



Unit 5, 23 Overlord Place
ACACIA RIDGE Qld 4110
Ph: (07) 3363 8100

C O N S U L T I N G S U R V E Y O R S

general@axissurveys.com.au
www.axissurveys.com.au


TO: Fortitude Homes
PO BOX 3292
WEST END, 4101, QLD


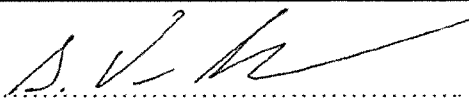
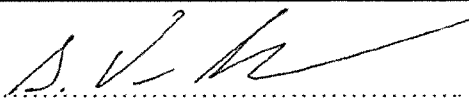
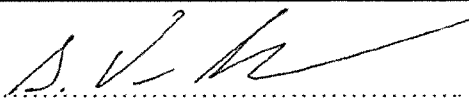
SETOUT CERTIFICATE

Site Address:	17 BUSHTUCKER DRIVE, NARANGBA
RP Description:	Lot 704 on SP322142
Client:	
Ref/Order Number:	
Date Surveyed:	11-Oct-2022
Our Job Number:	2205040 X478175

Axis Surveys Pty Ltd is a Consulting Cadastral Surveyor, licence number 4219 and we certify, as a competent entity, that the setout survey has been completed on the stated lot as per the attached stamped approved plan, referenced with our job number. The said setout has been performed in correct relationship with the setbacks shown on this attached plan, unless otherwise specified. Any variations to the attached plan are to be signed and dated by the surveyor performing the survey. This certificate may be used to assist in complying with the Building Regulation 2006 - Approved Form 12, in relation to the scope of works as stated above.

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>1. Indicate the aspect of the building work</p> <p>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, air-conditioning.</p>	<p>Aspect of building work (indicate the aspect)</p> <div style="text-align: center;">  </div> <p>• SETOUT SURVEY</p>								
<p>2. Property description</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 (include number, street, suburb/locality and postcode)</p> <p>17 BUSHTUCKER DRIVE</p> <hr/> <p>NARANGBA, 4504, QLD State: Postcode:</p> <p>Lot and plan details (attach list if necessary)</p> <p>Lot 704 on SP322142</p> <p>Local government area the land is situated in</p> <p>Moreton Bay Regional Council</p>								
<p>3. Building/structure description</p>	<table border="1"> <thead> <tr> <th>Building/structure description</th><th>Class of building/structure</th></tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> DWELLING – DETACHED / ATTACHED</td><td>1A</td></tr> <tr> <td><input type="checkbox"/> PRIVATE GARAGE / SHED / CARPORT</td><td>10A</td></tr> <tr> <td><input type="checkbox"/> RETAINING WALL / POOL</td><td>10B</td></tr> </tbody> </table>	Building/structure description	Class of building/structure	<input checked="" type="checkbox"/> DWELLING – DETACHED / ATTACHED	1A	<input type="checkbox"/> PRIVATE GARAGE / SHED / CARPORT	10A	<input type="checkbox"/> RETAINING WALL / POOL	10B
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<p>4. Description of the extent of aspect/s certified</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>	<p>This setout has been performed in the correct relationship with the setbacks shown on the plan.</p> <p>Axis Surveys site number: 2205040 X478175</p> <p>Client: Fortitude Homes</p> <p>Client reference number (if supplied):</p>								

5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.	This setout survey has been completed on the stated lot as per the attached stamped approved plan, with our reference number: X478175 This setout has been performed in correct relationship with the setbacks shown on this attached plan, unless otherwise specified. Any variations to the attached plan are to be signed and dated by the surveyor performing the survey. Date of survey: 11-Oct-2022																						
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LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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Real Property Description : Lot 704		Plan: SP322142	Client Ref. Number: -	
Site Address : BUSH TUCKER DRIVE, NARANGBA, QLD.			Builders Plan Revision: B	
Client: Fortitude Homes		Site No: 2205040	Scale (A3): NTS	Page 1

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, air-conditioning.

Aspect of building work (indicate the aspect)

Wall and ceiling insulation

2. Property description

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

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

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

Street address Lot 704 Street number 17 Bush Tucker Drive

Suburb/locality Narangba

State QLD

Postcode 4504

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

Lot 704 SP 322142

Local government area the land is situated in

Moreton Bay R C

3. Building/structure description

Building/structure description

New Construction of Dwelling - Single Storey

Class of building/structure

1a and 10a

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 beams and location i.e. what floors the work was on, the parts of a room.

Supply and install Insulation Batts to External walls
Supply and install Insulation Batts to Ceiling space

5. Basis of certification

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

Installed to Australian Standards

6. Reference documentation

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

Construction plans and/or energy efficiency report.


7. Building certifier reference number and building development approval number

Building certifier's name (in full)			
Building certifier reference number		Development approval number	

8. Details of appointed competent person

Name (in full)	Chris Mulqueeney		
Company name (if applicable)	Stoddart Cladding Pty Ltd		
Contact person	Chris Mulqueeney		
Business phone number	07 3725 5935	Mobile	0455 669 986
Email address	Chris.mulqueeney@stoddarts.com.au		
Postal address	37 Gravel Pit Road		
		Suburb/locality	Darra
State	Queensland	Postcode	4076
Licence class or registration type (if applicable)	Not applicable		
Licence class or registration number (if applicable)	Not applicable		
Date request to inspect received from building certifier			

9. Signature of appointed competent person

Signature		Date	08/02/2023
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LOCAL GOVERNMENT USE ONLY

Date received		Reference number/s	
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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 building 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 the appointed 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.

04/11/2022

Fortitude Homes
PO BOX 3292 WEST END 4101

RE: INSPECTION CERTIFICATE

Lot 704 BUSH TUCKER DRIVE NARANGBA 4504

1. An authorised representative of **STA Consulting Engineers ACN 153 047 566** has conducted the following site inspection:

STA order - Inspection - Slab (Waffle): 04/11/2022

Aspects included in the certification are as follows:

Reinforcement of slab, Vapour barrier

- Type and placement of steel reinforcing
- Size and gauge of reinforcing steel
- Location and dimension of laps to reinforcement steel
- Type of connections to reinforcement steel
- Size and location of ribs

2. Documentation issued:

(i) Inspection check list;

It is the sole responsibility of the builder to ensure that any and all items on the inspection check list are completed before proceeding with the placement of the concrete.

3. Providing all instructions on the inspection checklist have been carried out and the site conditions have been maintained by the builder, then placement of concrete may proceed.

4. Further to our inspection, we certify that the above aspects have been completed satisfactorily in accordance with STA Consulting Engineers design documentation Project Job Number: 219851

Note: This certificate is to be read in conjunction with, and subject to the attached exclusions and limitations.

Yours faithfully,

STA Consulting Engineers



John D'Amici, MIE Aust CPEng, RPEQ 12014 NER 316291



CONTACT

staconsulting.com.au
07 3071 7444

HEAD OFFICE

Freeway Office Park
Building 3,
2728 Logan Rd
Eight Mile Plains
Qld, 4113

SERVICING

QLD

Wide Bay Burnett
South East Queensland
Darling Downs

NSW

Northern Rivers
Mid North Coast
Hunter
Central Coast
Sydney
Illawarra

ENGINEERING SERVICES

Soil Testing
Foundation Design
Structural Engineering
Building Hydraulics
Building Inspections







EXCLUSIONS AND LIMITATIONS APPLYING TO THIS CERTIFICATE

- Certification does not relieve the builder of the builder's responsibilities to ensure that all building work is carried out with reasonable care, skill and diligence required of a registered builder and in accordance with all applicable Australian Standards and any relevant building codes of practice.
- All non habitable components to foundations (e.g. patios, pergolas etc.) or non structural construction elements (e.g. fences, driveways, etc.) are not included within this certification unless specifically nominated in the scope of works pertaining to inspection.
- Materials have not been tested to establish compliance with any relevant standard or specification. It is the builder's responsibility to ensure such compliance to any relevant standard or specification. STA does not assume any liability with respect to non-conforming building materials used by builder.
- This certificate may be relied on only by the addressee and no other person except where it is used for the sole purpose of obtaining a final Building Approval.
- STA Consulting Engineers and this certificate does not include:
 - a. Set-out as set-out is the responsibility of the builder / other specialist consultants
 - b. Site supervision or any supervision of the actual carrying out of the works, the subject of the certificate as all site supervision is the sole responsibility of the builder
 - c. Residential design and siting provision
 - d. Compaction of fill material (if necessary)
 - e. Cut and fill batters
 - f. Waterproof/resistant flooring to wet areas
 - g. Floor levels
 - h. Provisions for sub-floor ventilation
 - i. Insulation for energy efficiency requirements (if applicable)
 - j. Roof Battens may be responsibility of roofing contractor
 - k. Installation of screw piles
- Certification does not cover any aspect of termite or pest control, treatment and inspection as all termite and pest matters are solely the responsibility of the builder and other appropriate licensed contractors.
- Certification does not cover any plumbing to or associated with any of the works on the property or any structure on the property.
- STA Consulting Engineers have relied solely upon the builder for the building approval number as proof that a valid Building Approval is in place for the works, the subject of this certificate.
- It is the builder's sole responsibilities to ensure that a copy of council's approved plans are maintained on the site, the subject of the works.
- STA Consulting Engineers is not responsible for any changes to the works (whether they be the subject of this certificate or otherwise) which changes are not authorised by it and which changes occur after the inspection but before the next stage of building work is done.
- It is the builder's sole responsibility to ensure in respect of the works:
 - a. Where there are no authorised changes by STA Consulting Engineers to be done that the works and the site remain in the same condition as at the time the inspection was carried out before proceeding with the stage of works, the subject of this certificate;
 - b. Where there are any authorised changes by STA Consulting Engineers to be done, that such authorised changes are completed in accordance with the matters set out within the onsite inspection sheet, and that the balance of the works and the site remain in the same condition as at the time the inspection was carried out before proceeding with the stage of works, the subject of this certificate.
- STA Consulting Engineers is not responsible for and has no liability for the identification and location of any services to the property or the structure to be constructed on the property which services include but are not limited to sewage pipes, phone lines, power lines storm water or other drainage etc. It is the builder's sole responsibility to ensure that the services are located and any necessary minimum distances between any service and any part of the structure is maintained.

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5. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.	<ul style="list-style-type: none"> • AS 1170.0:2002 Structural design actions - General Principles • AS 1170.1:2002 Structural design actions - Permanent, imposed and other actions • AS 1170.4:2007 Structural design actions - Earthquake actions in Australia • AS 1726:2017 Geotechnical Investigation Code • AS 2870:2011 Residential Slabs and Footings • AS 3600:2018 Concrete Structures • AS 3798:2007 Guidelines on earthworks for commercial and residential development • AS 4678:2002 Earth-retaining structures • AS 4773.1:2015 Masonry in small buildings - Design • AS 4773.2:2015 Masonry in small buildings - Construction • NCC 2019 National Construction Code • Wind Standard (AS1170.2:2011 / AS4055:2012) as per Form 15 																																			
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9. Signature of appointed competent person	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Signature  </td> <td style="width: 50%; vertical-align: top;"> <div style="text-align: right;"> Date 04/11/2022 </div>  <div style="font-size: small;"> Digitally signed by STA Consulting Engineers DN: c=AU, st=Queensland, l=Brisbane, o=STA Consulting Engineers, cn=STA Consulting Engineers, email=bookings@staconsulting.com.au </div> </td> </tr> </table>		Signature 	<div style="text-align: right;"> Date 04/11/2022 </div>  <div style="font-size: small;"> Digitally signed by STA Consulting Engineers DN: c=AU, st=Queensland, l=Brisbane, o=STA Consulting Engineers, cn=STA Consulting Engineers, email=bookings@staconsulting.com.au </div>																																
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