

DWELLINGS




(Class 1a)

Would you like to build a new Dwelling?

Application Requirements

1. Completed IDAS Form 1
2. Completed IDAS Form 2
3. Applicable Fees
4. Copy of QBCC Confirmation of Insurance or Copy of Owner Builder Permit
5. Receipt of payment of Portable Long Service Levy (if value of work is \$150 000 or more)
6. A Copy of:
 - Site Plan, Floor Plan & Elevations
 - Contour Plan
 - Structural Plans
 - Footing Design
 - Engineers Certificate (Form 15)
 - Soil Report
 - Energy Efficiency Report and details
7. Letter stating method of Termite Protection
8. Evidence of Plumbing Permit

The following items may also be required:

-  Bushfire Report and Construction Details for dwellings sited within a bushfire overlay to comply with the nominated Bushfire Attack Level (BAL) for the dwelling (AS3959).
-  Construction details required for dwellings sited within a Transport Noise Corridor complying with the Qld Development Code MP4.4.
-  Any other information or application deemed necessary at application stage by Council's Development Assessment Section.

Plan requirements

One copy of plans to include site plan; contour plan; dimensional floor plans with window and door sizes, all external elevations, typical sections showing construction methods, tie-down details, wall bracing, footing/slab design etc. All structural details to be certified by a Registered Professional Engineer of Queensland and Form 15 submitted.

Site plan is to clearly show the boundaries of the site; all existing buildings; location of proposed buildings with distances from boundaries; any easements; location of septic tank and disposal area if applicable.

Contour plan to indicate relative levels of the site; the floor level of the building; any excavation works and retaining walls. The contour plan is required regardless of the slope, but with larger allotments only in the vicinity of the work. The plan must be suitable for the purpose of Council assessing stormwater run-off, suitability of effluent disposal systems and the likelihood of slope stability requirements.



Queries
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2016/2017 Fees and Charges

Contact Council to verify your fee calculation

Application fees include one inspection for each stage of work as specified in your building approval.

Lodgement Fee: \$245

+

Application Fee:

<150m ²	\$1255
>151m ²	\$1440

Further Information

**For Water and Sewer Connections
Contact
Queensland Urban Utilities
13 26 57**

**For Driveway Access or work on
the Footpath Contact
Council's Engineering Department
1300 005 872**

**For Plumbing & Drainage
Applications Contact
Council's Plumbing Department
1300 005 872**

**In case you require a Planning
Application Contact
Council's Planning Department
1300 005 872**

Frequently asked Questions

What forms will I need to fill out for a building permit?

Form 1 and Form 2 (IDAS) forms will need to be completed upon lodgement of a building permit; these forms are available from the Council Office or online at Department of Housing and Public Works.

What are the boundary setback requirements?

Setback requirements are described in the Queensland Development Code MP1.1 or MP1.2 but they can vary in the planning scheme depending on the zoning of the property. Information regarding boundary setbacks can be obtained through Lockyer Valley Regional Council's Planning Department on 1300 005 872.

(<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/QueenslandDevelopmentCodeCurrentParts.aspx>).

How long before the permit will expire?

Building permits for Class 1a structures (e.g. dwellings, extensions and additions, pergola's etc) will expire two (2) years after the approval date. Removal Dwellings will expire twelve (12) months after the approval date.

Will there be any additional fees?

Additional fees may be required if Town Planning or Plumbing and Drainage requirements are needed for the approval. Additional fees will apply for building inspections after the Building permit has lapsed.

What inspections will need to be carried out and what is the process?

Required Inspections are noted on the decision notice, which is issued upon approval of the permit. Council prefer at least two working days notice when booking in inspections, Please note: Council's Building Application Number will need to be quoted when booking in inspections.

Frequently asked Questions cont.

Can I build over infrastructure (sewer, water, stormwater)?

Building works located close to infrastructure may require a Build Over Or Near Queensland Urban Utilities Infrastructure Approval. Engineer's drawings (RPEQ) and a form 15 may be required showing piers to the slab or footings founded below the zone of influence on sewer main. A fee will be applicable with this application. Contact Council's Plumbing Section on 1300 005 872 for further information.

What are the requirements for fences?

Provided they do not interfere with visibility at road junctions, fences not more than two (2) metres in height do not require an approval. Fences cannot be more than one (1) metre high within a 6 metre truncation at the corner of a lot with 2 road frontages. Pool fences must have a building approval.

Do plans have to be certified by an Engineer?

Footings, structural steel and reinforced concrete portions of building work all need the design certified by a Registered Professional Engineer of Queensland. Also any works outside the scope of AS1684 need to be certified by an Engineer.

Can I build on the easement or close to it?

Building works on easements require the written permission from the registered owner of the easement. Title searches contain restrictions that may apply in relation to building close to or on an easement.

Can I get the Engineer to do the inspections?

The Building Certifier must carry out all mandatory inspections. In some cases a competent person can perform an inspection or aspects of an inspection but before another person can inspect a stage of the works, the Building Certifier must assess that person as competent to carry out that inspection on their behalf and then give that person permission to do that inspection.

Can I do the work myself or do I need a builder?

Building works can be carried out by a registered builder or an Owner Builder. Where the value of work is \$11,000 or more, Owner Builders will be required to provide proof of the Owner Builders Course and Owner Builder Permit. (<http://www.qbcc.qld.gov.au/home-building-owners/owner-building/overview>)

What if I am located in a bushfire overlay?

Building works located in a bushfire overlay will generally require a bushfire report, which must be carried out by a competent person) to determine the Bushfire Attack Level (BAL) complying with AS3959. The BAL will determine the construction requirements to help protect the building from bushfire attack. Eg. Windows may be required to be screened with a specific type of mesh.