

PLAN REQUIREMENTS

INDUSTRY PROFESSIONALS: ITS EASY TO GET STARTED

1. To begin the Building Approval (BA) process

Provide project details from a professional/ draftsman, including:

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

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 of 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



buildingaaa.jotform.com/form



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



ELEVATION PLAN

- ☐ Total height of structure from NGL
- ☐ Height of wall or fence
- ☐ Height of pool above ground
- ☐ Pool balustrade requirements



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