

BCERT Consulting Pty Ltd

Application Requirements for New Dwelling

Requirements	✓
<u>State Government & Council Requirements</u>	
☛ DA Form 2 ¹	
☛ Q Leave for all works carried out with a value of over \$150,000	
☛ QBCC Insurance for all works carried out with a value of over \$3,300 ²	
☛ Plumbing approval	
☛ Sewer/QDC/town planning siting relaxation ³	
<u>Architectural Details</u>	
A full set of 'For Construction' Architectural Plans (including):	
☛ Site Plan to scale showing distance from front, side, rear boundaries and other structures with a north point and the road frontage	
☛ floor plan showing the floor layout of rooms	
☛ elevation plans showing the total building height	
☛ Truss & Tie Down or bracing design details if needed	
☛ Rainwater tanks marked on plans – (5,000L on sites of 250m ² or more and 45,000L in Rural/Rural Residential areas ⁴)	
☛ Energy efficiency details ⁴	
<u>Engineer's Details</u> (including):	
☛ Soil report	
☛ Engineer's structural footing/slab design and Form 15	
<u>Other Details</u>	
☛ Boundary Off-Set (surveyor) if building on or within 1.5m of the boundary in an urban area/10m in a rural area. If the pegs are in the ground, please confirm this with us.	
☛ <u>If needed</u> , report/s for bushfire, slope or flooding etc. ⁵	
☛ Signed Notice of Engagement ⁶	
☛ Payment for document lodgement fees for the local council	
☛ Payment of BCERT Consulting's fees	

Please note, that until such time that the application is given to the building certifier for assessment of the application, no approval is given and further material may be required as part of this process.

¹ These forms can be found on our website under the helpful links tab.

² Please contact our office if you are wishing to build the structure under the Owner Builder Scheme.

³ One of our staff will contact you if you require this in our planning check stage. Please Note: This will incur a separate fee payable to the applicable council.

⁴ In most cases this would have already been completed by your architect or draftsman if they are licenced to do so. Please consult your architect or draftsman regarding this matter.

⁵ Our staff will contact you about these if required in our planning check stage.

⁶ A Notice of Engagement is a document provided by our office to you to engage our services. Applications will not be processed until we have a signed copy of this form.