

Application for Concurrence Assessment

Purpose of this Information Sheet

- This form is required where a Council Approval is sought for the following:
 - **Part 1 - Siting Variation to Siting Requirements for Buildings/Structures** as provided under the Goondiwindi Regional Council Planning Scheme March 2018;
 - **Part 2 - Siting of Buildings Over or Near Relevant Infrastructure** – as provided under the Queensland Development Code MP1.4; or
 - **Part 3 - Construction of fences or fence retaining wall over 2m in height above Natural Service Level** –as provided under the Queensland Development Code MP1.1 or MP1.2.
 - **Part 4 – Assessing onsite sewerage facilities capacity when undertaking alterations and additions to buildings.**
- Where the Planning Scheme specifies a siting requirement for the property which conflicts with the Queensland Development Code, then the Scheme takes precedence and the variation will be assessed against the Planning Scheme provisions.
- All parts of the application form must be completed. Amendments to the proposal may be submitted without penalty before the decision notice is issued.

Factors Affecting Siting Requirements

- **The Queensland Development Code:** Mandatory Parts 1.1 and 1.2 of this Code regulate siting requirements for single detached dwellings and Class 10 type structures. Refer to website www.hpw.qld.gov.au or Council's Information sheet.
- **Planning Scheme:** GRC Planning Scheme has 'acceptable Outcomes' which provide boundary setbacks that may conflict with the Queensland Development Code in various zones. Where such provisions exist, the scheme provisions override the Queensland Development Code. Check the Planning Scheme on Council's website for any provisions relating to boundary setbacks or contact Council's Planning Officer for assistance (07 46717400).

Lodgement of Application

An application may be lodged with Council at any of Council's Customer Service Offices in Goondiwindi, Inglewood and Texas. Required assessment fee must be paid at the time of lodging the application.

Documents required to support a Concurrence Application

1. DA Form 2 (property information)
2. Concurrence Application Form for Assessment against the QDC or GRC Planning Scheme
3. Two copies of site plan indicating:
 - North point
 - Boundary clearance from existing and proposed building/s to the boundaries
 - Distance from proposed building to nearest buildings on the adjoining property
 - Any proposed cut/fill of the site relating to the building
 - Plan indicating lawful point of discharge for roof/stormwater
4. Two copies of the floor plan and building elevations

Enquiries

To confirm requirements under the Planning Scheme contact Council's Planning Officer or Building Section. For clarification of building requirements, contact Council's Building Section or your nominated private building certifier for the project.

Council Department	Relevant Officer	Contact details	Type of concurrence matter
Planning or Building	Lauren McVicar (Planning) Kevin Gore & Phillip Gall (Building)	46717400 46717400	Siting variations - Planning Scheme QDC provisions
Water & Sewer Building	Trevor Seth Kevin Gore & Phillip Gall	46717400	QDC MP1.4 Building over or near Council Infrastructure
Building	Kevin Gore & Phillip Gall	46717400	Fence & combination of fence/retaining wall heights
Water & Sewer	Trevor Seth	46717400	Assessing onsite sewer system capacity

Council Offices

Goondiwindi

100 Marshall Street
2 – 4 McLean Street

– Civic centre
- Administration Centre (technical advice available from officers) Confirm appointments as officers may be out of the office.

Inglewood

Cnr Albert & Elizabeth Streets

- Council Offices

Texas

High Street

- Library/Offices

Goondiwindi Regional Council

4 McLean Street, Goondiwindi
LMB 7
Inglewood QLD 4387

Telephone 07 4671 7400 Facsimile 07 4671 7433
Email mail@grc.qld.gov.au
Website www.grc.qld.gov.au



Application for Concurrence Assessment

Privacy Notice: Goondiwindi Regional Council is collecting the personal information you supply on this form for the purpose of processing your application. The Council is authorised to do this under the Planning Act 2016 and the Building Act 1975. Your personal details will not be disclosed to any other person or agency external to Council without your consent unless required or authorised by law.

1. Applicants Details

Name		
Postal Address		
Phone	Mobile	Email Address

2. Owners Details

Name		
Postal Address		
Phone	Mobile	Email Address

3. Assessment Manager's Name

If the development application for this project is currently under assessment, the certifier is requested to complete this section. If there is no development application, please indicate with "No App".

I have assessed this application and certify that it meets all the performance criteria.

Name		Signature
Accred. No.	Phone	Email Address
Company Name		
Postal Address		

4. Property Details

House No.	Street Name	Locality
Lot No.	Plan No.	

5. Development Description (*tick type*)

- | Class 1a | Class 10a | Class 10b |
|--|--|--|
| <input type="checkbox"/> Alteration & extensions to dwelling | <input type="checkbox"/> Carport | <input type="checkbox"/> Retaining wall |
| <input type="checkbox"/> Relocation of a dwelling | <input type="checkbox"/> Garage (vehicle only) | <input type="checkbox"/> Swimming pool / spa |
| <input type="checkbox"/> New dwelling | <input type="checkbox"/> Shed | <input type="checkbox"/> Rainwater tank |
| <input type="checkbox"/> Raise existing dwelling | <input type="checkbox"/> Patio/ Verandah / Roofed deck | <input type="checkbox"/> Combined fence and retaining wall (height above 2m) |
| <input type="checkbox"/> Other – specify below: | <input type="checkbox"/> Deck | <input type="checkbox"/> Fence (height above 2m) |
| <input type="checkbox"/> Assessment of onsite waste management system | <input type="checkbox"/> Pergola (unroofed) | <input type="checkbox"/> Other – specify below: _____ |
| <input type="checkbox"/> Building over or adjacent to infrastructure – all types of structures | <input type="checkbox"/> Other – specify below: _____ | |

Other (*brief description*):

6. Applicant Signature

Signature	Date
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Concurrence approvals are dealt with at Council level through a delegation policy. Applications can take between 10 – 15 working days to be assessed and a Decision Notice to be issued provided all required details are lodged with the application.

OFFICE USE ONLY

Fee Payable		Date Received		Receipt No	
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PART 1 – VARIATION TO SITING REQUIREMENTS FOR BUILDINGS/STRUCTURES

Under: QDC MP 1.1 QDC MP 1.2

Goondiwindi Regional Council Planning Schemes:

Zone Code	Table No	Reference
Central Zone (Business)	6.2.1.1	AO3.2, 3.3, 3.4 & AO5
Community Facilities	6.2.2.1	AO2.1, 2.2 & AO4
General Residential	6.2.3.1	AO2.1, 2.2, 3.1, 3.2, AO5.1, 5.2 & AO6.2
Low Impact Industry	6.2.4.1	AO2, 4.1, 4.2 & AO6.1
Medium Impact Industry	6.2.5.1	AO2, 4.1, 4.2, AO7,
Mixed use	6.2.6.1	AO2.1, 2.2, AO5.1, 5.2, 5.3
Recreation & open space	6.2.7.1	AO2, AO5
Rural residential	6.2.8.1	AO2, 3, 4, 5, AO7.1 & 7.2
Rural	6.2.9.1	AO2, 3.1, 5.1, 5.2,
Special Industry	6.2.10	Reference sec 5.3.2, 5.3.3 in Part 5
Township	6.2.11.1	AO2.1, 2.2, 2.3, AO4,

7. Variation Sought – Part 6.1 of GRC Planning Scheme

A. Road Boundary <i>(distance is from property boundary to outermost projection ie fascia board or top of balustrade if extends beyond fascia). One line per request.</i>	Road Name 1 Line per road frontage	Detail the Planning Scheme Setback <i>e.g. 6000mm to primary road frontage</i>	Detail Planning Scheme Setback <i>e.g. 4500mm 2nd road frontage</i>	Detail the Variation Sought <i>e.g. 4500mm</i>
Primary Road	(name):			

B. Side Boundary <i>(If more than one structure use one line per structure)</i>	Detail the QDC Requirement <i>e.g. 1500 mm</i>	Detail Planning Scheme & Setback <i>e.g. 1.5m setback to side & rear boundaries</i>	Detail the Variation Sought <i>e.g. 750 mm</i>
Right Side			
Left Side			

C. Total Length On Boundary <i>(If more than one structure use one line per structure)</i>	Detail the QDC Requirement <i>e.g. 9000 mm</i>	Detail the Variation Sought <i>e.g. 13000 mm</i>
Right Side		
Left Side		

D. Site Coverage	Detail the Planning Scheme Requirement e.g. 50%	Detail the Variation Sought e.g. 65%

E. Overall Height Above Natural Ground	Detail the Planning Scheme or QDC Requirement e.g. 2000 mm	Detail the Variation Sought e.g. 2500 mm

8. Variation Sought – GRC Planning Schemes

Goondiwindi Regional Council Planning Scheme Tables – Zone Codes

P03 Building Setbacks Building Setbacks: (a) maintain a coherent streetscape character in the General residential zone; and (b) do not detract from the amenity of adjoining premises.	See specific Zone Codes for siting and setback provisions	<i>"Building Work"</i> <i>Developments requiring Planning Approval (Material Change of Use) siting & setback provisions will be assessed under the planning application</i>
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RELOCATION OF DWELLING/BUILDINGS WITHIN OR TO GRC AREA

A full condition report is required to accompany an application to relocate buildings within or to the GRC Council area.

Reports will be accepted from Structural Engineers, Building Certifiers or Building Practitioners.

Report is to include condition of the building externally & internally, presence of Asbestos, estimated costs of relocation, restoration of the building, reconnection of all services, water, sewer or onsite system, roof water drainage and electricity/solar if off grid.

The report is to include current photos of the building condition from four (4) sides.

Building being located within the Council area may be inspected by Council's Building Certifiers for an hourly fee

Buildings being relocated from other Local Government Areas should be accompanied by a copy of the building approval from the Council of that area.

Detailed site plan showing the building position relevant to property or title boundaries when relocated to the new site.

9. Other Supporting Information for Part 1 & 3 Applications

The following details the criteria to determine the effect / impact of the proposed work to the area. The applicant is to comment/state how the proposal will comply with the performance outcomes of the Goondiwindi Regional Planning Scheme or the performance criteria of the Queensland Development Codes relevant to the application. If there is insufficient space for your comment, please attach your additional information.

Point 1: Location of a building or structure facilitates an acceptable streetscape appropriate for:

- a) the bulk of the building or structure (if not applicable state why)

- b) The road boundary setbacks of neighbouring buildings or structure (if not applicable state why)

- c) The outlook and views from neighbouring residents (if not applicable state why)

- d) Nuisance and safety to the public (if not applicable state why)

Point 2: The building or structure:

- a) Will enable adequate daylight and ventilation to habitable rooms on the property (if not applicable state why)

- b) Will allow adequate light and ventilation to habitable rooms of buildings on adjoining lots (if not applicable state why)

- c) Will not adversely impact on the amenity and privacy of residents on adjoining lots (if not applicable state why)

Point 3: Adequate open space is provided for recreation, service facilities and landscaping (if not applicable state why)

Point 4: The location of the building or structure facilitates normal building maintenance from within the property (if not applicable state why)

Point 5: Other Information – provide details on why the variation is sought or why compliance with the acceptable solutions of the QDC cannot be achieved. (Failure to complete this section may result in refusal of the request)

Point 6: If there is an alternate site for the structure on the property that would comply with the Acceptable outcomes of the Planning Scheme. (Provide an explanation as to why it is not being considered).

PART 2 – SITING OF BUILDINGS OVER OR NEAR RELEVANT INFRASTRUCTURE – QDC MP1.4

10. Supporting Plans and Information		Provided?
1.	Site Plan – detailing location of easement, location of infrastructure. Depth of invert level of sewer, water or drainage pipes.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2.	Details of how the proposal meets the performance requirements (page 1 & 2 of QDC MP 1.4).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3.	Note: Figures 1-15 of QDC MP 1.4 allow for acceptable solutions – these should be checked to see if a suitable solution can be found avoiding the need for an application under point 2.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4.	Consider siting options to relocate buildings/structures away from relevant infrastructure.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5.	Consult with Council's Water and Sewerage Department as to what options are available to avoid building over mains/drainage lines.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6.	Details of footing designs for structures near deep infrastructure mains or pipes. RPEQ Certification required	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7.	Plan of the proposed building/structure and elevations.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

11. Other Supporting Information for Part 2 Applications

The following details the criteria to determine the effect / impact of the proposed work to the area. The applicant is to comment/state how the proposal will comply with the performance criteria of the Queensland Development Code MP 1.4 as detailed below. If there is insufficient space for your comment, please attach your comment.

Ensuring building work does not damage relevant infrastructure etc.

Point 1 A building or structure:

- a) Does not adversely affect the operation/maintenance of relevant infrastructure (if not applicable state why)

- b) Does not place a load on the infrastructure that adversely affects its structure integrity (if not applicable state why)

- c) Is constructed and located so the integrity of the infrastructure is unlikely to be affected as a result of the building/structure:
 - (i) Being maintained or replaced (if not applicable state why)

 - (ii) Failing to function properly (if not applicable state why)

Maintaining access to and ventilation for relevant infrastructure

Point 2: When completed, a building or structure allows:

- a) Gas that builds up in relevant infrastructure to escape in a way that ensures individuals in close proximity to the maintenance access point (man hole) for the infrastructure are not harmed by the gas (if not applicable state why)

- b) The relevant service provider the access above the infrastructure required for inspecting, maintaining or replacing the infrastructure (if not applicable state why)

PART 3 – CONSTRUCTION OF FENCE OR FENCE RETAINING WALL COMBINATION OVER 2M IN HEIGHT ABOVE NATURAL SERVICE LEVEL

13. Supporting Plans and Information		Provided?
1.	Site Plan indicating position of structure/fence on property.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2.	Details of position of buildings on applicant's allotment.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3.	Details of distance of buildings from fence/retaining structure on adjoin properties.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4.	Details of how retaining walls will impact on site drainage and Engineering Design for any retaining structure in excess of 1m in height above Natural Service Level.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5.	Details of the type of fence or retaining wall and the additional height over 2m required from Natural Service Level.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

PART 4 – ASSESSMENT OF CAPACITY OF ONSITE EFFLUENT TREATMENT SYSTEM WHERE ADDITIONAL FIXTURES AND BEDROOMS ARE BEING ADDED TO AN EXISTING DWELLING/DEVELOPMENT

14. Supporting Plans and Information		Provided?
1.	Site Plan indicating position of structure/fence on property.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2.	Soil assessment report on the proposed area to be used to expand the disposal field or any reserve area for future disposal area.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3.	Floor plan with details of position of existing plumbing fixtures within the building on the allotment and location, size of the existing disposal area.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4.	Distance of existing disposal field from fence/retaining/swimming pool structures on the properties.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5.	Details of the size and type of existing onsite treatment system: <input type="checkbox"/> all in one septic system, <input type="checkbox"/> split grey water/black water system <input type="checkbox"/> AWTS <input type="checkbox"/> Composting toilet/ separate greywater system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6.	Floor plan of building extension and additional plumbing fixtures to be included within the additions/alterations.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7.	Indicate on the site plan the final disposal point of storm water drainage and roof water drainage discharge points away from the disposal field.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8.	Any other relevant details that may be required by Council's Water & Sewerage section when assessing the application, which may be specific to site conditions or building access provisions of the site.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Terminology (source: Queensland Development Code MP1.1)

Outermost Projection means the outermost project of any part of a building or structure. In the case of a roof, the outside face of the fascia or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.

Boundary Clearance for other than a pool is the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot. For a pool, is the shortest distance measured horizontally from the water's edge to the vertical project of a boundary of the lot.

Goondiwindi Regional Planning Scheme – Definitions (Schedule 1)

Dual occupancy premises containing two dwellings, each for a separate household. And consisting of:

- A single lot where neither dwelling is a secondary dwelling; or
- Two lots sharing common property where one dwelling is located on each lot.

Dwelling house means a residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a second dwelling.

Dwelling unit a single dwelling within a premises containing non-residential use(s)