

Class 10a Open Carports, Enclosed Sheds and Private Garages

GENERAL REQUIREMENTS

- DA Form 2
Available from Customer Services in Bowen, Cannonvale, Collinsville and Proserpine or can be downloaded via the following link:
<https://planning.dsdmip.qld.gov.au/planning/resources?query=DA%20form>
- Application fees (See Fees section below)
- Provide a copy of the 'Notice of Cover' under the Queensland Home Warranty Scheme (QBCC Insurance) if using a registered builder for works over \$3,300.00 (if applicable)
- Owner builder permit if work is being carried out by an owner builder over the value of \$11,000.00 (if applicable)
- QLeave receipt (Notification and Payment Confirmation) if works over \$150,000.00. (if applicable)
QLeave notification and payment form can be accessed via the following link:
<https://forms.business.gov.au/smartforms/landing.htm?formCode=NPF>
- Builder's details must be fully completed on DA2 Form (including builder or owner builder QBCC licence number).

SITE PLAN

- To scale with North point
- Full extent of lot / site boundaries
- Clearly identify existing and proposed buildings, structures, driveways and other relevant features, indicating road names etc.
- Fully dimension proposed buildings, structures, showing setbacks/ clearance distances from lot boundaries, existing buildings/ structures etc.
Note: Development within the setbacks / clearances set out in the Queensland Development Code (QDC) may require a siting variation prior to obtaining building approval. Please refer to QDC MP1.1 Design and Siting Standard for Lots 450m² & Under, MP1.2 Design and Siting Standard for Lots 450m² & Over & MP1.3 Design and Siting Standard for Duplex Housing Building front, side and rear boundary clearances. See QDC attached link:
<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/BuildingLawsCodes/QueenslandDevelopmentCode/Pages/QueenslandDevelopmentCodeCurrentParts.aspx>
Note: A fire separation/ setback from a lot boundary for an unprotected class 1a dwelling or attached class 10a structure wall is 900mm otherwise a fire resistant wall must be provided).
- Location of sewer or waste water treatment system/ disposal area and distance from proposed building (Note 3: Please refer to QDC via link above MP1.4 Building over or near relevant infrastructure).

Correspondence: Chief Executive Officer, Whitsunday Regional Council, PO Box 104, Proserpine, QLD 4800
P: 1300 WRC QLD (1300 972 753) F: (07) 4945 0222 E: info@whitsundayrc.qld.gov.au www.whitsundayrc.qld.gov.au

Bowen
Cnr Herbert & Powell Streets
Bowen QLD 4805

Proserpine
83-85 Main Street
Proserpine QLD 4800

Collinsville
Cnr Stanley & Conway Streets
Collinsville QLD 4804

Cannonvale
Shop 23, Whitsunday Plaza
Shute Harbour Road, Cannonvale QLD 4802

- Sediment control plan
(Note: for guidance please see attached fact sheet 2 -erosion & sediment control on residential building sites)
- Retaining walls and any cut or fill over 1m
- Levels and/or contours including existing and proposed finished floor levels (FFL) in relation to the natural ground level (NGL)
- Proposed storm water reticulation, storage tanks and pipework termination/ discharge point as appropriate.

BUILDING PLANS (TO SCALE)

- Detailed drawings, showing existing and proposed floor plan including door and window layout
- Full elevation plans of all elevations, suitably dimensioned
- Detailed cross section, fully dimensioned showing building and ceiling heights, spans, roof pitch etc.
(Note: Building height greater than 5.5m will require a Material Change of Use (MCU) application prior to obtaining building approval.)

STRUCTURAL ENGINEERING

- All structural detailed plans must be to scale and signed off by a Registered Professional Engineer QLD (RPEQ).
- Detailed footing/ foundation/ slab plans of sub structure.
(Note: Provide supporting soil classification report and Form 15 as detailed in supporting reports and documents below)
- Detailed engineering plans of the building super-structure/ framing and bracing / roof plans etc. referencing the designed wind speed rating for cyclone area C1 to C4 as appropriate.
- RPEQ's supporting Form 15.
(Note: A Form 16 may be required if in a C4 cyclone area or if a specialised structural element is utilised).
- Pre-fab Truss and Frame plan, detail where applicable *(Note: Provide Form 15 as detailed in supporting reports/ documents below).*

SPECIFICATION / MATERIALS

- All structural detailed plans must be to scale and signed off by an RPEQ.
- Information to be submitted to show compliance with the provisions of the current Building Code of Australia (BCA) and Australian Standards. (See bullet point list below as a guide)
 - *Windows/ Glazed Assemblies to be in accordance with AS 2047-2014.*
 - *Glass to be installed in accordance with AS1288-2006.*
 - *Timber framing (Including roof tie-down) to be in accordance with AS 1684-2010.*
 - *Steel framing to be in accordance with AS4100-1998 & AS4600-2005.*
 - *Roof sheeting & Wall Cladding to be installed in accordance with AS 1562.1-1992 and the manufacturer's specification.*
 - *Roof insulation to be installed in accordance with BCA, Volume 2, clause 3.12.1.1 and QDC MP 4.1 – Sustainable Buildings*

- Stormwater drainage (Including gutters and downpipes) to be installed in accordance with AS 3500.3-2015.
- Pliable building membranes and underlay to AS/NZS 4200.2-1994
- Waterproofing membranes for external above ground use to AS 4654.1 & 2-2012.

SUPPORTING REPORTS / DOCUMENTS

- Soil classification report in accordance with AS 2870-2011 with a supporting Form 15 from structural engineer or geotechnical engineer.
-- or --
Provide an Engineering Footing/Slab design that caters up to a site soil classification of 'H'. *(Note, this concession is only applicable to class 10a structures).*
- Prefabricated truss & frame certificate Form 15, from structural engineer/ truss manufacturer if applicable.
- Glazing certificate Form 15, for windows, glazing elements and glazed doors etc. from manufacturers.
(Note: this form may be provided upon completion, however, is required before a form 21 final inspection certificate can be issued).
- Roller door Form 15, from door manufacturer.
(Note: this form may be provided upon completion, however, is required before a form 21 final inspection certificate can be issued).

PLANNING REQUIREMENTS

Planning overlays identified in WRC planning scheme reflect state and local interests. Where proposed development falls within an overlay, it may trigger additional requirements for a development. Planning hazard overlays can be checked on Council's online mapping system.

See link below: <http://whitsunday.qld.gov.au/579/Online-Planning-Services>

- Planning Zone Code
Please Specify _____
- Confirm planning hazard overlays have been checked.
- Coastal protection- erosion prone area overlay – (Refer to planning if this is a Code Assessable Development)
- Storm tide inundation overlay – Provide certification from a (RPEQ) structural engineer that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DSTE.
- Flood or tidal inundation overlays – Provide certification from a (RPEQ) structural engineer that the development is structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the DFL.
- Landslide hazard overlay (slope of land 15% or greater/1:6.5 Ration/ 9 Degrees) – please provide a slope stability report prepared by a Geotechnical Engineer.
- Any other planning overlays
Please Specify _____

Please refer to Part 8 WRC planning scheme for full details of overlay requirements see link below:

<http://whitsunday.qld.gov.au/DocumentCenter/View/3229>

(Note - There may be other planning or state requirements or overlays applicable to your application. This along with any additional requirements will be confirmed by the assessing officer.)

EASEMENTS & RESTRICTED COVENANTS

- It is recommended that YOU check the Certificate of Title to ascertain whether the property has any easements or restrictive covenants before submitting your building application.

Declaration by Applicant

I have read, understood the checklist and provided documentation for this application consistent with the aims and provisions of the guide. I understand that further information may be required in regards to my application and failure to provide all information required by the building department will result in a delay with the processing of my application until the required documentation is provided in full.

Property Address/ Lot & Plan Number: _____

Applicant Name: _____

Applicants Signature: _____ **Date:** _____

Office Use Only

Officer Signature _____ *Date:* _____ *Assessment No*

FEES

Dwellings – Class 1a

New Work (over 200m²) **\$3244.00**
Includes up to 5 inspections & lodgement fee, additional fees may apply for Travelling

New Work (under 200m²) **\$2162.00**
Includes up to 5 inspections & lodgement fee, additional fees may apply for Travelling

Alterations & Additions (over 45m²) **\$1466.00**
Includes 3 inspections & lodgement fee, additional fees may apply for travelling

Alterations & Additions (under 45m²) **\$1191.00**
Includes 2 inspections & lodgement fee, additional fees may apply for travelling

Garages, Sheds & Carports – Class 10a & 10b

Over 45m² **\$1466.00**
Includes 3 inspections & lodgement fee, additional fees may apply for travelling

Under 45m² **\$1191.00**
Includes 2 inspections & lodgement fee, additional fees may apply for travelling

Swimming Pools – Class 10b

Associated with Class 1a **\$1466.00**
Includes 3 inspections & lodgement fee, additional fees may apply for travelling

Inspections

Additional inspections where required **\$228.00 (per inspection)**

Travel

Travel will be charged on an hourly rate plus cost of transfers to and from Island Resorts where applicable **\$168.00 (per hour or part thereof) + cost of transfers where applicable**

Resiting or Removal Bonds & Demolition

Application for Demolition **\$656.00**
Bonds are required to guarantee completion of work and repairs to council property.
Bond to be lodged as cash or bank guarantee, no interest will accrue during period bonds are held by Council.

Security Bond A – Site clean-up = \$4192.00
Security Bond B – Footpath damage = \$2101.00
Security Bond C – Services damage = \$4192.00
Security Bond D – Completion = \$26,489.00

(Note:- Gross Internal Floor Area is the area of a building measured to the internal face of the perimeter walls at each floor level (GIFA excludes the thickness of perimeter walls, but includes the thickness of all internal walls).