

Part A Common Details

Referral Agency Assessment Application

Application for local government Referral Agency assessment of building work assessable against the *Building Act 1975* (Siting Variation)

All Sections of Part A together with relevant subsequent Parts referred to in Section 3 below are mandatory and must be completed.

<p>1. Is this the correct application for you?</p> <p>Please <input checked="" type="checkbox"/></p>	<p>The purpose of this application is to enable Council to assess the applicant's development application for building work assessable against the <i>Building Act 1975</i> within the limits of its jurisdiction as a Concurrence Agency stated in Schedule 7 Table 1 of the <i>Sustainable Planning Regulation 2009</i>.</p> <p>Please tick 'Yes' to confirm you are proceeding with the correct application before continuing.</p> <p><input type="checkbox"/> Yes</p>																														
<p>2. Siting / setbacks covered by earlier development approval</p> <p>Please <input checked="" type="checkbox"/></p> <p>(MCU – Material Change of Use)</p>	<p>Is there an earlier development approval (eg. MCU approval that imposes a Plan of Development) currently in force over the property the subject of this application, that provides siting / setback requirements different to those contained in the <i>Gold Coast Planning Scheme 2003</i>?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, this is NOT the appropriate application for variations to these siting requirements. Please contact Council's Town Planning Advice Centre (telephone (07) 5582 8708) for advice on lodging a 'Generally in Accordance' application or a 'Request to Change an existing approval'.</p>																														
<p>3. Type of Referral Agency assessment applied for under the Schedule 7 Table 1 of the Sustainable Planning Regulation 2009</p> <p>Please tick <input checked="" type="checkbox"/> item/s to be applied for.</p> <p>(QDC – Queensland Development Code)</p>	<p><input type="checkbox"/> Item 17 – Amenity and aesthetic impact of particular building work (Part B to also be completed)</p> <p><input type="checkbox"/> Item 18 – Whether particular buildings may be occupied for residential purposes (Part C to also be completed)</p> <p><input type="checkbox"/> Item 19 – Design and siting as per Parts MP1.1 and MP1.2 of the QDC (Part D to also be completed)</p> <p><input type="checkbox"/> Item 20 – Design and siting as per Section 33 of the <i>Building Act 1975</i> and the provisions of the <i>Gold Coast Planning Scheme 2003</i>. (Part E to also be completed)</p> <p><input type="checkbox"/> Item 22 – Fire safety in particular budget accommodation buildings (Submit cover letter)</p> <p><input type="checkbox"/> Item 23 – Higher risk personal appearance services (Part F to also be completed)</p> <p><input type="checkbox"/> Item 24 – Building work for residential service (Part G to also be completed)</p> <p><input type="checkbox"/> Item 25 – Building work for removal or rebuilding (Submit cover letter)</p>																														
<p>4. Applicant's Details</p> <p>It is the applicant's responsibility to ensure that all details in this application are correct.</p> <p>Contact and correspondence will only be made with the nominated applicant.</p> <p>The owner grants permission to enter premises for assessment of this application during normal business hours.</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;">Applicant</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;">Postal address</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;">Email address</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Phone number</td> <td style="border: 1px solid black; padding: 2px;">Fax number</td> <td style="border: 1px solid black; padding: 2px;">Mobile number</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 2px;">Applicant's Signature</td> <td style="border: 1px solid black; padding: 2px;">Date</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> </table>	Applicant						Postal address						Email address						Phone number	Fax number	Mobile number				Applicant's Signature		Date			
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Applicant's Signature		Date																													
<p>5. Property Details</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="border: 1px solid black; padding: 2px;">Property address</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 2px;"> </td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Lot number</td> <td style="border: 1px solid black; padding: 2px;">Plan number (eg RP, SP etc)</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"> </td> <td style="border: 1px solid black; padding: 2px;"> </td> </tr> </table>	Property address				Lot number	Plan number (eg RP, SP etc)																								
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6. Private Building Certifier Details	Private Building Certifier's name	Accreditation number	
	Postal address		
	Email address		
	Phone number	Fax number	Mobile number
	7. Gold Coast Planning Scheme 2003 Designation (eg Domain/LAP Precinct) Please <input checked="" type="checkbox"/>		<input type="checkbox"/> Detached Dwelling Domain <input type="checkbox"/> Residential Choice Domain <input type="checkbox"/> Rural Domain <input type="checkbox"/> Park Living Domain <input type="checkbox"/> Village (Mixed Use) Domain <input type="checkbox"/> Tourist and Residential Domain <input type="checkbox"/> Emerging Communities Domain <input type="checkbox"/> Local Area Plan (LAP) and Precinct <input type="checkbox"/> Other, please specify
8. Type of Building Work	Please <input checked="" type="checkbox"/>		
9. Plans and Documentation	All plans submitted to Council must contain this relevant information. Please <input checked="" type="checkbox"/>		
10. Has a copy of the development application been provided to Council?	If a copy has not already been provided to Council, please enclose a copy of the development application for building work as lodged with the Assessment Manager (Private Building Certifier) with this application form. <input type="checkbox"/> Please tick to confirm that a copy of the development application for building work has been provided to Council.		
Submit 3 copies of all plans and documentation	<input type="checkbox"/> Site and floor plans indicating all existing and proposed buildings or structures drawn to a minimum scale of 1:200 including a plan title/number, orientation (north point), author and date and be produced on a standard A1, A2, A3 or A4 sheet <input type="checkbox"/> Dimensions of all proposed buildings and structures including the height to both the top of fascia and roof ridgeline above natural ground level <input type="checkbox"/> Building elevations (both proposed and existing), to include north, south, east and west orientations at a minimum scale of 1:100. Elevations must be dimensioned including height above natural ground level. <input type="checkbox"/> Boundary setback distances dimensioned (taken to the fascia as the outermost projection) <input type="checkbox"/> Gross floor area (m ²) for all new building work <input type="checkbox"/> Finished floor levels for all proposed buildings or structures <input type="checkbox"/> Natural ground levels for all proposed buildings or structures <input type="checkbox"/> Site coverage total (%) including all existing and proposed buildings or structures (Refer 'Site Coverage' definition under Part 4 Division 1 Chapter 3 of the <i>Gold Coast Planning Scheme 2003</i>) <input type="checkbox"/> Setback variations sought to be clearly hatched or highlighted		

Disclaimer	Applicant (please tick)
Council's jurisdiction as a Concurrence Agency for this development application is limited to that stated in Schedule 7, Table 1 of the <i>Sustainable Planning Regulation 2009</i> (SPR). All other assessment functions are the responsibility of the Assessment Manager (Private Building Certifier) under Section 246 of the <i>Sustainable Planning Act 2009</i> (SPA) or any other Referral Agencies for the development application identified in Schedule 7 Table 1 of the SPR.	<input type="checkbox"/>
I acknowledge that the completion of this form, including any additional parts required to be completed as part of this referral agency assessment application does not prevent Council from making a request pursuant to Section 276 of the SPA for additional information required to assess this application.	<input type="checkbox"/>

Advisory Notes

Should buildings/structures be proposed within two metres of any public infrastructure (eg. sewer or water main, stormwater pipe), the written consent of the relevant Council department must be obtained. Details regarding the location of relevant public infrastructure may be obtained from Council by undertaking a 'Search Request'.

With respect to obtaining the written consent of Gold Coast Water for water and sewerage main matters please telephone 1300 366692. For matters regarding the written consent for Council's stormwater pipes, please contact Council's Engineering Services Directorate, Engineering Assets & Planning Branch on telephone (07) 5582 8211.

No building/structures are permitted within easements without the written consent of the consent of the beneficiary of that easement. Details regarding the location of relevant easements may be obtained from the Department of Natural Resources & Mines on telephone (07) 5583 1700.

Sundry Debtor Details	Sundry debtor number	Sundry debtor name
	<input type="text"/>	<input type="text"/>

Council use only	Fee	Fee master number	Date	Receipt number
	\$ <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Application number			File number
				PN

Part B

Amenity & Aesthetic Impact of Particular Building Works

Referral Agency Assessment Application

Application for local government Referral Agency assessment of building work assessable against the *Building Act 1975*.

<p>1. When is Council's jurisdiction as a Referral Agency triggered?</p>	<p>Council has resolved that if an application involves one of the following Class 1 buildings or Class 10 buildings or structures, Council will be a Referral Agency for the application:</p> <ol style="list-style-type: none"> Boatsheds within the waterfront setback area; Relocatable houses, shipping containers and railway carriages; A Class 10 building including a shed of the following sizes: <ul style="list-style-type: none"> <input type="checkbox"/> more than 36m² on a site area under 1500m²; <input type="checkbox"/> more than 54m² on a site area between 1500m² and 5000m²; <input type="checkbox"/> more than 72m² on a site area over 5000m²; or <input type="checkbox"/> more than 4.5 metres high or a mean height of more than 3.5 metres above natural ground level. New attached dwelling/s (duplex), or additions to existing attached dwelling/s (duplex), that are exempt * by virtue of Schedule 4 of the <i>Sustainable Planning Regulation 2009</i>. <p><i>* Note: To qualify as exempt, the development must meet the test under Schedule 4 of the Sustainable Planning Regulation 2009. Council cannot accept or decide amenity and aesthetics referrals for attached dwelling/s that do not meet this test.</i></p>
<p>2. Limit of Council's jurisdiction as a Concurrence Agency</p>	<p>Council's jurisdiction as a Concurrence Agency is limited to assessing the amenity and aesthetic impact of the building or structure if the building work is carried out (Schedule 7 Table 1 Item 17 of the <i>Sustainable Planning Regulation 2009</i>).</p>
<p>3. Information addressed or provided for Council's assessment</p>	<p>Council will have regard to the following items when assessing the amenity and aesthetic impact of the building or structure if the building work is carried out:</p> <p>Please indicate the following items that have been either addressed or provided:-</p> <ul style="list-style-type: none"> <input type="checkbox"/> The location of the proposed building / structure on the site (including the boundary setbacks of the proposed building / structure); <input type="checkbox"/> Any adverse impacts the proposed building / structure may have on neighbouring properties; <input type="checkbox"/> The dimensions of the proposed building / structure (including the height and bulk of the building / structure); <input type="checkbox"/> The colour scheme of the proposed building / structure and the building materials proposed to be used; <input type="checkbox"/> Any proposed landscaping; <input type="checkbox"/> The removal of any trees / vegetation caused as a result of the proposed building work; and <input type="checkbox"/> Site photos. <input type="checkbox"/> Additional considerations for attached dwelling/s, or additions to attached dwelling/s – the relevant Planning Scheme Code Provisions for the site and development type (including but not limited to site coverage, private open space, carparking and manoeuvring) ; <input type="checkbox"/> Other (Please indicate below)

Part F

Higher Risk Personal Appearance Services

Referral Agency Assessment Application

Application for local government Referral Agency assessment of building work assessable against the *Building Act 1975*.

<p>1. When is Council's jurisdiction as a Referral Agency triggered?</p> <p>(QDC – Queensland Development Code)</p>	<p>Council's jurisdiction as a Referral Agency is triggered when:</p> <ol style="list-style-type: none"> An application involves building work for places of business where the following services are provided to the public as part of a business transaction: <ul style="list-style-type: none"> <input type="checkbox"/> Body piercing <input type="checkbox"/> Implanting natural or synthetic substances into a person's skin (including, for example, hair or beads) <input type="checkbox"/> Scarring or cutting a person's skin using a sharp instrument to make a permanent mark, pattern or design <input type="checkbox"/> Tattooing <input type="checkbox"/> Another skin penetration procedure described under a regulation made under the <i>Public Health (Infection Control for Personal Appearance Services) Act 2003</i> and The building work does not comply with the Acceptable Solutions of Part 5.2 of the QDC.
<p>2. Limit of Council's jurisdiction as a Concurrence Agency</p>	<p>Council's jurisdiction as a Concurrence Agency is limited to whether the building complies with the Performance Criteria mentioned in Part 5.2 of the QDC that are relevant to the Acceptable Solution (Schedule 7 Table 1 Item 23 of the <i>Sustainable Planning Regulation 2009</i>).</p>

3. Indicate which Acceptable Solution of the QDC has not been complied with:

Queensland Development Code Part 5.2	
Acceptable Solution	Performance Criteria

<p>4. Provide an explanation of how the proposed building work complies with the Performance Criteria stated above</p>	<p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p> <p> </p>
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Part G

Building Work for Residential Services

Referral Agency Assessment Application

Application for local government Referral Agency assessment of building work assessable against the *Building Act 1975*.

<p>1. When is Council's jurisdiction as a Referral Agency triggered?</p>	<p>Council's jurisdiction as a Referral Agency is triggered when an application involves building work for premises in which a residential service under Section 4 of the <i>Residential Services (Accreditation) Act 2002</i> is conducted or is proposed to be conducted.</p>
<p>2. Limit of Council's jurisdiction as a Concurrence Agency</p>	<p>Council's jurisdiction as a Concurrence Agency is limited to assessing whether, if the building work is carried out, the premises would comply with the requirements stated in the <i>Queensland Development Code Part 5.7</i> (Schedule 7 Table 1 Item 24 of the <i>Sustainable Planning Regulation 2009</i>).</p>
<p>3. Information required to be provided</p> <p>(QDC – <i>Queensland Development Code</i>)</p>	<p>Provide a short report outlining how the proposed building work complies with each Performance Criteria of Part 5.7 of the QDC.</p> <p><input type="checkbox"/> Please confirm all Performance Criteria have been addressed (ie. PC1 to PC12).</p>