil to the required levels to be determined onsite.
- The contractor shall check all footing excavations for organic material and rubbish. If any of this material is found, it shall be removed and the excavation backfilled with clean granular fill.
- If disturbed, the bottom of the excavations shall be compacted to a relative dry density of 100% as determined according to as 1289-E4.1 and E1.1.
- The contractor is to ensure that the sides of any excavation are stable during all phases of construction.
- The footings have been designed to found in a stable material with a safe allowable bearing capacity of 100 kPa. Should conditions other than those described above be encountered, then the matter shall be referred to the engineer for possible re-design.

Concrete:

- All workmanship and materials shall be in accordance with A.S. 3600.
- All formwork shall be designed and constructed in accordance with A.S. 3610.

- Minimum cover to reinforcement to be as follows UNO. on the drawings:

Element	Top or formed & not exposed to weather (internal)	Top or formed & not exposed to weather (external)	Not formed, cast against ground, etc.
Footings	50mm	50mm	50mm

- Construction joints shall be properly formed and used only where shown or specifically approved by the engineer.
- Reinforcement is represented diagrammatically and not necessarily shown in the true projection.
- Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the engineer.
- All reinforcement shall be supported in its correct position so as not to be displaced during concreting, on approved bar chairs at 1000mm maximum centres both ways. Where required, provide support bars at 1000mm maximum centres.
- Reinforcement shall comply with A.S. 4671 and is designated with the following symbols:

SL	Square fabric deformed wire, Class L, Grade 500
RL	Rectangle fabric deformed wire, Class L, Grade 500
N	Hot rolled deformed bar, Grade N500
R	Plain round bar Grade 230
W	Deformed wire reinforcing, Grade 500

- Bars, heavy duty bolts and the link protruding from concrete work shall be hook or capped at he end to minimise the of injury.
- Concrete components and quality shall be as follows:

Element	Strength Grade	Maximum aggregate size	Slump
Footings	N20	20mm	80mm

- If concrete is placed in hot and/or windy weather (>28°c), an aliphatic fog spray is recommended to reduce evaporation.
- All concrete shall be properly compacted in place, then exposed surfaces continuously cured for a minimum of 7 days by an approved method of curing.
- Bar laps shall be as follows, unless noted otherwise:

Bar Type / Size	Vertical Bars	Horizontal Bars
N12	300	400
N16	400	500
N20	600	750
N24	850	1050
- No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without prior approval of the superintendent.
- Pipes, conduits and other cast-in elements shall be positioned to allow wet concrete to flow around all reinforcement. Do not tie conduit alongside reinforcement.
- Welding of reinforcement is not permitted without approval from the superintendent.



CONSTRUCTION NOTES PART USO

2/2:

Structural:

- All workmanship and material shall be in accordance with A.S. 4100, A.S./N.Z.S. 4600, A.S./N.Z.S. 1554 and A.S./N.Z.S. HB62 except where varied by the contract documents.
- Unless noted otherwise, all steel shall be:
  - Grade 300 plus for hot rolled sections
  - Grade 300 plus for welded sections (wb, wc)
  - Grade 300 plus for merchant bar (round, square and flat)
  - Grade 250 for plates
  - Grade C350 for R.H.S., S.H.S. and C.H.S
  - Grade G450, Z300 to A.S. 1397 for cold-rolled for purlin and girt sections
  - Grade G450, Z200 to A.S.1397 for stud sections
- Unless otherwise shown, all interfaces between connecting steelwork shall be either bolted or continuously welded.
- Unless otherwise shown, all welds shall be 6mm fillet welds on both sides, using E48XX electrodes. all welds shall be category sp.
- For welds, unless stated otherwise, the following notation is used:
  - CFW denotes continuous fillet weld
  - FSBW denotes full strength/penetration butt weld.
- Welding symbols are in accordance with A.S.1001
- Welds shall conform to A.S./N.Z.S.1554 and welding electrodes to A.S./N.Z.S.1553. the inspection / testing of welds shall be in accordance with the structural steel specification.
- Unless otherwise shown, all bolts shall be galvanised m20 8.8/s conforming to as 1252, tightened to a snug tight fit. All holding down bolts shall be hot-dipped galvanised, grade 4.6/s Unless stated otherwise all purlin bolts shall be galvanised m12 8.8/s Unless stated otherwise any welding to grade 8.8/s bolts is prohibited. Where this is deemed to be unavoidable, refer matter immediately to engineer.
- Commercial grade bolts shall conform to A.S./N.Z.S. 1111 and A.S.4100. high strength structural bolts shall conform to A.S./N.Z.S.1252 and A.S.4100.
- All hot-dipped galvanised members shall be provided with

vent and drainage holes in accordance with the galvaniser's recommendations. patch visible surfaces as instructed by the architect / superintendent.

- The contractor shall provide and leave in place, until permanent bracing elements are constructed, such temporary bracing as is necessary to stabilise the structure during erection.
- Bolts are designated by number. diameter, grade and tightening procedure eg:
  - 4/M20 denotes 4 No. M20 commerical grade bolts, snug tightened
  - 6/M24 denotes 6 No. M24 high strength structural bolts, fully tensioned in a bearing joint.
- The end of al tubular members shall be sealed with normal thicken plates and continuous fillet welded UNO.
- Unless otherwise stated all structural steel members shall be sand blasted to class 2.5 A.S.1627 part 4-1984 and prime coated with inorganic zinc primer international interzinc No.7 technical note M106 or equivalent. Finished dry film thickness shall be not less than 75 microns nor greater than 100 microns. Hot dip galvanising to as/nzs 4680-1999 is required to external members. touch up site welds with zinc rich epoxy primer.
- All gusset and end plates shall be 10mm thick UNO.
- The contractor shall provide all cleats and holes required for fixing non-structural elements to steelwork whether or not shown on these drawings.
- In the absence of specific detail bolted connections shall be made using 10mm plate and 2/M20 bolts
- All details, gauge lines, etc., where not specifically shown shall be in accordance with Aisc design capacity table for structural steel and Aisc standardised structural connections.

Roof Trusses:

- Roof trusses shall be designed in accordance with A.S.1720.
- The roof shall be designed for terrain category and wind velocity as shown in General Notes.
- Trusses shall be spaced at maximum 900crs UNO.

- All connectors shall be galvanised and fixed in accordance with A.S.1720/A.S.1684.3. for external, exposed situations, stainless steel fixings are recommended.
- The truss designer/manufacturer shall take into account all engineers connection requirements and size members appropriately.
- The truss designer/manufacturer shall be responsible for truss-to-truss connections.
- Timber at joints shall be free of defects.
- All timber shall be F14 hardwood, joint group J2 UNO.
- Refer to the architectural drawings for details of the roofing, sarking, insulation and ceilings.
- Timber members not called up on roof framing plan shall be selected in accordance with the relevant edition of A.S.1684.3
- Deflection of trusses shall be limited to span / 600 under long term dead load. Minimum camfer 5mm maximum differential camfer 6mm to adjacent truss.
- Batten splices shall be by an approved detail.
- Top chord bracing shall be to truss manufacturer's specification



General Notes Architectrual USO :

Design:

1.Scope of this design is limited to the design of the new transportable dwelling as noted on the Drawings and to be read in conjunction with all relevant consultants documentation, reports, specifications, and contracts.

2. The design represented within this set of drawings is for the prescribed building and site only - it shall not be used on another site.

3. Refer all discrepancies to designer before commencing work. (if in doubt ask)

Site:

4. Builder / owner to confirm dimensions on site before commencing construction & boundary clearances measurement are to be confirmed by competent person where a property identification survey was not supplied.

5. Stormwater must be discharged to a lawful point of discharge that or a kerb & channel or stormwater network.

6. Any council stormwater/sewer pipes shown are estimated positions taken from scaled drawings only - exact location must be confirmed on site.

7. Any footings must be constructed as per the attached details and specifications.

8. Finished ground surface around the building foundations must have a minimum slope of 1:20 fall away from the building for a minimum 2.0m to ensure no ponding near the building.

9. All roof stormwater drainage is to discharge to council's approved discharge point.

10. All plumbing pipe work is to be designed to allow vertical and horizontal movement expected for the site classification - refer to the attached details/ specifications.

11. Disconnect & cap off all existing services before commencing work on site.

12. All new plumbing work is to be carried out by a licensed plumber and is to be in accordance with the local authorities.

13. It is recommended that the builder or applicant obtain contours, datum and a height certificate from a licensed surveyor to confirm that the proposed building will not exceed/infringe on any setback or height constraints prior to any commencement of work.

14. Any landscaping/driveway design is by others.

Driveway:

15. Please obtain a driveway and crossover permit before commencement of work.

Walls

1. External - Steel framing & block work refer to elevations for locations of finishes as nominated on elevations.

2. Internal - 10mm plasterboard to common areas  
- 6mm villaboard to wet areas  
- 10mm plasterboard to ceilings fixed to trusses

3. Where a material and colour schedule is not provided, materials are to be selected by the builder and / or owner.

Roofing:

1. Truss design & placement of trusses as per manufacturers details and specifications.

2. Roofing clad is to be installed as per manufacturers details and specifications.

3. Gutters are to be installed with a fall of not less than 1:500 for eaves gutters and 1:100 for box gutters.

4. Downpipes must not serve more than 12.0m of gutter length for each downpipe.

5. Generally provide one downpipe for every 40sqm of roof area.

6. 150mm gutters and 90mm diameter downpipes are to be installed unless stated otherwise.

7. Roof and wall cladding and gutters/down pipes to comply with the latest BCA Vol. 2 Part 3.5.

8. Downpipe positions are schematic only - the final position of the downpipes may differ on site due to site conditions.

9. All roof stormwater drainage is to discharge to council's approved discharge point.

Flooring:

1. Particleboard flooring - 19mm thick yellow tongue particleboard glued and screwed to top of joist.

2. All flooring systems are to be installed as per manufacturers details and specifications.

3. Floors to all wet areas to have a fall to a floor waste.

4. All wet areas to a first floor timber floor system to have an approved 'wet area' flooring system fixed in accordance with the manufacturers details and specifications.

Sanitary Compartments:

1. All toilets doors where the space between the toilet pan and the door is less than 1200mm must have lift-off hinges.

Termite Management Systems:

1. All termite protection to comply with the latest BCA Vol. 2 Part 3.1.3 and AS 3660

2. An approved termite management system must be installed where there is a cold joint between two concrete slabs.

Insulation:

1. Energy efficiency as per report provided by a registered Energy Efficiency Assessor.

Stairs and Balustrading:

1. Stairs, handrails and balustrading throughout to be in accordance with the latest BCA Vol. 2 Part 3.9.1 & Part 3.9.2 and AS 1170.1

2. All stair construction to have 125mm gaps maximum between treads and within 1.0m high balustrades.

Waterproofing:

1. Waterproofing to all wet areas, bathrooms, showers, ensuites, laundries, sanitary compartments and like shall be in accordance with The latest BCA Vol. 2 and AS 3740

2. Mechanical Ventilation:

1. All bathrooms, ensuites, powder rooms and laundries not provided with an openable window to provide ventilation complying with the latest BCA Vol. 2 Part 3.8.5

2. Sub floor ventilation to comply with NCC Part 3.4.1.2

Smoke Detection/Alarm System:

1. Smoke Alarm (SA) - ceiling mounted smoke detectors hard wired with battery back up. All smoke detectors are to be interconnected and must comply with the latest BCA Vol. 2 Part 3.7.2 and AS 3786

Electrical/Lighting:

1. All electrical to comply with the latest BCA Vol. 2 Part 3.12.5

2. All lighting to comply with the latest BCA Vol. 2 Part 3.8.4.

3. All light switches to be mounted 1350mm above the finished floor level unless stated otherwise.

4. Common powerpoints (GPO) to be 300mm above the finished floor level unless stated otherwise.

5. Special powerpoints as follows:

- Kitchen/laundry bench to be 1000mm above FFL.
- Rangehood/microwave to be verified onsite.
- Dishwasher to be 600mm above FFL.
- Wash machine to be 1200mm above FFL.
- Vanities to be 1000mm above FFL.

Windows & Doors:

1. Glazing to comply with the latest BCA Vol. 2 Part 3.6, AS 2047 and AS1288.

2. Windows & Doors Schedules must be read in conjunction with floor plan & elevation drawings

3. Window sizes are nominal only and actual sizes may vary according to manufacturer.

4. All windows and doors are to be site measured and any conflicts are to be confirmed between the contractor/ builder and the owner prior to ordering.

5. Aluminium window and door frames are to be powder coated to owner's selection.

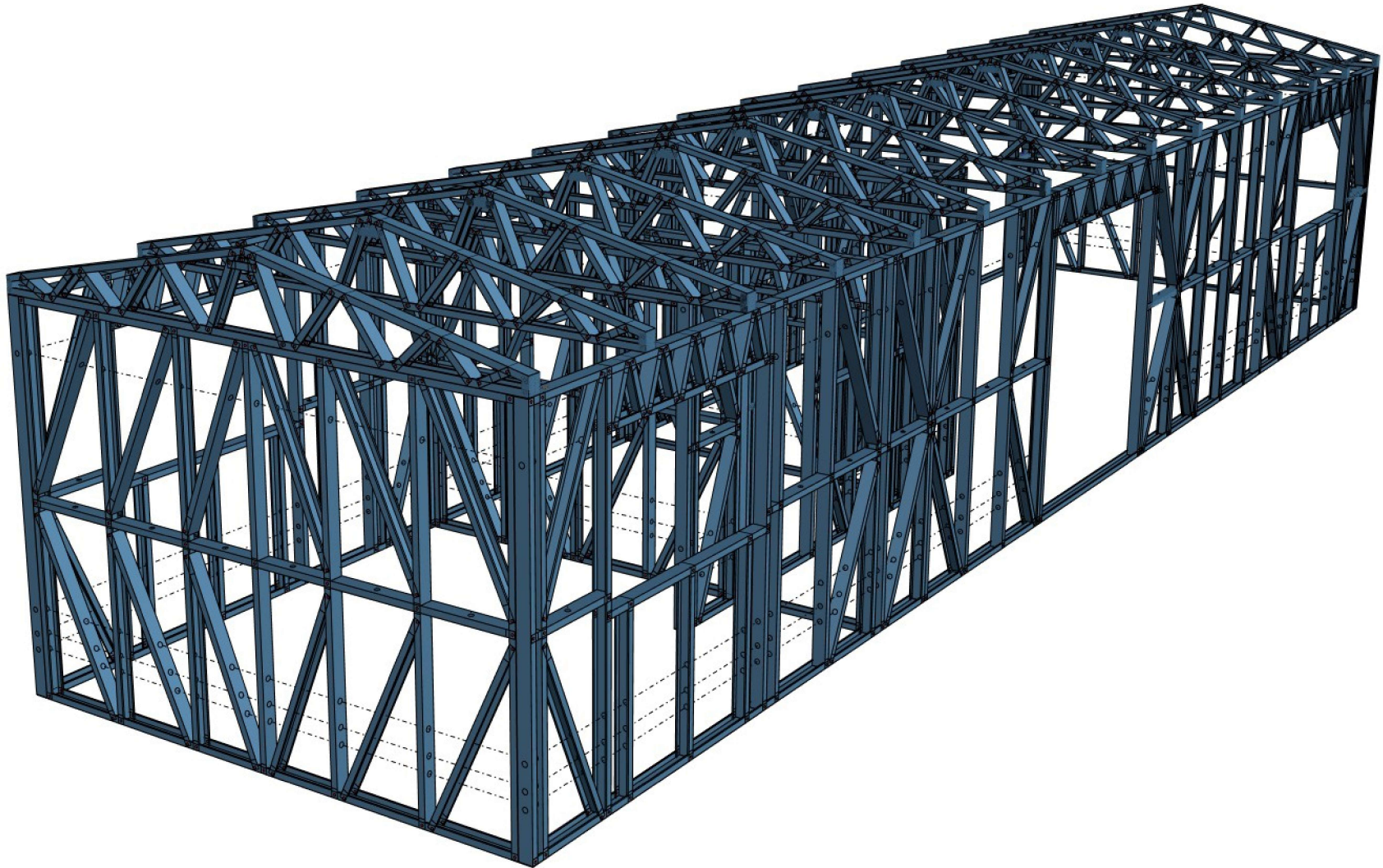
6. Timber window and door frames are to be stained or painted to owner's selection.

7. All windows greater than 1.0m from the ground are to be fitted with a restricting device to prevent the sash opening to be greater than 125mm to comply with the latest BCA Vol. 2 Part 3.9.2.5

8. All toilets doors where the space between the toilet pan and the door is less than 1200mm must have lift-off hinges.

<div>Hackworth &amp; Assoc Pty. Ltd.</div> <div>Trading as</div> <div>The SoilTesters</div> <div>Plan By : Steven Hackworth - RPEQ 9411</div> <div>P.O. Box 3400 Darra 4076</div> <div>Address: Unit 2 / 42 Clinker Street, Darra 4076</div> <div>Email: steven@thesoiltesters.com.au Ph: (07) 3376 9988</div>	<div>Note:</div> <div>These plans are designed in accordance with and all workmanship, materials and construction shall comply with the Building Code of Australia, the Queensland Building Act and all relevant current Australian Standards.</div> <div>Construction only to commence with the appropriate building approvals issued.</div> <div>Building dimensions, specifications, conditions and materials indicative only, owner/contractor to confirm before commencement.</div>	<div>All dimensions are in millimetres unless noted otherwise with written dimensions take preference to scaled dimensions and are to the structure finish.</div> <div>Refer all discrepancies to designer before commencing work (if in doubt ask).</div>	<div>Plans By :</div> <div>Steven Hackworth - RPEQ 9411</div> <div></div>	<table><tr><th>Issue</th><th>Date</th><th>Comment</th></tr><tr><td>A</td><td>27/01/2023</td><td>Amendment Connection</td></tr><tr><td>B</td><td>27/03/2023</td><td>Amendment additional detail</td></tr><tr><td>C</td><td>07/06/2023</td><td>Construction</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue	Date	Comment	A	27/01/2023	Amendment Connection	B	27/03/2023	Amendment additional detail	C	07/06/2023	Construction																<div>Client:</div> <div>Graham &amp; Ena Aschcroft</div> <div>Project Address:</div> <div>9 Sunrise Street</div> <div>Degilbo, QLD 4621</div>	<div>Project:</div> <div>Transportable Dwelling</div> <div>Project Number:</div> <div>42582</div> <div>Drawing Set:</div> <div>Engineering</div>	<div>Drawing:</div> <div>General Architectural Notes</div> <div>Drawing Number:</div> <div>15</div> <div>Drawing Scale:</div> <div>Print Size:</div> <div>A3 Print</div>
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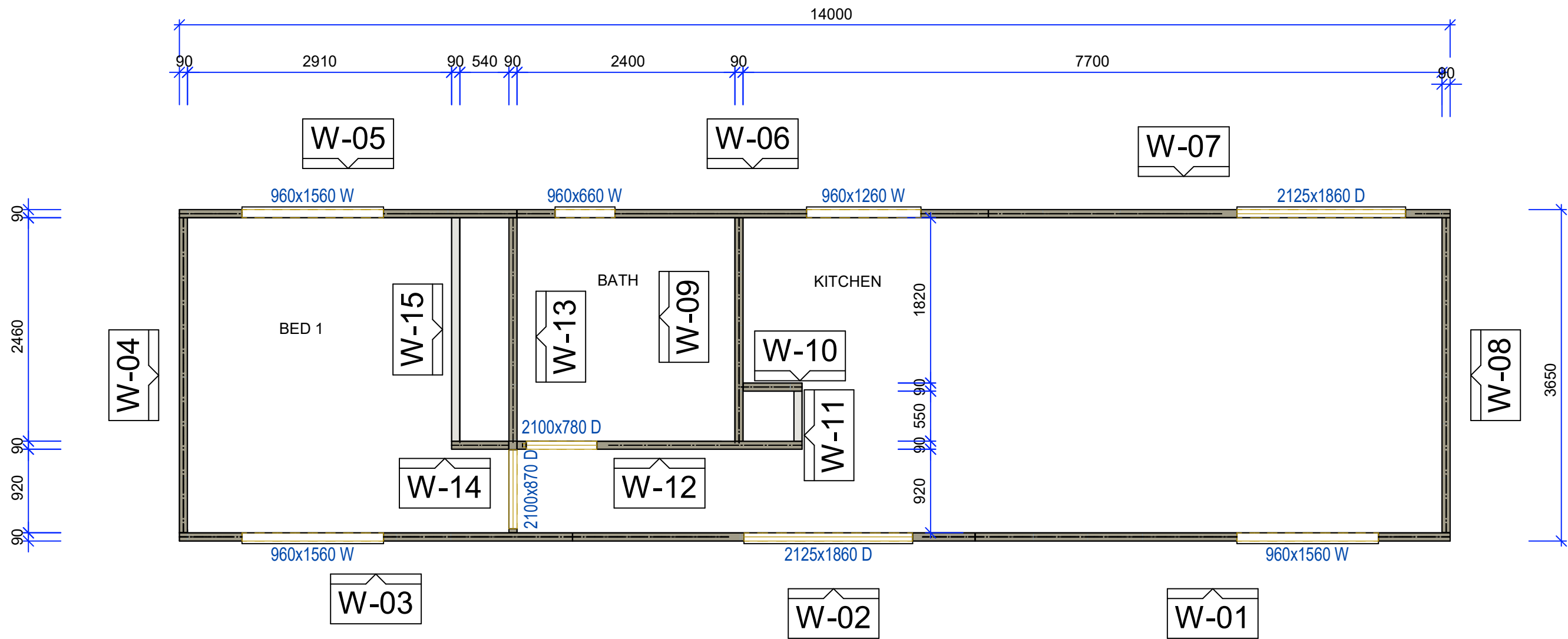




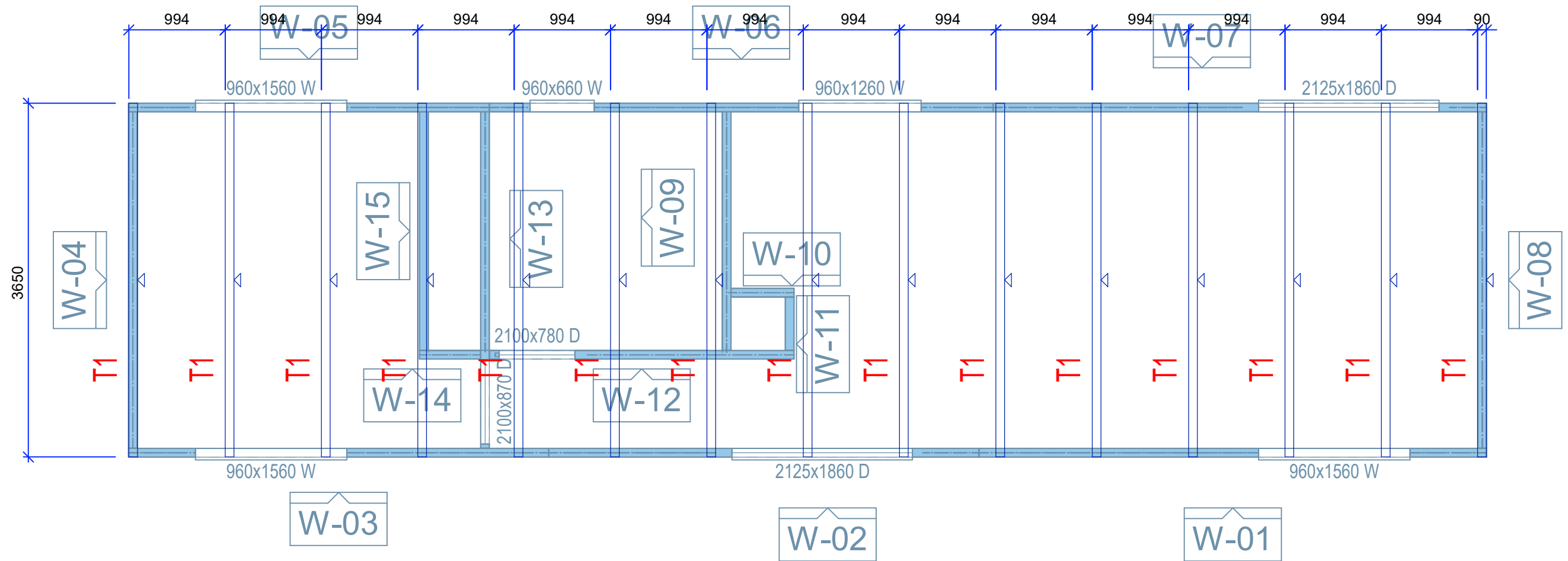
**AUSTRAL STEEL FRAMING PTY LTD**  
Unit 11, 22 Babdoyle Street Loganholme QLD 4129  
PH: 0415 109 802

CLIENT PORTAHOMES	SITE ADDRESS: 57 Quinzeh Creek Rd Logan Village QLD						DRAWN BY: AJ	DATE: Dec 2022	REVISION: A
							SCALE: NTS	SHEET NO: .	JOB IDENTIFICATION 2266
DRAWING TITLE Cover Sheet	Wind Speed Classification	DESIGNED TO N3				P24			









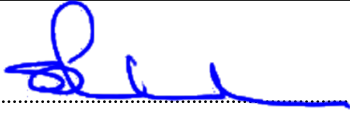
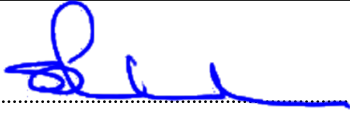
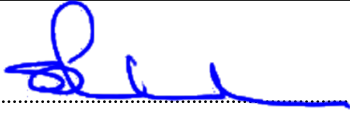


This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

<p><b>1. Property description</b></p> <p>This section need only be completed if details of street address and property description are applicable.</p> <p>E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>Where applicable, the description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include number, street, suburb/locality and postcode)</i></p> <p>.....</p> <p>..... State ..... Postcode .....</p> <p>Lot and plan details <i>(attach list if necessary)</i></p> <p>.....</p> <p>Local government area the land is situated in</p> <p>.....</p>
<p><b>2. Description of aspect/s certified</b></p> <p>Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	
<p><b>3. Basis of certification</b></p> <p>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>	



<b>4. Reference documentation</b>  Clearly identify any relevant documentation, e.g. numbered structural engineering plans.																											
<b>5. Building certifier reference number and building development application number</b>	Building certifier reference number ..... Building development application number ( <i>if available</i> ) .....																										
<b>6. Appointed competent person details</b>  Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.	Name ( <i>in full</i> ) ..... <table style="width: 100%;"> <tr> <td style="width: 60%;">Company name (<i>if applicable</i>)</td> <td>Contact person</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> <tr> <td>Business phone number</td> <td>Mobile number</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> <tr> <td colspan="2">Email address</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">Postal address</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">..... State ..... Postcode .....</td> </tr> <tr> <td colspan="2">Licence class or registration type (<i>if applicable</i>)</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">Licence or registration number (<i>if applicable</i>)</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>	Company name ( <i>if applicable</i> )	Contact person	.....	.....	Business phone number	Mobile number	.....	.....	Email address		.....		Postal address		.....		..... State ..... Postcode .....		Licence class or registration type ( <i>if applicable</i> )		.....		Licence or registration number ( <i>if applicable</i> )		.....	
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<b>7. Signature of appointed competent person</b>  This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.	<table style="width: 100%;"> <tr> <td style="width: 60%;">Signature</td> <td>Date</td> </tr> <tr> <td style="text-align: center;">  </td> <td></td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> </table>	Signature	Date			.....	.....																				
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**LOCAL GOVERNMENT USE ONLY**

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## Appendix – explanatory information

**IMPORTANT NOTE:** it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

**Who can complete this certificate?** (section 10 of the *Building Act 1975* (Building Act) and sections 73 and 77 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

**What is the purpose of this form?** (section 10 of the Building Act and sections 73 and 77 of the BR 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

**Can a manufacturer or supplier give this Form 15?**

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

**Competent person** (section 10 of the Building Act 1975 and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

**What is required if a manufacturer or supplier did not do the design work for the product?**

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

**What if there is not enough space for all the supporting material/documents?**

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. Note that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

**Appointed competent person (design or specification)** – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.



**PRIVACY NOTICE**

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

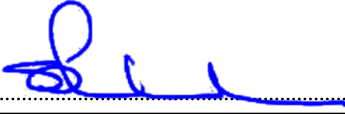
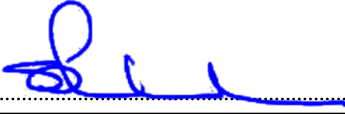
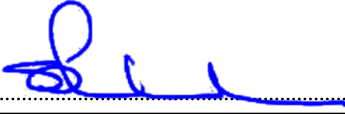


This form is to be used for the purposes of sections 74 and 77 of the Building Regulation 2021 (appointed competent person statement that an aspect of work has been completed and complies with the building development approval).

Information about how to complete this form is in the Appendix at the end of the form.

<p><b>1. Indicate the aspect of the building work</b></p> <p>Examples of aspects of the stage of building work (and not limited to the examples provided below):</p> <p>waterproofing, tiling, glazing, energy efficiency, emergency lights, exit signs, smoke detection, air-conditioning.</p>	<p>Aspect of building work (indicate the aspect)</p>				
<p><b>2. Property description</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include number, street, suburb/locality and postcode)</i></p> <p>.....</p> <p>..... State ..... Postcode .....</p> <p>Lot and plan details <i>(attach list if necessary)</i></p> <p>.....</p> <p>Local government area the land is situated in</p> <p>.....</p>				
<p><b>3. Building/structure description</b></p>	<table border="1"> <thead> <tr> <th data-bbox="558 1227 1173 1265">Building/structure description</th> <th data-bbox="1173 1227 1516 1265">Class of building/structure</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="height: 150px;"></td> </tr> </tbody> </table>	Building/structure description	Class of building/structure		
Building/structure description	Class of building/structure				
<p><b>4. Description of the extent of aspect/s certified</b></p> <p>Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof beams and location i.e. what floors the work was on, the parts of a room.</p>					



<b>5. Basis of certification</b>  Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.																															
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<b>8. Details of appointed competent person</b>	Name <i>(in full)</i> ..... <table style="width: 100%;"> <tr> <td style="width: 60%;">Company name <i>(if applicable)</i></td> <td>Contact person</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> <tr> <td>Business phone number</td> <td>Mobile number</td> </tr> <tr> <td>.....</td> <td>.....</td> </tr> <tr> <td colspan="2">Email address</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">Postal address</td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">..... State ..... Postcode .....</td> </tr> <tr> <td colspan="2">Licence class or registration type <i>(if applicable)</i></td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">Licence class or registration number <i>(if applicable)</i></td> </tr> <tr> <td colspan="2">.....</td> </tr> <tr> <td colspan="2">Date request to inspect received from building certifier</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>	Company name <i>(if applicable)</i>	Contact person	.....	.....	Business phone number	Mobile number	.....	.....	Email address		.....		Postal address		.....		..... State ..... Postcode .....		Licence class or registration type <i>(if applicable)</i>		.....		Licence class or registration number <i>(if applicable)</i>		.....		Date request to inspect received from building certifier		.....	
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## Appendix – explanatory information

**IMPORTANT NOTE:** a competent person who knowingly or reasonably suspects the information they are giving to the building certifier is false or misleading, including the information contained in this certificate (Form 12), commits an offence and is liable to a maximum penalty of 100 penalty units.

**When is this certificate needed?** (sections 10 of the *Building Act 1975* (Building Act) and 75 of Building Regulation 2021 (BR 2021))  
When performing a building certification function, a building certifier may accept and rely on **an aspect inspection certificate** from an appointed competent person to satisfy themselves that an aspect of work has been completed and complies with the building development approval.

For a single detached class 1a building a building certifier can only accept this form for an aspect of work that is for

- boundary clearance if the appointed competent person is a cadastral surveyor, and,
- the reinforcement of footing systems if the appointed competent person is the appropriate registered professional engineer.

For further information about inspections for detached class 1a and 10 buildings or structures, refer to **Guideline for inspections of class 1 and 10 buildings and structures**.

**Who can sign this certificate (Form 12)?** (part 9, division 2, section 74 of the BR 2021)

A person assessed and appointed as a competent person (inspections) must complete the approved form (Form 12) and give it to the building certifier after they (1) inspect the aspect of work; and (2) are satisfied the aspect of work has been completed and complies with the building development approval.

**Competent person** (section 10, Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give inspection help or design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A competent person cannot give inspection help to a building certifier until they have been appointed by the building certifier. For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

**Inspection help** (section 34 of the BR 2021)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

For further information about conducting inspections for class 2 to 9 buildings, refer to the **Guideline for inspection of class 2 to 9 buildings**.

## How to complete this form

### Section 1 – Aspect of building work

An aspect of building work means a component of a stage of the building work, for example water proofing. A stage of assessable building work (requires a building development approval) is a stage of the work, prescribed by regulation, that may be inspected, or stated in a building development approval by the relevant building certifier.

### Section 2 – Property description

The property description must identify all the land the subject of the application. The lot and plan details (e.g. SP/RP) can be found on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

### Section 3 – Building / structure description

Describe the type of building or structures and provide the classification determined under the National Construction Code (NCC). The NCC can be accessed at the Australian Building Codes Board's website.

### Section 4 – Describe the extent or location of the aspect work inspected.

Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof beams and location i.e. what floors the work was on, the parts of a room.

### Sections 5 – Basis for the certification and section 6 Reference documentation (section 77 of BR 2021)

The appointed competent person (inspections) must state the basis for giving the certificate (Form 12) including the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications to make their decision that the aspect of work has been completed and complies with the building development approval.

Under the regulation (section 76) the appointed competent person (inspections) may accept and rely on a certificate (Form 12) from another appointed competent person (inspections) without inspecting the work. Although this can only be done if the inspection was carried out in accordance with best industry practice.

## Other relevant inspection / aspect forms

**Aspect work – assessable building work: Form 43 – Aspect certificate (completed by a QBCC licensee)** - for aspect work for a single detached class 1a building and class 10 buildings and structures.

**Aspect work not subject to a building development approval - accepted development (self-assessable): Form 30 – (completed by a QBCC licensee)** - given to either the builder or the owner of the building, stating the subject aspect work complies with the relevant provisions, standards and codes.



**Stages of work: Form 16 – Inspection certificate (completed by a building certifier or competent person)** for a stage of work.

**Building design – specification: Form 15 – Compliance certificate for building design or specification (completed by a competent person (design – specification))** for an aspect of stating a building design – specification will, if installed or carried out to the detail under this Form will comply with the building assessment provisions.

For all other building forms and guidelines visit the [Business Queensland website](#).

#### **PRIVACY NOTICE**

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.