

Licensed Building Designers

BSA Lic. No. 1209962 (Mistyk Pty Ltd)

Phone: (07) 5429 8186
Mobile: 0417 779 562
Fax: (07) 5429 8182
Web: www.mckdd.com.au
Email: info@mckdd.com.au

PO Box 146, WAMURAN QLD 4512

ABN 26 560 767 613



General Building Information Sheet

- The legislation controlling building work in Queensland includes the Sustainable Planning Act 2009 (SPA), the Building Act 1975, the Building Regulation 2006, the Building Code of Australia and the Queensland Development Code. The SPA contains the Integrated Development Approval System (IDAS) for all Development Applications. This includes applications for most forms of development including building work.
- Applications for building work are made on the latest edition of the state wide mandatory IDAS Development Application Forms 1 and 2 (one copy of application and three copies of plans etc.) Building Certifiers are registered with the Building Services Authority (BSA) like builders and other trades.
- Pre-lodgement meetings with the Council staff perform desirable and helpful functions in assisting the smooth passage of a properly made application. It is always necessary to obtain advice in respect to the “proposed land use” under the Planning Scheme. You can discuss this with Council’s planning officers.
- Local Governments are responsible for a number of other matters including: performance based siting decisions, removal dwelling pre-inspections, ‘existing’ pool fence inspections, planning approvals, plumbing and drainage approvals, operational works approvals for dams, accesses, road works and some Environmental Relevant Activities (ERA’s). Some of these are to be obtained prior to a building work approval being issued.
- Building approvals generally remain current for two (2) years except for demolitions / removal dwellings where the currency period is six (6) months, and pools where it is further reduced to three (3) months for fencing safety reasons. A Council form is available for requests to extend the time frames for commencement or completion. Reassessment and inspections performed after this period may incur further fees.
- If a private building certifier is engaged for a particular building project, a ‘notice of engagement’ must be sent to the Local Council and the owner. When the building approval is issued the certifier must forward a copy of the approval documents to the Council. The final inspection of these building works is to be performed by the private certifier and advice of completion also forwarded to the Council. Consumers need to be aware of who is approving and inspecting their building work. If a private certifier has approved the building works then the Council’s building certifier will not be inspecting the works.
- Plumbing Applications are made on Form 1 under the Plumbing and Drainage Act.
- Building approval is required for the following: removal and replacement of structural elements of a building; restumping of dwellings; enclosure of previously roofed areas; open sided structures greater than 10 sq m.; carports and patios to existing buildings; shade sail structures; unroofed decks and retaining walls greater than one (1) meter above ground level; changing the use of a building and demolishing a structure. Lawn lockers (3m x 3m) do not require applications, as do other minor structures of less than 10 sq met.
- Exemption from a building application exists for genuine farm storage buildings, greater than 200m

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from all boundaries. It is requested that you notify Council of the exemption being claimed, with the inclusion of a site plan indicating the proposed location and request verification in writing for your records.

- The **Queensland Building Services Authority** (BSA) runs a homeowner's protection scheme on domestic construction work. Registered builders and licensed contractors must pay insurance when the value of residential works exceeds \$3,300. The contractor is required to make arrangements direct with the BSA for the insurance coverage. "Evidence of cover" by the registered contractor should accompany the application. It is advisable to use BSA licensed trades persons or builders to perform all building work. BSA insurance is not payable on building work where an owner builder number has been obtained, commercial work, swimming pools or farm sheds. Owners can personally build (but not subcontract) for residential building works to the value of \$11,000 without obtaining an owner builder number. An owner builder course must be completed prior to application for the number. An owner must employ a registered builder to construct farm sheds of a value greater than \$25,000, unless he has an owner builder number. Contact BSA on 1300 272 272 for owner builder applications and accredited course details or log onto www.bsa.qld.gov.au.
- For works costing \$80,000 or more, the **QLEAVE** (Joint Portable Long Service Leave Levy Authority / Division of Work Health and Safety) Form and receipt of payment must be sighted by building certifiers prior to approval and should accompany the application. The levy form is obtained and payment made at any Post Office. NOTE - the levy is not payable by owner builders however the form (claiming exemption) must still be lodged with the Post Office and a copy brought to the certifier for works costing \$80,000 or more.
- Construction sites are to be managed appropriately in respect to nuisance to surrounding property, roads and neighbours. Informative signage about your development assists all concerned. A temporary toilet must be provided onsite prior to works commencing. Appropriate means of rubbish containment and disposal are to be provided on a building site. Management of the site to control dust or wet weather including stormwater / sediment runoff nuisance and transfer of mud by vehicles / machines is necessary.
Construction sites are to be secured to prevent inadvertent entry. Respect others work and avoid damaging existing infrastructure. Dial before you dig. You should endeavour to achieve high standards of communication with all concerned to produce effective and successful outcomes in our community.
- **ALLOTMENT SURVEYS AND BOUNDARY PEGS**
The owner is responsible for determining the boundaries and placement of survey pegs on their land. The owner and builder are responsible for the measurement of the correct distances from the survey boundary before commencing the building work. Building setbacks are measured from the outermost point (normally the fascia). An Identification Survey may be required by the Council where there is any doubt about the location of survey pegs or building lines as per the approval.

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Where To Get Help

Industry & Community:

Building Designers Association of Queensland (BDAQ) – 3889 9119 admin@bdaq.com.au www.bdaq.com.au

Housing Industry Association (HIA) – 38461298

Qld Master Builders Association (QMBA) – 32256419, www.masterbuilders.asn.au

State Government:

Building Codes Qld – 1800 534 972 – buildingcodes@dlgp.qld.gov.au

Building Services Authority (QBSA) – 1300 272 272

Dpt of Environment and Resource Management – 1300 369 388

Work Health & Safety – 1300 369 915 or www.worksafe.qld.gov.au

Commonwealth Government:

Australian Greenhouse Office – 1300 130 606

Disclaimer:

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful building information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with current regulations, it is not intended as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

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