



Application for Concurrence Assessment

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Applicants shall make themselves familiar with Council's Cost Recovery Fees & Commercial Charges which are available by contacting Goondiwindi Regional Council or on Council's website at www.grc.qld.gov.au

Information Sheet

This document is produced as a guide only. Whilst every effort has been made to ensure the information contained in this document is true and correct at the time of printing, changes may have occurred to legislation in the interim. No responsibility or liability is accepted by Council or any of its representatives for any errors or omissions. It is recommended confirmation of information in this document should be sought from the nominated certifier.

Purpose of This Information Sheet

- This form is required where a Council Approval is sought for the following:
 - **Part 1 – Siting of Buildings Over or Near Relevant Infrastructure** as provided under the QDC MP1.4; or
 - **Part 2 – Construction of fences or fence retaining wall over 2m in height above Natural Surface Level** as provided under the QDC MP1.1 or MP1.2.
- In the Goondiwindi Regional Council area siting variations for buildings are dealt with under Council's Planning Scheme.
- All parts of the application form must be completed. Amendments to the proposal may be submitted without penalty before the decision notice is issued.

Lodgement of Application

The application may be lodged with Council at any of our Customer Service Offices in Goondiwindi, Inglewood and Texas.

Documents required to support a Concurrence Application

1. **DA Form 2** (property information)
2. Concurrence Agency Application for Assessment against the QDC or Planning Scheme Form.
3. Two (2) 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 property
 - Distance from proposed building to nearest buildings on the adjoining property
 - Any proposed cut/fill of the site relating to the building
 - Lawful point of discharge for stormwater
4. Two copies of the floor plan including elevations

Enquiries

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

OFFICE USE ONLY				
Fee: \$	Date:	Receipt #:	Name:	

Application for Concurrence Assessment

1. APPLICANTS DETAILS		
Full Name/s:		
Mailing Address:		
Contact Details:	<i>Home Ph:</i>	<i>Work Ph:</i>
	<i>Mobile:</i>	<i>Email:</i>
I / We declare that the information supplied on this application is complete, and accurate.		
Signature of Applicant:	Date:	

2. OWNERS DETAILS		
Full Name/s:		
Company Name:	ACN / ARBN:	
Mailing Address:		
Contact Details:	<i>Home Ph:</i>	<i>Work Ph:</i>
	<i>Mobile:</i>	<i>Email:</i>

3. ASSESSMENT MANAGER'S DETAILS		
<i>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>		
Full Name/s:		
Company Name:	Accred. No:	
Mailing Address:		
Contact Details:	<i>Work Ph:</i>	<i>Email:</i>
I have assessed this application and certify that it meets all the performance criteria.		
Signature:	Date:	

4. PROPERTY DETAILS	
Street Number & Name:	
Suburb & Postcode:	
Lot & Plan Number:	

5. DEVELOPMENT DESCRIPTION <i>(tick type)</i>		
Class 1a <input type="checkbox"/> Alteration to dwelling <input type="checkbox"/> Extension to dwelling <input type="checkbox"/> New dwelling <input type="checkbox"/> Raise existing dwelling <input type="checkbox"/> Other – specify below: _____ _____	Class 10a <input type="checkbox"/> Carport <input type="checkbox"/> Garage (vehicle only) <input type="checkbox"/> Shed <input type="checkbox"/> Patio / Verandah / Roofed deck <input type="checkbox"/> Deck <input type="checkbox"/> Pergola (unroofed) <input type="checkbox"/> Other – specify below: _____ _____	Class 10b <input type="checkbox"/> Retaining wall <input type="checkbox"/> Swimming pool / spa <input type="checkbox"/> Rainwater tank <input type="checkbox"/> Combined fence & retaining wall (height above 2m) <input type="checkbox"/> Fence (height above 2m) <input type="checkbox"/> Other – specify below: _____ _____

Other (brief description): _____

PART 1 – SITING OF BUILDINGS OVER OR NEAR RELEVANT INFRASTRUCTURE – QDC MP1.4

6. 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 MP1.4).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3.	Note: Figures 1-15 of QDC MP1.4 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 sitting 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.	<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

PART 2 – CONSTRUCTION OF FENCES OR FENCE RETAINING WALL OVER 2M IN HEIGHT ABOVE NATURAL SURFACE LEVEL

7. 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.	<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 Surface 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 Surface Level.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

8. OTHER SUPPORTING INFORMATION FOR PART 1 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 MP1.4 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:	<p>A building or structure:</p> <ul style="list-style-type: none">a) Does not adversely affect the operation of relevant infrastructure <i>(if not applicable state why)</i> b) Does not place a load on the infrastructure that adversely affects its structure <i>(if not applicable state why)</i> c) Is constructed and located so its integrity is unlikely to be affected as a result of the infrastructure:<ul style="list-style-type: none">i. Being maintained or replaced <i>(if not applicable state why)</i> ii. Failing to function properly <i>(if not applicable state why)</i>
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Maintaining access to and ventilation for relevant infrastructure

Point 2:	<p>When completed, a building or structure allows</p> <ul style="list-style-type: none">a) Gas that builds up in relevant infrastructure to escape in a way that ensures individuals in close proximity to the maintenance cover for the infrastructure are not harmed by the gas <i>(if not applicable state why)</i> b) The relevant service provider the access above the infrastructure required for inspecting, maintaining or replacing the infrastructure <i>(if not applicable state why)</i> <p>Notes: 1. For the application for Point 2, see Section 4 (QDC MP1.4) 2. Less access will be required if the building or structure is a light-weight class 10 than if it is not a light-weight class 10.</p>
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9. 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 MP1.1 or 1.2 as detailed below. If there is insufficient space for your comment, please attach your comment.

Point 1:	Location of a structure facilitates an acceptable streetscape appropriate for: a) The bulk of the structure <i>(if not applicable state why)</i> b) The outlook and views of neighbouring residents <i>(if not applicable state why)</i> c) Nuisance and safety to the public <i>(if not applicable state why)</i>
Point 2:	The structure: a) Will provide adequate daylight and ventilation to habitable rooms <i>(if not applicable state why)</i> b) Will allow adequate light and ventilation to habitable rooms of buildings on adjoining lots <i>(if not applicable state why)</i> c) Will not adversely impact on the amenity and privacy of residents on adjoining lots <i>(if not applicable state why)</i>
Point 3:	The location of the structure facilitates normal building maintenance <i>(if not applicable state why)</i>

Point 4:	Other Information – provide details on why the variation is sought or why compliance with the acceptable solutions of the QDC cannot be achieved. <i>(Failure to complete this section may result in refusal of the request)</i>
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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.