## Form 12

# Aspect Inspection Certificate (Appointed Competent Person)



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.	
1. Indicate the aspect of the building work  Examples of aspects of the stage of building work (and not limited to the examples provided below):  waterproofing, tiling, glazing, energy efficiency, emergency lights, exit signs, smoke detection, airconditioning.	Aspect of building work (indicate the aspect)  Open outdoor deck area adjacent to residential dwelling	•
2. Property description  The description must identify all land	Street address (include number, street, suburb/locality of 13 Hibiscus Court	and postcode)
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.  3. Building/structure description	Rocky Point  Lot and plan details (attach list if necessary)  Lot 13 RP749727  Local government area the land is situated in  Douglas Shire  Building/structure description  Outdoor patio deck area	QLD Postcode 4873  Class of building/structure 10
4.Description of the extent of aspect/s certified  Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof	Structural aspects of deck structure; and Compliance with A01.3 of the Potential Landslide Hazard assessment	Overlay Code criteria for
beams and location i.e. what floors the work was on, the parts of a room.		

#### 5. Basis of certification Visual inspection and compliance with Australian Standards and Codes of Practice in particular AS1170 Loading, AS4100 Steelwork. Detail the basis for giving the certificate and the extent to which The dwelling is located on lands zoned as Environmental Management under the DSC tests, specifications, rules, standards, Planning Scheme. Residential dwellings are permitted code assessable developments. codes of practice and other It is understood that the existing residential dwelling is approved under a previous publications were relied upon. application dealing with the overall stability of the overall residential subdivision and dwelling. 6. Reference documentation Client sketch by email 21/7/2022 **DSC Hillside Overlay Code** Clearly identify any relevant documentation, e.g. numbered **DSC Potential Landslide Hazard Overlay Code** structural engineering plans. 7. Building certifier reference Building certifier's name (in full) number and building development approval number Building certifier reference number Building development approval number 8.Details of appointed competent Name (in full) person **Peter Gregory Dutaillis** Company name (if applicable) Contact person **RECS Pty Ltd Peter Dutaillis** ..... Business phone number Mobile number 4099 6010 Email address Postal address PO Box 894 Port Douglas State QLD Postcode 4877 Licence class or registration type (if applicable) **RPEQ** Licence class or registration number (if applicable) Date request to inspect received from building certifier 07/07/2022 9. Signature of appointed competent Signature Date person 28/07/2022

#### LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s		
---------------	--	--------------------	--	--

#### 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 <u>cadastral surveyor</u>, and,
- the reinforcement of footing systems if the appointed competent person is the appropriate registered professional engineer.

For further information about <u>inspections for detached class 1a and 10 buildings or structure</u>s, 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.

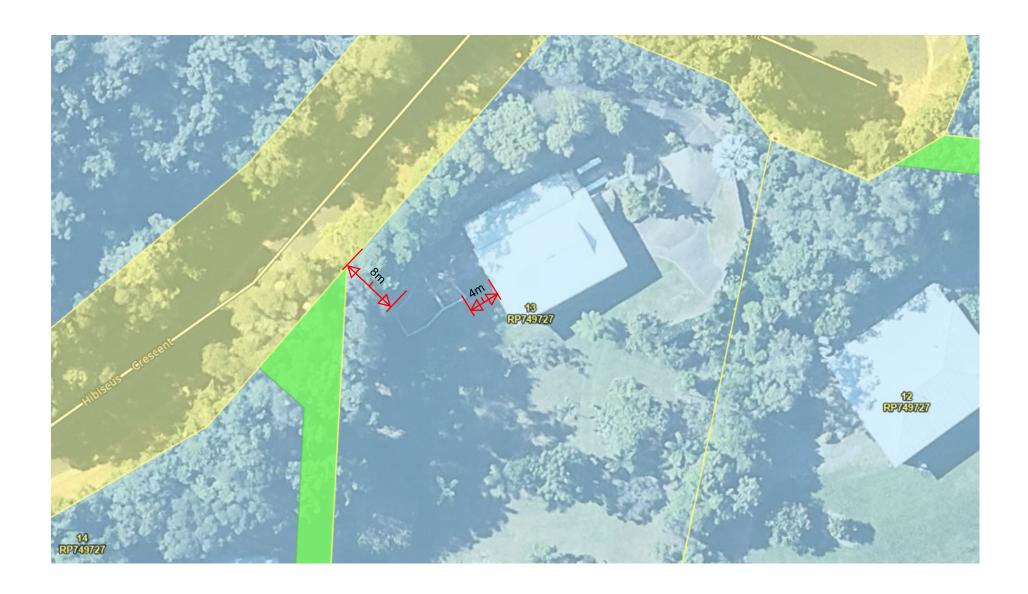
Stages of work: Form 16 – Inspection certificate (completed by a building certifier or competent person) for a stage of work.

**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.



### DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) 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 and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), 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)	Chris Keyes & Lousie Browne
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	13 Hibiscus Court
Suburb	ROCKY POINT
State	QLD
Postcode	4874
Country	Australia
Contact number	na
Email address (non-mandatory)	cjk-2007@hotmail.com
Mobile number (non-mandatory)	0433511148
Fax number (non-mandatory)	na
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)

**Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms</u> Guide: Relevant plans.

#### 2.1) Street address and lot on plan

- I Street address AND lot on plan (all lots must be listed), or
- □ 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	
	13	Hibiscus Ct	ROCKY POINT	Γ
Postcode	Lot No.	Plan Type and Number (e.g. RP,	SP) Local Governm	nent Area(s)
4873	13	RP 749727	Douglas Shire	Council
2.2) Additional	oremises			
•		vant to this development application	on and the details of these	premises have been
Not required	i			
Note: Easement us	ses vary throughout G	ents over the premises? Queensland and are to be identified corre ent, see the <u>DA Forms Guide</u>	ctly and accurately. For further int	formation on easements and how
applic		, types and dimensions are include	ded in plans submitted with	this development
▼ No				
PART 3 – F				
4) Is the applica	ation only for build	ding work assessable against the	building assessment provis	sions?
☐ Yes – (proce	eed to 8)			
5) Identify the a	esessment mans	ager(s) who will be assessing this	dovolonment application	
Douglas Shire (		iger(s) who will be assessing this	development application	
Douglas Stille	Journal			
6) Has the local	government agr	eed to apply a superseded plann	ing scheme for this develop	ment application?
☐ Yes – a copy	y of the decision	notice is attached to this develop	ment application	
☐ The local go attached	vernment is take	n to have agreed to the supersec	led planning scheme reque	st – relevant documents
□ No				
7) Information	aguast under De	et 2 of the DA Dules		
7) Information r	equest under Pai	rt 3 of the DA Rules		
☐ I agree to re	ceive an informa	tion request if determined necess	sary for this development ap	plication
Note: By not agree	ing to accept an infor	formation request for this develor mation request I, the applicant, acknowled will be assessed and decided based on the	edge:	ing this development application
any additional and any additional any additional and additional additional and additional additional and additional ad	information provided A Rules will still appl	any referral agencies relevant to the deve by the applicant for the development app y if the application is an application listed	olication unless agreed to by the re	elevant parties.
Further advice abou	ut information reques	ts is contained in the <u>DA Forms Guide</u> .		
8) Are there any	y associated deve	elopment applications or current	approvals?	
☐ Yes – provid	de details below o	or include details in a schedule to	this development application	on
□ No				
List of approval application	/development	Reference	Date	Assessment manager
☐ Approval				
	nt application			
☐ Approval				
☐ Developmen	nt application			
9) Has the porta	able long service	leave levy been paid?		
☐ Yes – a cop	y of the receipted	d QLeave form is attached to this	development application	

□ No – I, the applicant will prov	•	,	has been paid before the assessment manager may give
	f if I provide evidence that the		
🗷 Not applicable (e.g. building	and construction work is less	than \$150,000 excluding	GST)
Amount paid	Date paid (dd/mm/yy)	QLeave levy nu	imber (A, B or E)
\$			
40) le this development applicati	an in management a selection		
10) Is this development applicat notice?	on in response to a snow cau	ise notice or required as	a result of an enforcement
☐ Yes – show cause or enforce	ement notice is attached		
☑ No			
11) Identify any of the following t	urther legislative requirement	s that apply to any aspec	t of this development application
The proposed developm	ent is on a place entered in the	ne Queensland Heritage	Register or in a local
	ritage Register. See the guid		es.qld.gov.au about the
	to the development of a Que		
Name of the heritage place:		Place ID:	
PART 4 – REFERRAL I	DETAILS		
12) Does this development appl	cation include any building w	ork aspects that have any	referral requirements?
	or building work is attached to	tilis development applic	alion
□ No – proceed to Part 5			
12) Has any referral agency pro-	vided a referral response for t	his development applicat	ion?
13) Has any referral agency pro	•		
☐ Yes – referral response(s) re	ceived and listed below are a	ttached to this developme	ent application
□ No	1		
Referral requirement	Referral agency		Date referral response
Identify and describe any change			
response and the development application (if applicable)	application the subject of this	form, or include details in	a schedule to this development
аррисацоп (п аррисаые)			
PART 5 – BUILDING W	ORK DETAILS		
	ONN DETAILO		
14) Owner's details			
☐ Tick if the applicant is also the	e owner and proceed to 15).	Otherwise, provide the fo	llowing information.
Name(s) (individual or company full n	ame) Chris Keyes &	Lousie Browne	
Contact name (applicable for compa	nies)		
Postal address (P.O. Box or street a	ddress) 13 Hibiscus C	ourt	
Suburb	ROCKY POIN	Т	
State	QLD		
Postcode	4874		
Contact number	na		
Email address (non mandatons)	cik-2007@hot	mail com	

0433511148

na

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 r	name) Chris Keyes	& Lousie Browne				
Contact name (applicable for compa	anies)					
QBCC licence or owner – builde	er number					
Postal address (P.O. Box or street a	address)					
Suburb						
State						
Postcode						
Contact number						
Email address (non-mandatory)						
Mobile number (non-mandatory)						
Fax number (non-mandatory)						
40) Describe data la character ann	and the Helicon and					
16) Provide details about the pro	<u>-</u>					
a) What type of approvals is be	eing sought?					
☑ Development permit						
, ,,						
b) What is the level of assessment?						
☐ Impact assessment (requires public notification)						
c) Nature of the proposed buildi	ng work (tick all applicable b	oxes)				
☑ New building or structure □ Repairs, alterations or additions						
☐ Change of building classifica	ation (involving building work)	☐ Swimming	pool and/or pool fence			
□ Demolition		☐ Relocation	or removal			
d) Provide a description of the v	vork below or in an attached	schedule.				
As Built Deck						
e) Proposed construction mater	ials					
External walls	☐ Double brick	☐ Steel	☐ Curtain glass			
	☐ Brick veneer	☐ Timber	☐ Aluminium			
	☐ Stone/concrete	☐ Fibre cement	☐ Other			
Frame			☐ Aluminium			
		△ Steel	□ Aluminum			
	☐ Other					
Floor	☐ Concrete	☐ Timber	☑ Other			
Roof covering	☐ Slate/concrete	☐ Tiles	☐ Fibre cement			
□ Aluminium □ Steel □ Other						
f) Existing building use/classification	ation? (if applicable)					

g) New building use/classification? (if applicable)
10b
h) Relevant plans  Note: 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">DA Forms Guide: Relevant plans</a> .
☑ Relevant plans of the proposed works are attached to the development application

### 17) What is the monetary value of the proposed building work?

\$9,000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?				
☐ Yes – provide details below				
☑ No - Owner Builder				
Amount paid Date paid (dd/mm/yy) Reference number				
\$				

#### PART 6 - CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of Form 2 – Building work details have been completed	✓ Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed Form 1 – Development application	□ Yes
details	☑ Not applicable
Relevant plans of the development are attached to this development application  Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide: Relevant plans</u>	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<ul><li>☐ Yes</li><li>☒ Not applicable</li></ul>

#### 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.

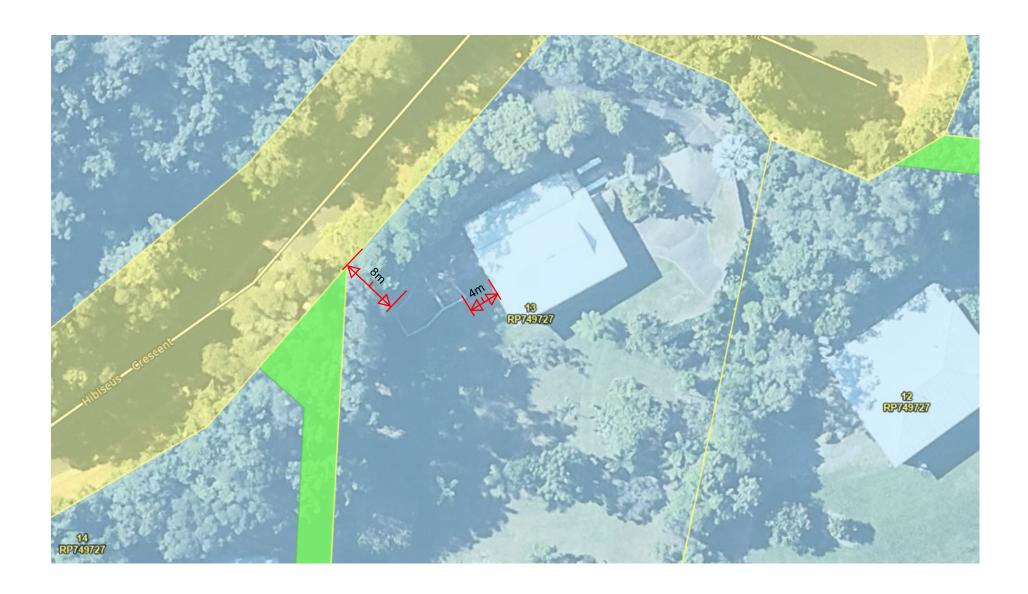
Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

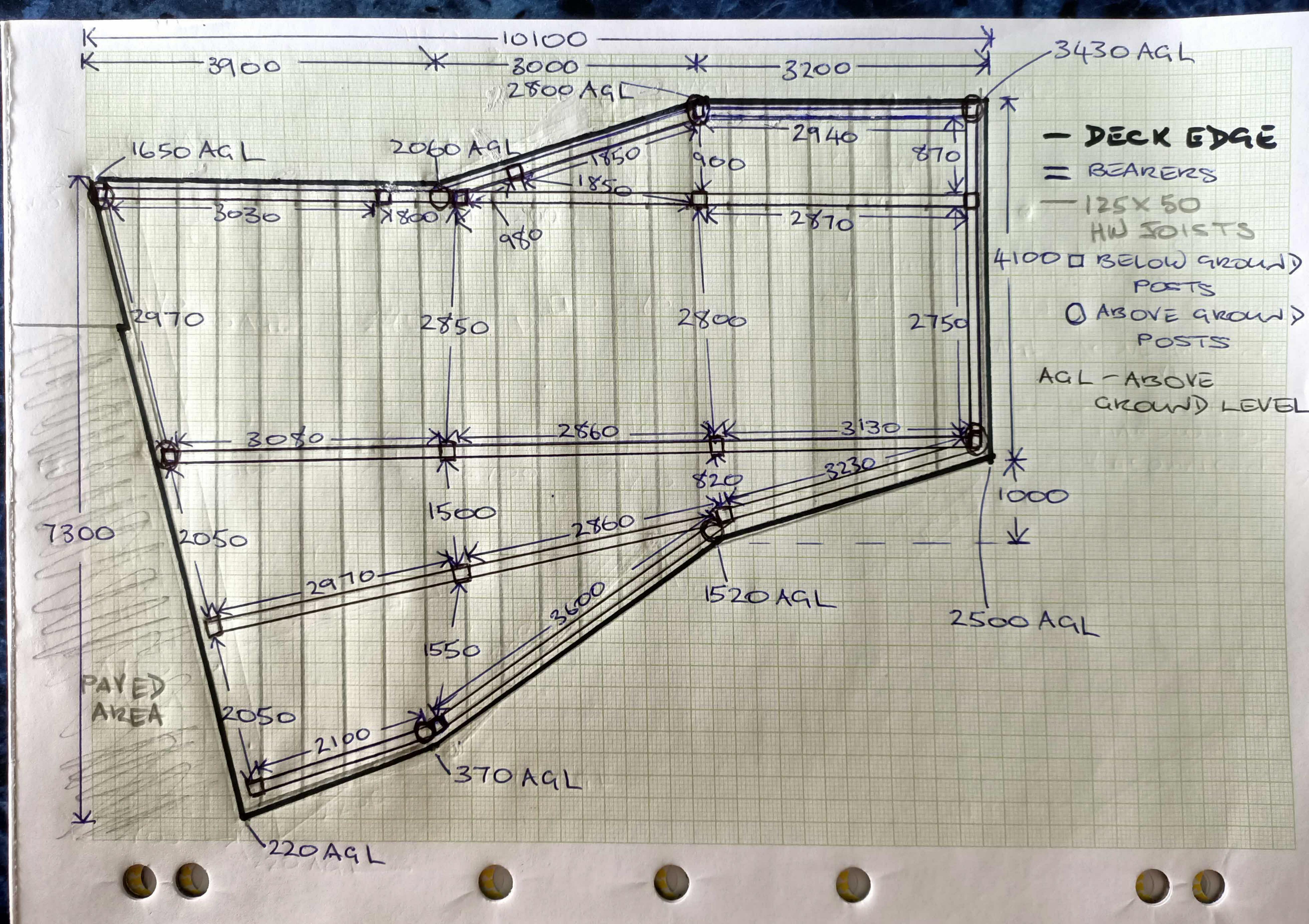
- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the Right 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 COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference	numbers	:				
For completion by the building of	ertifier						
Classification(s) of approved bu							
10b							
Name		QBCC (	Certification	Licence	QBCC	Insurance receipt r	umber
GMA Certification Group							
Notification of engagement of al		sessment	manager				
Prescribed assessment manage							
Name of chosen assessment m							
Date chosen assessment mana							
Contact number of chosen asse							
Relevant licence number(s) of c manager	nosen assessment	Į.					
Additional information required l		ment					
Confirm proposed construction	materials:						
	☐ Double brick		☐ Stee	l		☐ Curtain glass	
External walls	☐ Brick veneer		☐ Timb	er		☐ Aluminium	
	☐ Stone/concrete	9	☐ Fibre	ecement		☐ Other	
_	☑ Timber		✓ Stee	I		☐ Aluminium	
Frame	☐ Other						
Floor	□ Concrete		☐ Timb	er		☑ Other	
	☐ Slate/concrete		☐ Tiles			☐ Fibre cement	
Roof covering	☐ Aluminium		□ Steel	l		☐ Other	
QLeave notification and paym Note: For completion by assessment m							
Description of the work	· · · · · · · · · · · · · · · · · · ·						
QLeave project number							
Amount paid (\$)			Date paid	(dd/mm/yy)			
Date receipted form sighted by	assessment manag	ger					
Name of officer who sighted the	form						
			<u> </u>				
Additional building details requir	ed for the Australia	ın Bureaı	of Statistic	S			
Existing building use/classification	on? (if applicable)						
New building use/classification?		10b					
Site area (m2) 2674		Floor an	02 (m2)	61			





## **GMA Certification Group**

## BUILDING SURVEYORS



## Leaders in Building Certification Services

#### **Cairns Office**

P: 07 4041 0111 F: 07 4041 0188 E: admincns@gmacert.com.au First Floor, 183 Aumuller St BUNGALOW PO Box 2760 NERANG QLD 4211

29 July 2022

Chris Keyes & Lousie Browne 13 Hibiscus Court ROCKY POINT QLD 4874

Dear Sir/Madam

#### **Confirmation notice**

Re:

**GMA Certification Group Ref No. 20222529** 

Lot 13 on RP 749727

13 Hibiscus Ct ROCKY POINT 13 4873

**Development Permit for Building Works for As Built Deck** 

The development application described above was properly made to the GMA Certification Group on 05 Jul 2022

#### **Public notification details**

Part 4 of the Development Assessment Rules is not applicable to this development application.

#### Referral details

Part 2 of the Development Assessment Rules is applicable. GMA, as the assessment manager intent to make an information request (where applicable) and the applicant has not indicated that they do not wish to receive an information request.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

Yours sincerely

Daniel Cobain
GMA Certification Group

## Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on <i>DA Form 2 – Building work details</i> **Note: The Planning Regulation 2017 will determine if referral is required for a development application.
Matters requiring referral to the Chief Executive of the Planning Act 2016:  Premises seaward of coastal building line  Declared fish habitat area
<ul> <li>☐ State transport corridor</li> <li>☐ Future State transport corridor</li> <li>☐ Queensland heritage place</li> <li>☐ Koala habitat in SEQ region</li> </ul>
Matters requiring referral to the local government:  Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts Particular buildings for residential purposes Design and siting Fire safety in particular budget accommodation buildings Higher risk personal appearance services Building work for residential services Building work for removal or rebuilding Building work for particular class 1 buildings relating to material change of use Temporary accommodation buildings Building work relating to end of trip facilities for Queensland Development Code, part 4.1 Building work for class 1 building on premises with on-site wastewater management system Flood hazard area Local heritage place
Matters requiring referral to the Queensland Fire and Emergency Service:    Fire safety systems – special fire services required or alternative solution proposed   Fire safety systems – budget accommodation building   Fire safety systems – residential care building   Water-based fire safety installations   Fire safety for farm buildings
Matters requiring referral to Safe Food Production QLD:  Retail meat premises
Matters requiring referral to the Chief Health Officer under the Hospital and Health Boards Act 2011:  Private health facilities
Matters requiring referral to the <b>Chief Executive of the </b> <i>Pastoral Workers' Accommodation Act 1980</i> :  Pastoral workers' accommodation
Matters requiring referral to the <b>relevant service provider</b> :  Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4

