

**DWELLINGS**  
**NEW / ADDITIONS / ALTERATIONS / RELOCATION**

Building Department  
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**Purpose Of This Information Sheet**

To provide information on general building application requirements for a single detached dwelling for the following type of work:

- A new building constructed either on the site, or a manufactured building transported to the site (a new dwelling)
- Additions / structural alterations constructed to an existing dwelling.

**Definition**

Queensland Development Codes (QDC) dwelling is a single dwelling not attached to another dwelling and on an individual lot. National Construction Code (NCC) Class 1a a single dwelling being:

- a) Detached houses; or
- b) One of a group of two or more dwellings, each being a building separated by a fire resistant wall, including a row of houses, terrace house, town house or villa units

**Matters to Note**

**Siting Requirements:** The Goondiwindi Regional Council regulates siting requirements for single detached dwellings and Class 10 type structures. See Council's information sheet. (MP 1.1, 1.2 & 1.4)

**Siting Requirements Under The Planning Scheme:** A Planning Scheme may have 'alternative provisions' which provide boundary setbacks that conflict with the Queensland Development Code. Where such provisions exist, then those provisions override the Queensland Development Code. Check the Planning Scheme which has jurisdiction over your property for any alternative provisions relating to boundary setbacks. Goondiwindi Regional Council requires all class 1a and 10a buildings to be set of a minimum of 1.5m clear of boundary sides.

**Other Applications Required:** Refer to Information Sheet 'General – Building Development Applications' on this matter.

**Websites for Forms/Other Information:** See Information Sheet 'General – Building Development Applications'.

**Wind Category Rating:** The building work is required to be designed to comply with the wind rating of the property on which the development is to occur (Non-Cyclonic). The building plans/documents must confirm the design standard. To find out the wind rating of your property contact either your nominated RPEQ Engineer or the authority nominated to assess the application.

**Other Applications Required**

**Planning Approval (refer to the Planning Scheme which has jurisdiction over your property):**

If the building work:-

- cannot comply with the self-assessable requirements
- is development in a zone that requires planning approval

or

- the property is located in an area identified with a Feature (refer to overlay mapping data under the Planning Scheme) that requires planning approval, then it is likely that a Material Change of Use Application will be required. Contact Council's Planning Officer for confirmation.

**Plumbing Approval:**

Where any plumbing/drainage work is associated with a new building then a permit is required. Refer to the Council plumbing/drainage site for information on this matter.

*Note: A building approval decision notice cannot be issued until an onsite sewage system approval has been issued. (Sec 83(1) (e) Building Act 1975).*

**Removal of a Building From A Site (not a depot/storage site):**

A building application for removal of the dwelling from the site (See separate Information Sheet) If the water meter is to be removed a further application may be required or notification to Plumbing Industrial Council (PIC) using a Form 4. Generally, the nominated Plumber will handle this.

**Where To Lodge the Building Application**

The application may be lodged at Council's offices of the Goondiwindi Regional Council (located in Goondiwindi, Inglewood and Texas).

## Documentation Required To Lodge a Building Application for a Dwelling/Additions

<p><b>General</b></p> <p>1.1 IDAS Application Form 2 (see website <a href="http://www.hpw.qld.gov.au">www.hpw.qld.gov.au</a> . Click 'development applications' under Planning and Development )</p> <p>1.2 If registered builder is nominated and cost of work exceeds \$3,300, then a receipt for Qld Building Services Authority insurance levy</p> <p>or</p> <p>1.3 If an Owner Builder project, then a copy of the Owner Builder Number advice provided by the Qld Building Construction Commission</p> <p>1.4 If the value of the work is more than \$80,000, then payment of a Portable Long Service Leave (PLSL) is required to be paid at the post office and copy of receipt provided with the application.</p> <p><b>Floor Plans (min scale 1:100 – 2 sets)</b></p> <p>2.1 Floor plan – full dimensions (existing and proposed)</p> <p>2.2 Elevation and section plans – full dimensions</p> <p>2.3 Design details (either engineer specifications and/or bracing, timber schedule, tiedown details)</p> <p>2.4 Floor level of building above adjacent finished ground level</p> <p>2.5 Identify the use of the rooms</p> <p>2.6 Smoke detector location/s</p> <p>2.7 Method of termite treatment to be used.</p> <p>2.8 Wind category design details/certification, (tie downs &amp; wind bracing).</p> <p>2.9 Energy efficiency design calculations</p> <p>2.10 Window / door sizes.</p>	<p><b>Site Plan (min scale 1:100 – 2 sets)</b></p> <p>3.1 Full outline of property and dimensions</p> <p>3.2 Location of ALL existing buildings and <b>clearly identify</b> the new building structure</p> <p>3.3 North point</p> <p>3.4 Road frontages to be identified</p> <p>3.5 Easements/covenant areas on the site</p> <p>3.6 Distance of all buildings from the boundaries</p> <p>3.7 Location of sewer / method of roof storm water discharge on the site. Location of septic tranches disposal area.</p> <p>3.8 Details of any site works that are proposed to be carried out as part of, or for, the development.</p> <p>3.9 Contours of the site after cut/fill site drainage system</p> <p>3.10 Location of rainwater tank (for new/relocated dwelling)</p> <p><b>Other Documentation</b></p> <p>4.1 If timber trusses to be installed, 1 copy of timber truss layout/tiedown (* may not be applicable for a relocated dwelling if that component does not require replacement/upgrade)</p> <p>4.2 Engineer drawings/ specifications/ design certification (must use IDAS Form 15).</p> <p>4.3 Soil Test report (for new/relocated dwelling or where additions exceed 50% of the floor area of the existing dwelling)</p> <p>4.4 Specifications of the fitout of the building</p> <p>4.5 Restumping and house lifts – Engineers design and certification. Replacement of more than 20% of piers/stumps will require a Building Approval</p>
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**Note:** Restumping and house lifts require building applications where:

1. The works relates to replacement of like with like materials and number of pier/stumps exceeds 20% of the gross floor area in any 3 year period.
2. Lifting buildings on sites may require Planning Approval where setbacks are not compliant due to the height of the lift.

### Application Fees

Application Fees: Application fees are detailed in Council's Schedule of fees/ charges in the Annual Budget contact Council on (07) 4671 700 to obtain a quote or see Council's website: [www.grc.qld.gov.au](http://www.grc.qld.gov.au).