PO Box 159





# PLAN REQUIREMENTS

#### INDUSTRY PROFESSIONALS: ITS EASY TO GET STARTED

## 1. To begin the Building Approval (BA) process

Provide project details from a professional/ draftsperson, including:

Site Plan	Elevation Plan
Road Boundary	<ul> <li>Where structure is out of ground, indicate total height from natural ground level (NGL)</li> </ul>
All existing structures	
<ul> <li>Setback distances to back of coping and any associated structures ( retaining walls, decks etc)</li> </ul>	
Site cover and area	
Orientation or north point	

#### Infrastructure details - if applicable

- ✓ Location of sewer, stormwater, water mains including connection points / manholes etc.
- ✓ Distance to proposed structure.

Certifiers work closely with the design professional / project stakeholders such as builder and town planner as required, depending on site specific contexts. A specific list or required documents will be provided by the certifier, after assessment (Request for Information - RFI).

### 2. Commonly required (initial set up for certification)

- Final plan set / engineering plan "For BA"
- Form 15 (engineering)
- QBCC insurance
- Referrals (eg siting variation / Build Over Asset) if applicable (depends on site)



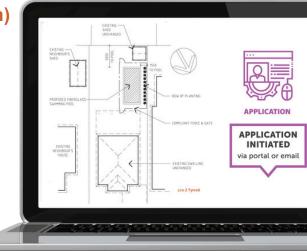






info@buildingaaa.com.au Email documents for a quote

or drag / drop to the online JotForm to engage BA&A









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Checklist -collating new pool project information, ready to submit for certification

	Street Address:
	SITE PLAN  ☐ Real property description (Lot and RP) ☐ Block size (m²) ☐ Road boundary ☐ Setback distances to back of coping, associated structures ☐ Site cover and total area ☐ Orientation and north point ☐ All existing structures on site
	<ul> <li>■ Total height of structure from NGL</li> <li>■ Height of wall or fence</li> <li>■ Height of pool above ground</li> <li>■ Pool balustrade requirements</li> </ul>
3m or less Class 1 & 10 buildings	INFRASTRUCTURE DETAILS  □ Location of sewer pipes □ Location of stormwater pipes □ Location of water mains □ Connection points, manholes, water meters
	TOWN PLANNING OVERLAYS  Heritage overlay Traditional Building Character overlay Pre-1911 overlay Coastal Hazard / Storm Surge / Flooding Brisbane River Flooding Overland Flow Flooding Waterway Corridor Landslide Hazard Overlay Biodiversity Overlay Tree Protection Order
	LOCAL NEIGHBOURHOOD PLANS  ☐ Identify applicable local plans or codes
	DECK / ADDITIONAL STRUCTURES  ☐ Engineering certification for deck ☐ Balustrade details for deck ☐ Retaining wall specifications