Gympie Regional Council

34 Violet Street, Gympie

Building Application File - DEMOLITION INFORMATION

File Number: DA15485
Name: KIK Pty Ltd, As Trustee Tahoe Disc Trust

Date Open 21 February 2007

Last Correspondence 10 December 2010

Contents:

No	Description of Information	Dated
1	Action Sheet	01/03/2007
2	Building Inspection Report - Final	07/09/2010
3	Email Inspection Reports	31/08/2010
4	Final Inspection Certificate	10/12/2010
5	Decision Notice – Re Building Work – Demolition	02/03/2007
6	Class 10 Shed / Garage / Carport Checklist	21/02/2007
7	Application Details	21/02/2007
8	Photograph of House for demolition	01/03/2007
9	Properties Maps	26/02/2007
10	Customer Info Sheet	No date

QFCI

Date: 13/10/11 JM

Exhibit Number: 807

11283

(THIS SHEET MUST BE KEPT ON FRONT OF THE FILE) SCANNED

COOLOOLA SHIRE COUNCIL
ACTION SHEET

[FILE No.: **DA 15485**]

SUBJECT: DA 15485

Related File (s):

Related File (s):

Old File No:

BUILDING APPLIC
KIK PTY LTD AS TRUSTEE TAHOE DISC TRUST -34 VIOLET ST GYMPIE
LOT 1 RP 888049 A17496 PP 15637
CLASS 10A SHED - OWNER BUILDER

✓	BUILDING JOBS	INT	✓	NON SEW/ SEWER PLUMBING JOBS	INT
☐	BSA & Q Leave Entered		☐		
☑	Property details print		☐		
☑	Labels & Front Cover Sheets		☐		
☑	Update details & materials	[redacted]	☐		
☑	Add name links		☐		
☑	Update checklist		☐		
☐	*Add 250 Init plan Sch B/R tracking*		☐		
☐	*Book Site inspection for officer*		☐		
☐	*Produce Decision Notice & Letter*		☐		
☐	*Ross & Michael to sign*		☐		
☐	*DN & letter sent to records*		☐		
☐	*Post out – 1 File, 1 Applicant*		☐		
☐	*Add 297 Init Prelim scheme*		☐		
☐	*Mark out to Misc if Building Involved*		☐		
☐	*If no Building send to scanning*		☐	Site booked for plumbing	
☐	*Log out in Ausinfo*		☐	Add 400 to tracking	
☑	Add 400 to tracking	[redacted]	☐	Assessment by Plumber	
☑	Assessment by Surveyor		☐	Check If Info required	
☑	Decision Notice (open 495)		☐	Decision Notice (open 495)	
☑	Tracking – Add 700, Close 100,400,495		☐	Tracking – Add 700, Close 100,400,495	
☑	APPD on front screen / Date		☐	APPD on front screen	
☑	Mail out: File		☐	Mail out: File	
☑	Owner		☐	Owner	
☑	Applicants		☐	Applicants	
☑	Green sticker		☐	Plumber (Decision Notice Only)	
☐	Check if Plumbing is complete		☐	Check if Building If Complete	
☐	Send to Scanning		☐	Send to Scanning	
☐	Log out in Ausinfo		☐	Log out in Ausinfo	
☐	Track Inspections		☐	Track Inspections	
☐	Final tracking		☐	Final tracking	
☐	Do Statement of Inspection Report		☐	Check forms – Form7	
☐	Check all Certificates		☐	Evaluators	
☐	Mail out: File		☐	Installers	
☐	Owner		☐	Drainage Plan	
☐	Applicants		☐	Do Certificate of Compliance Report	
☐	Check if Plumbing final done		☐	Cross on Green sticker	
☐	Cross on Green sticker		☐	Ausinfo check the whole file	
☐	Ausinfo check the whole file		☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		

DA: 15485

DATE	original		DETAILS

PLUMBING

BUILDING

CK to APPROVE AS CLASS 10 DEMOLITION [redacted] 1/3/07.

SITE CLEARED - COMPLETE

PLANNING

HEALTH

ENGINEERING

GYMPIE REGIONAL COUNCIL

Building Inspection Report

DA NUMBER: 15485 Demolition!

Planning and Development Department
PO Box 155
GYMPIE QLD 4570
Ph. (07) 5481 0644
Fax: (07) 5481 0801

SITE ADDRESS: 34 VIOLET STREET - GYMPIE BUILDING DESCRIPTION: Demolition

LEGEND ✓ Satisfactory × Unsatisfactory N/A Not available Inspection Sheet # 09328

✓	FOUNDATION	×	N/A
	Setout		
☐	Identify Site pegs	☐	☐
☐	Road / Corner	☐	☐
☐	Sides / Rear	☐	☐
	Excavations		
☐	Size	☐	☐
☐	Clean / Dry	☐	☐
☐	Founding Material	☐	☐
☐	Clearance from sewer / piers	☐	☐
	Reinforcing		
☐	Size / Spacing	☐	☐
☐	Support	☐	☐
☐	Laps / Corner Bars	☐	☐
☐	Cover	☐	☐
	Boundary Clearances		
☐	Road	☐	☐
☐	Side / Rear	☐	☐
☐	Corner	☐	☐
	Other		
☐	Erosion & Sediment Control	☐	☐

✓	SLAB	×	N/A
	Reinforcement		
☐	Size / Type	☐	☐
☐	Support	☐	☐
☐	Laps	☐	☐
☐	Covers	☐	☐
	Moisture Barrier		
☐	Type / Thickness	☐	☐
☐	Joins & Penetrations	☐	☐
	Slab		
☐	Height	☐	☐
☐	Thickness	☐	☐
☐	Set Downs	☐	☐
☐	Beams / Thickenings	☐	☐
☐	Type / Thickness	☐	☐
☐	Fill / Compaction	☐	☐
	Termite Treatment		
☐	Physical	☐	☐
☐	Reticulation System	☐	☐

✓	FRAME	×	N/A
	Timber / Steel		
☐	Sizes	☐	☐
☐	Grade	☐	☐
☐	Spacings	☐	☐
☐	Spans	☐	☐
☐	Point Loads	☐	☐
	Tie Downs		
☐	Type	☐	☐
☐	Positions	☐	☐
☐	Continuity	☐	☐
	General		
☐	Building Layout	☐	☐
	Bracing		
☐	Wall	☐	☐
☐	Roof	☐	☐
☐	Subfloor	☐	☐
	Bond Beam		
☐	Lintels / Ligatures	☐	☐
☐	Reo Horizontal / Vertical	☐	☐
☐	Control Joints	☐	☐

✓		×	N/A
	Certificates		
☐	Truss	☐	☐
☐	Termite Protection	☐	☐
☐	Showerscreens	☐	☐
☐	Glass	☐	☐
☐	Smoke Alarm & Electrical	☐	☐
☐	Waterproofing	☐	☐
☐	Energy efficiency (40%)	☐	☐
☐	Masonry / Waterproof	☐	☐
	Fire Safety		
☐	Smoke Alarms	☐	☐
☐	Fire Separation	☐	☐
☐	Boundary Wall	☐	☐
☐	Extinguisher / Hose reel	☐	☐
☐	Hydrants	☐	☐
☐	Exit Signage	☐	☐
☐	Emergency Lighting	☐	☐
☐	*Re-stumping*	☐	☐

✓	FINAL	×	N/A
	Site		
☐	Stormwater Disposal	☐	☐
☐	Site Drainage	☐	☐
☐	Retaining Walls	☐	☐
	Roofs		
☐	Cladding / Roof Sheet	☐	☐
☐	Guttering / Down Pipes	☐	☐
	Pools		
☐	Fencing	☐	☐
☐	Signage	☐	☐
☐	Location of Filter Equipment	☐	☐
☐	Drainage	☐	☐
☐	Fence Certificate	☐	☐
	Rainwater Tanks		
☐	5000 / 3000 / 45,000 Litres	☐	☐
☐	Site location	☐	☐
☐	Overflow discharge	☐	☐
☐	*Re-Roof / Tie down*	☐	☐

✓		×	N/A
	General		
☐	Room Heights	☐	☐
☐	Head Clearances	☐	☐
☐	Termite Barriers	☐	☐
☐	Light & Ventilation	☐	☐
☐	Stair Construction	☐	☐
☐	Sub Floor Ventilation	☐	☐
☐	Handrails / Balustrading	☐	☐
☐	Vermin Proofing	☐	☐
☐	Wet area Finishes	☐	☐
☐	Exp Steel Corr Resist	☐	☐
☐	Energy Efficiency	☐	☐
☐	Flashings / Weepholes	☐	☐
☐	Single Leaf Const	☐	☐
☐	Lift-off Hinges to WC	☐	☐
	Disabled		
☐	Access	☐	☐
☐	Hardware / Ramps	☐	☐
☐	Grab Rails	☐	☐

The Report was: ☐ Left on site _____ ☐ To be mailed to _____ ☐ Handed to _____

INSPECTION RESULTS AND COMMENTS

☑ Satisfactory ☐ Requires a further inspection prior to ___/___/___ ☐ Re-Inspection Fee $_____

☐ Satisfactory Subject to: (Refer to attached Inspection Notes) ☑ Issue Final ☐ Issue Form 17

Demolition only!

The Building has been removed from site and the site has been left in a satisfactory state. Including the temporary capping of Council's infrastructure.

[redacted] 7/9/2010 [redacted]

CONTACT INSPECTION DATE BUILDING / SURVEYOR

Additional Inspections will incur an extra fee, as set out in the Schedule of Fees (as amended from time to time), to be paid prior to the release of the Final building inspection report. Specialty certificates (Engineers, Plumbing, Services, Treatment etc.) shall be supplied to Council prior to final inspection being carried out.

DISCLAIMER
The information in this inspection report is supplied on the basis of observations made by Council Officers. The inspection undertaken does not necessarily detect all defects or any particular defect and the Council gives no warranty as to building quality or, exempt to the extent apparent on inspection, the actual degree of compliance with relevant legal requirements. Persons making decisions with financial or legal implications must **not** rely upon this inspection report for the purpose of determining whether any particular facts or circumstances exist and Council and its officers and agents expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

[redacted] - 34 Violet Street, Gympie - Carwash - DA15485 (Demolition) & DA15997 (Carwash), DA14786 (MCU) & DA16028 (Op Works including Sign)

From: [redacted]
To:
Date: 31/08/2010 9:28 AM
Subject: 34 Violet Street, Gympie - Carwash - DA15485 (Demolition) & DA15997 (Carwash), DA14786 (MCU) & DA16028 (Op Works including Sign)

[redacted]

Could you please have someone follow up on the following files (I will bring them down shortly)?

DA15485
Construction of the Carwash appears to be finalised. There are no inspections on this file. Could you have a Building Inspector/Plumbing Inspector confirm that there are no outstanding matters in relation to this file.

DA15997
A Certificate of Classification was issued on 12 September 2008. The Final Inspection Report dated 12 September 2008 required a further inspection prior to 30 November 2008 as there were 6 items outstanding.

In relation to the Plumbing Work, I cannot find any Plumbing Inspection Reports, however there is a note on the Plumbing Worksheet stating that a Final Inspection was undertaken on 12 September 2008 and a File Note from Jeff at the front of the file dated 28 October 2008 indicates 'Unable to issue Final' with 3 outstanding items.

Furthermore, Neil Wilbraham has asked if a Building Inspector could confirm that the retaining walls have been approved or did not require approval.

Note:
I am currently working on the Planning Files DA14786 & DA16028 and will forward them for Building/Plumbing to finalise any outstanding matters when available.

Thanks
[redacted]

Final inspection certificate

- *single detached class 1a buildings; and*
- *class 10 buildings or structures.*

21

NOTE	Please use form 17 for final certification of swimming pools and swimming pool fences.
1. Owner details If the owner is a company, a contact person must be shown. All correspondence will be mailed to this address.	Name Kik Pty Ltd as Trustee Tahoe Disc Trust Company name *if applicable* Contact person Phone no. *business hours* Mobile no. Fax no. Email address Postal address PO Box 1401 NOOSAVILLE BC QLD 4566
2. Property description The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address *(include no., street, suburb/locality & postcode)* 34 Violet Street GYMPIE 4570 Postcode Lot & plan details *(Attach list if necessary)* LOT: 1 RP: 888049 In which local government area is the land situated? GYMPIE REGIONAL COUNCIL
3. Building description	Building description Demolition Class of building / structure Class 1a
4. Building certifier reference number / approval number	Building certifier reference number Development approval number *DA -15485*
5. Performance Standards If the building work uses a performance based solution, list the performance requirements used.	Performance requirements NIL

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	KLM001098	Approved form 21 Version 2, 02/08

6. Certification

This form must be used by building certifiers to certify compliance of single detached class 1a buildings and class 10 buildings or structures (excluding swimming pools and swimming pool fences) in accordance with section 32(3) of the *Building Regulation 2006*.

The building certifier must give both to the owner and assessment manager a copy of the final inspection certificate.

Under section 21 of the *Building Regulation 2006* only a building certifier must sign a certificate of inspection for the Foundation and Excavation stage and the Final Inspection certificate.

I certify that on an inspection carried out in accordance with best industry practice, the building work for the above building or structure was inspected and complies with the building approval or certificates of inspection were accepted from competent persons at the following stages of the construction.

	Date of inspection	Date of certificate
Foundation and Excavation stage	N/A	
Slab stage	N/A	
Frame Stage	N/A	
Final stage	7.9.2010	
Other stages		

Dated this 10 Day of December 20 10

7. Building Certifier

Name of building certifier *(In full)*: [redacted]

Licence no.: A15666

Signature: [redacted]

Date: 10.12.2010

Postal address: PO BOX 155

GYMPIE QLD Postcode 4570

Phone no.: (07)5481 0644

Mobile no.:

Fax no: (07)5481 0801

Date received		Reference Number/s	No Reference	Approved form 21 Version 2, 02/0

Cooloola Shire Council

Development Application 15485
Decision Notice

Issued under the:
~ *Integrated Planning Act 1997 (S3.5.15)*
~ *Building Act 1975*

APPLICATION DETAILS

Application number: DA15485
Type of Development: Building Work ~ Demolition
Building Classification: Class 10a Removal of building from site

PROPERTY DETAILS

Street Address: 34 Violet Street, GYMPIE 4570
RPD: Lot 1 on RP 888049

APPLICANT DETAILS

Name: [redacted]
Postal Address: [redacted] Old Maryborough Road
CHATSWORTH QLD 4570

OWNER DETAILS

Name: Kik Pty Ltd as Trustee Tahoe Disc Trust
Postal Address: PO Box 1401
NOOSAVILLE BC QLD 4566

BUILDER DETAILS

Name: AA Dotta
Postal Address:

DECISION

Approved with Conditions

The decision was made by Cooloola Shire Council on *2 March 2007.*

APPROVAL TYPE

Development Permit

CURRENCY PERIOD

This development approval will lapse on 2 March 2009.

APPROVED PLANS

Plan Number	Plan Name	Drawn By	Plan Date
15485/1	Photos	Unnamed	22/01/07

REFERRAL AGENCIES

There are no referral agencies for this application.

CONDITIONS

Assessment Manager's Conditions

1. Council's Building Surveyors are to be given 24 hours notice of a final inspection on completion of all demolition and rectification works referred to in Schedule 8 of the Building Regulations 1993, including stormwater drainage.

Undertaking a final inspection by a building certifier is a statutory requirement of the Building Regulations 1993 and is therefore mandatory.

2. After demolition, the site shall be finished in a clean and tidy condition with:-
   - All holes and depressions such as postholes and trenches filled and levelled.
   - Undulations and humps and hollows levelled, and
   - Loose material removed or levelled.

   To an extent that permits maintenance of lawns and vegetation for mechanical mowing / slashing operations, the prevention of water accumulation and ponding and the site is free of objects that can fly as debris in high winds or harbour pests.

3. Demolition / removal shall be undertaken by licensed personnel.

4. All work shall be undertaken in a safe manner using work methods that comply with the requirements of the Workplace Health and Safety Act.

5. The site shall be barricaded and signed to prevent unauthorised entry and access for the duration of all demolition works.

6. This approval does imply implicitly or explicitly that all other Approvals, licences and the like has been given for undertaking removal operations (eg Main Roads Approval, Approval to relocate the building to another site, ect). It is the responsibility of the Applicant and the owner to ensure all statutory requirements and requirements of all applicable Local Authorities that must be complied with for undertaking removal operations has been given prior to undertaking site works approval under this application.

7. Any demolition works including the removal and disposal of asbestos shall be undertaken in accordance with the requirements of the Workplace Health and Safety Act and the Local Authority.

8. The Queensland Workplace Health and Safety Regulations 1997 defines Asbestos Products as " **anything that contains asbestos**". Asbestos products may include asbestos cement (AC) sheeting, (flat

profiled or perforated), AC downpipes and some forms of vinyl floor coverings. Prior to moving a building to a new site, all asbestos material is to be removed prior to removal and disposed of appropriately as required by Work Place Health and Safety Regulations and the Local Authority.

If removal is necessary, there are certain procedures, which need to be adhered to. It is suggested that you consult the Workplace Health and safety Advisory Standard on Asbestos Removal and A-C Sheeting Advisory Standard 1999. The website where this can be found is www.whs.qld.gov.au.

Note:Council may be prepared to allow asbestos products to remain under tiled and painted areas inside the building.

A certificate indicating that the building is asbestos free shall be provided to Council prior to moving the building.

9. Where approval is required for specific operations or requirements under jurisdiction administered by other Acts and Authorities (eg. Workplace Health and Safety Act), separate approval is required to be obtained. That is, this approval given under the Building Act 1975 does not imply implicitly or explicitly that the requirements of any other Act or Statutory requirement has been satisfied.

10. Both the water and sewerage services connection shall be disconnected as part of this approval. Council's Plumbing inspectors are to be given 24 hours notice of inspections for ensuring compliance with the required standards and ensuring Council's satisfaction with the completed works.

11. The contents of any associated septic tank and other holding tanks must be removed by a Council Approved Waste Contractor and disposal must be at an Authorised Disposal Facility.

12. Any associated septic tank and holding tank shall be either completely removed for site, collapsed, or filled with sand, concrete or the like to make safe.

13. In accordance with the Environmental Protection Policy (1997) and the Intergrated Planning Act 1997

    During construction, a sediment fence is to be:

    placed down-slope of any soil disturbance: and,
    placed around all open stormwater pits likely to receive waters from the site area; and,
    in place and fully operational during periods of rain and at the end of each day; and,
    maintained until soils are stabilised on the site area.

    For buildings – temporary or permanent downpipes are in place before fixing the roof and:
    are connected to the stormwater system; or,
    where there is no stormwater system, drain to an open stormwater pit around which a sediment fence is placed.

Development Application 15485
Decision Notice

APPLICABLE CODES

Codes with which self-assessable aspects of this development must comply:

- *Standard Building Regulation 1993*
- Dwelling House Code

FURTHER DEVELOPMENT PERMITS REQUIRED

- Nil

RIGHTS OF APPEAL

See attached extracts from the *Integrated Planning Act 1997* and the *Standard Building Regulation 1993* for Rights of Appeal.

ASSESSMENT MANAGER

Name: Cooloola Shire Council

Signature: ..... [redacted] ..... Date: 2 March 2007

Building Surveyor

QBSA Accreditation - A11566

772840

DA 15485

COOLOOLA SHIRE COUNCIL
PO Box 155, GYMPIE QLD 4570
PH: (07) 5481 0644 Fax: (07) 5481 0801

Class 10 Shed/Garage/Carport Checklist

THIS CHECKLIST MUST BE COMPLETED
BEFORE YOUR APPLICATION CAN BE PROCESSED

Please Note: The attached provides a guide to the information required when submitting an application. If this information is not provided, it will cause delays in the approval time.

Name of Person completing checklist: _____

Owner's Name: _____

Site Address: 34 Violet Street, Gympie.

System of termite protection: _____
(The onus is on the owners to maintain the building in accordance with the manufacturers specification & AS3660.1)

OFFICE USE ONLY

Assessment Fee	$ 114.00.
Inspection Fee (1)	$ 125.00
Lodgement Fee	$ 79.50.
Total Building Application	$ _____
Other Fee	$ _____
TOTAL	$ 318.50.

(Building Removal)

Checked By _____

Date: 21/02/07.

Receipt No: 426884
Int Fee 294720.

Notes:

CLASS 10 SHED/GARAGE/CARPORT CHECKLIST

Please consult the attached guide during completion of this checklist

Column 1: To be initialled by Applicant

Column 2: To be initialled by Council officer

No	C1	C2	Requirements for Class 10 Development Applications
1			The PART A – Form 1 Development Application - completed IN FULL
2			The PART B – Form 1 Development Application - completed IN FULL
3			Three full sets of plans including location of smoke alarms & requirements listed in the attached guide
4			Three copies of a Site plan containing requirements listed in the attached guide
5			Renovations and Additions highlighted by colour or hatching on plans
6			Materials are nominated for Cladding, Lining and Finishes
7			Design Wind Velocity is nominated on plans.
8			Footing and Slab details nominated on plans.
9			Design certified by a R.P.E.Q member if required.
10			Confirmation of Insurance or Owner Builders No and receipt No
11			Complies with Council's Planning Scheme requirements

PLEASE NOTE: APPLICATIONS WHICH DO NOT HAVE THE ABOVE NUMBER OF REQUIRED COPIES MAY BE DELAYED. COUNCIL WILL OFFER TO PHOTOCOPY ANY DOCUMENTS UP TO A3 SIZE AT THE RATE INDICATED IN COUNCIL'S FEES & CHARGES SCHEDULE

NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN ISSUED - THIS IS NOT A PERMIT

COUNCIL ENCOURAGES THE USE OF RAINWATER TANKS IN CONJUNCTION WITH THE CONSTRUCTION OF DOMESTIC OUTBUILDINGS

CLASS 10 SHED/GARAGE/CARPORT GUIDE

To help when filling out the attached Checklist

Item 1

The PART A – Form 1 Development Application must be completed in full and signed in two places, once by the applicant in Applicant Details and once by the owner in Consent of Land Owner/s. Please note owners consent and signature with full names and working hours contact Phone Number is required.

Item 2

The PART B – Form 1 Development Application must be completed in full. This form gives the building construction details. Although the form indicates Builder (if known) Council will not approve the application until a Builder is nominated.

Item 3

Appropriately scaled and dimensioned drawings comprising floor plans, elevations and sections of the proposed building are required and should include the following details:

- Details of the use, floor areas and facilities
- The location of smoke alarms
- The overall height in relation to the natural ground level
- The height of the floor/s above the proposed ground level
- The name of the person responsible for the documents with registration/licence number (where applicable) shown on every sheet
- Show compliance with the Building Code of Australia, relevant Tradac Manual & Standard Building Law.
- Include a Structural Member schedule, Window schedule, Bracing Plan, Tie down details, Member sizes and Elevations showing levels.
- Bracing details must include location, type & method of fixing all bracing walls & sub floor bracing.
- Tie down details must include location, type & method of fixing of all tie down members. Also showing a continuos means of tie down from the footings through to the roof battens.
- The window schedule must indicate type and sizes of all windows

Item 4

The site plan must contain the following:

- Drawn to a suitable scale with the scale shown clearly & indicating the north point
- Show the allotment boundary dimensions
- Proposed setbacks to the building from boundaries & any easements
- Any existing structures and appropriate uses
- Any Easements on the property
- Service locations eg sewer , water and septic tanks and soakage trenches
- Method of stormwater disposal (Including location and size of all rainwater tanks and the location and size of all down pipes and pipes leading to the tank/s).
- The extent of any earthworks - Any cut and fill operations.
- Type of retaining structure or slope protection required with levels & heights to be nominated
- Any means of site drainage
- Floor Level in relation to proposed finished ground levels adjacent to the building

Item 5

Where the work involves additions or renovations please highlight this new work on the plan with either colour or cross hatching.
Where the dwelling is of new construction please print N/A in the corresponding box.

Item 6

The specification or plans should also show the proposed External cladding, Internal Lining, Flooring materials and wet area coverings.

Item 7

The Applicant is required to ensure the Design Wind Speed is suitable for the proposed site in accordance with Australian Standard 1170.1.
The Design Wind Velocity must include the Terrain Category, Shielding conditions and Topographical classification.
A site inspection and calculation should be carried out to determine this Design Wind Speed.

[Printed copies are uncontrolled. It is the responsibility of each user to ensure that any copies of Management System documents are the current issue.]

Item 8

Footings should be designed in accordance with Australian Standard 2870.1 All footings should be designed after an inspection of the site has been carried out.
Council may request a geo-technical report after the application has been lodged in certain cases such as where the building is to be constructed on fill, on slippage sites or where considered necessary by Councils Building Surveyor.

Item 9

Steel framed buildings and other non standard methods of construction such as structural mud bricks, not covered by Tradac Manuals, will require a Structural Adequacy Certificate from a Registered Engineer, with the Registered Professional Engineers of Queensland.
Council retains the right to request a Structural Adequacy Certificate after the application is received should it be deemed necessary due to the proposed building design.

Item 10

A. BUILDING CONTRACTOR

When a licensed building contractor is being contracted to carry out residential construction work over $3,300 in value, a contract must be entered into. An insurance premium must then be paid to the BSA who then in turn forward a confirmation of insurance.

The BSA Insurance Scheme is a Statutory Scheme established by the Queensland Government to provide protection to consumers for insurable residential construction work over $3,300 in value. It provides protection against:

1. Non-completion of the work covered by the contract
2. Defective construction
3. Subsidence or settlement of the building

B. OWNER BUILDERS

An owner builder permit is required for work valued at $11,000 and over and the applicant must complete an "Owner Builder Course" approved by the BSA. These courses are provided by most TAFE institutions and several private providers.

The Owner Builder's License must be sighted by a Council Employee when lodging the Building Application.

When calculating the value of building work, the owner builder applicant must include the cost of materials and the cost of labour as if a licensed contractor performed the work.

For further information in relation to the above please contact the BSA office in Maroochydore on (07) 5479 8500.

Item 11

Council's Policy for the erection of domestic outbuildings defines the maximum sizes, heights and requirements for the erection of sheds. All applicants should peruse this policy prior to submitting an application, or consult with Council's officers

Demolition

Form 1 Development Application

idas

Common details

PART A

The completion of all *applicable* questions on Part A is mandatory for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to Guide 1.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does *not* have a lot on plan description *(i.e. the development is proposed in a water body or watercourse)* provide –

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land *(eg. in Moreton Bay)*.

Advice for completing Q7 - Q7 does *not* apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are not within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to Guide 11.

1. Street address: *(including house number, street name, suburb/locality name & postcode) (if applicable)*

   34 VIOLET STREET GYMPIE

2. Name of water body, or watercourse, within which the development is proposed: *(if applicable)*

   N/A.

3. Lot on plan description *(eg. Lot 123 on RP 4567)* / GPS coordinates:

   LOT1 RP 588049

4. The above description is for: *(tick applicable box)*

   ☐ (i) the land on which the development is proposed; or

   ☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or

   ☐ (iii) the water body or watercourse.

5. Shop / tenancy number:

6. Storey / level:

7. Total area of land: *(m² or ha)*:

8. Local government area in which the land is situated: *(eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)*

   COOLOOLA SHIRE.

9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: *(eg. Port of Brisbane, Port of Townsville) (if applicable)*

   NIL.

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: *(eg. vacant, single house, shop etc.)*

    RES.

11. Proposed use of the land: *(eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc)*

    REMOVAL of BUILDING 10A.

Other applicable parts of Form 1

Part A must *always* be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to Guide 1.

12. Other parts of Form 1 completed as part of this application: *(eg. Part D, Part J, etc)*

    B.

Applicant details

Clearly identify who is making the application. The applicant need *not* be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive *(where applicable)* will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name: [redacted]

14. Contact number: [redacted]

15. Contact person: [redacted]

16. Facsimile number/e-mail address:

17. Postal address: [redacted] OLD MARYBOROUGH ROAD. GYMPIE

18. Signature: [redacted]

19. Date: 21.2.07

Land owner's consent *(if applicable)*

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

(i) a material change of use;
(ii) reconfiguration of a lot;
(iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
(iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is *not* required for a mobile or temporary ERA.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i)		
(ii)		
(iii)		
(iv)		
(v)		

Resource entitlement *(if applicable)*

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application *cannot* be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22:
Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

21. Does this application involve a State resource prescribed under a regulation *(other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)*?

☐ NO - *go to Q24* ☐ YES - *go to Q22*

22. This application is accompanied by evidence: *(tick applicable box)*

☐ (i) of the allocation of, or entitlement to, the resource - *attach evidence and go to Q23(vi)*
☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource - *go to Q23*
☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource - *go to Q23*

Advice for completing Q23:
The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the *Water Act 2000*.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details
(ii) Name of delegated officer
(iii) Position of delegated officer
(iv) Signature of delegated officer
(v) Date
(vi) Expiry date of evidence *(if applicable)*
(vii) Official stamp of the department administering the resource *(if applicable)*

Assessment triggers

This checklist does *not* apply if the application requires the completion of Parts A and B of the Form *only*. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☐ YES ☐ NO - *the assessment manager may refuse to accept this application on the grounds that the application has not been properly made*

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i)		
(ii)	SITE PLAN	
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager's)*

FEE ($)	DATE RECEIVED		RECEIVING OFFICER'S NAME/S		REFERENCE NUMBER/S	

Notification of Engagement of Private Certifier *(Optional format)*

To _____ Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application idas

Building work

assessable against the Building Act 1975

Completion of **all *applicable* questions** on Part B is **mandatory** for all applications involving assessment against the *Building Act 1975 (including for example: assessment of structural elements of the building work).*

This application must be accompanied by the plans and other documents prescribed in the *Building Regulation 2006.*

For further information about completing the following details, refer to **Guide 9 *Building work documentation.***

Nature of the building work

Includes information required by the Australian Bureau of Statistics (ABS).

1. Nature of the work: *(tick applicable box/es)*
   - ☐ New building/ structure
   - ☑ Demolition
   - ☐ Alterations / additions
   - ☐ Removal
2. Description of the proposed building work: CLASS 10 A
3. Building/s classification under the Building Code of Australia: 10A.
4. Floor area: *(m²)*
   New: NTS. Existing:
5. Number of storeys: 1

Construction details

This information is required by the Australian Bureau of Statistics (ABS).

The numbers in brackets are for use by the ABS only.

6. Proposed construction materials: *(tick applicable box/es)*

External walls:	☐ Double brick (11) ☐ Stone / concrete (20) ☐ Timber (40) ☑ Steel (60) ☐ Other (80)	☐ Brick veneer (12) ☐ Fibre cement (30) ☐ Curtain glass (50) ☐ Aluminium (70)
Frame:	☐ Timber (40) ☐ Aluminium (70)	☑ Steel (60) ☐ Other
Floor:	☑ Timber (40) ☐ Other (80)	☐ Concrete (20)
Roof covering:	☐ Tiles (10) ☐ Fibre cement (30) ☐ Aluminium (70)	☐ Slate / concrete (20) ☑ Steel (60) ☐ Other (80)

Estimated value

This information is required by the Australian Bureau of Statistics (ABS).

7. Total dollar ($) value of the building work *(i.e. the total value of including GST, materials and labour)*: $7000

Residential work *(applicable for residential work only)*

This information is required by the Australian Bureau of Statistics (ABS).

A "dwelling unit" is a self-contained abode of permanent residence *(eg. house, flat, unit or townhouse).*

An apartment building may contain a number of dwelling units.

8. What best describes the dwelling type? *(tick applicable box/es)*
   - ☐ Single detached house
   - ☐ Kit house
   - ☐ Transportable / relocatable house
   - ☐ Semi-attached housing *(i.e. duplex / dual occupancy)*
   - ☐ Apartment, unit or flat attached to an existing house
   - ☐ Apartment building / unit where units are layered one above another
   - ☐ Attached housing *(including row / terrace / townhouse)*

Remove Demo.

Residential work *cont*

9. For a proposal involving dwelling units, indicate each of the following *(if applicable)*
   a) Number of existing dwelling units
   b) Number of dwelling units to be demolished
   c) Number of new / additional self-contained dwelling units

BSA insurance is not required where the builder is an owner-builder.

10. What is the Building Services Authority (BSA) Insurance receipt number *(if applicable)*

Builder's details *(if known)*

If more than one builder, attach details e.g. builder X for the house and builder Y for the pool.

11.

Name *(in full)*	
Contact details	
BSA Licence number	
If owner-builder, state owner-builder number	

12. Is the project "owner – builder"?
   ☐ NO
   ☑ YES – provide "owner-builder" number below

N/A

Owner's details

This information is mandatory for applications for single detached class 1a buildings or class 10 buildings or structures.

The nominated owner will receive a copy of the decision notice and approved plans.

13.

Name *(in full)*	
Contact details	

Release of owner's details

Integrated Planning Act 1997 s 5.7.2 and 5.7.4

14. Does the owner agree to the release of their name & the land address for marketing purposes?
   ☑ NO ☐ YES

15. Does the owner have reasons for withholding development information (about/for example) plans, drawings and specifications for plans?
   ☑ NO ☐ YES

   If YES, give reasons why the development information relates to a sensitive security issue or is of a purely private nature about an individual.

Portable Long Service Leave levy *(if applicable)*

Prior to issuing a development permit for the works, the assessment manager is required by law to "sight" an approved form, issued by QLeave, which signifies that the PLSL levy has been paid.

16. Is payment of a Portable Long Service Leave (PLSL) levy applicable to the proposal?
   ☐ YES
   ☑ NO

PLEASE NOTE: This application cannot be accepted unless accompanied by Part A of Form 1. The assessment manager can refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

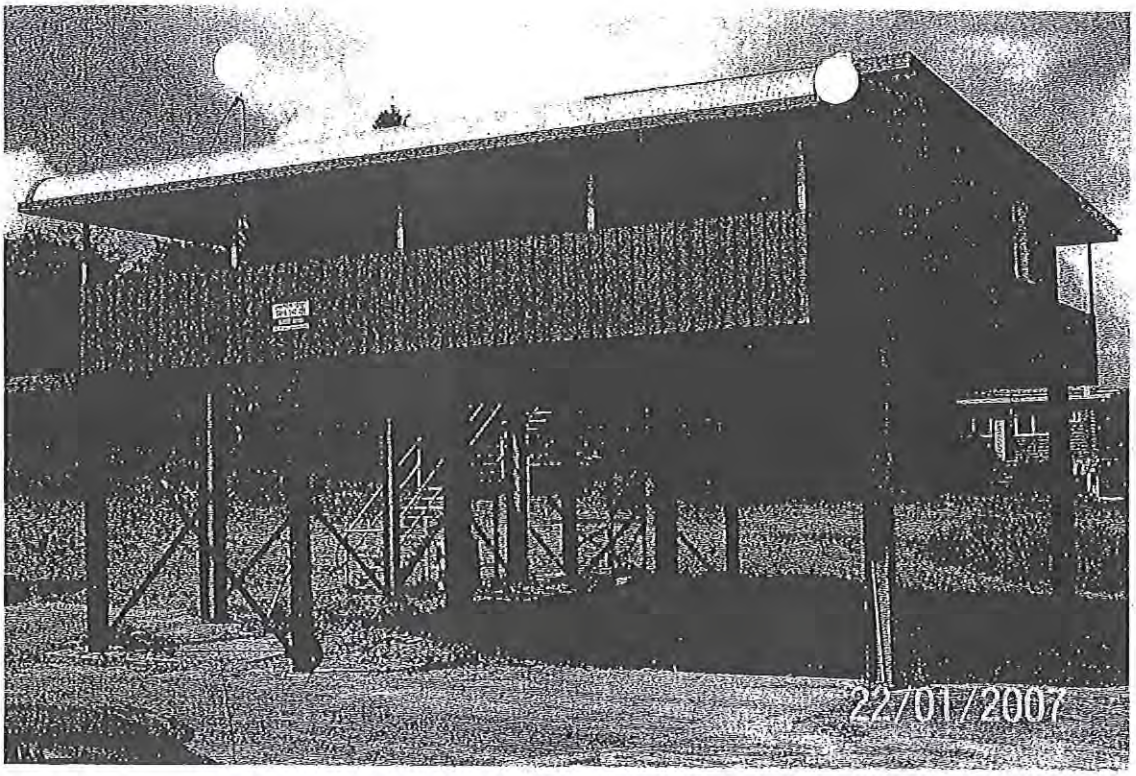
OFFICE USE ONLY *(applicable to assessment manager or private certifier)*

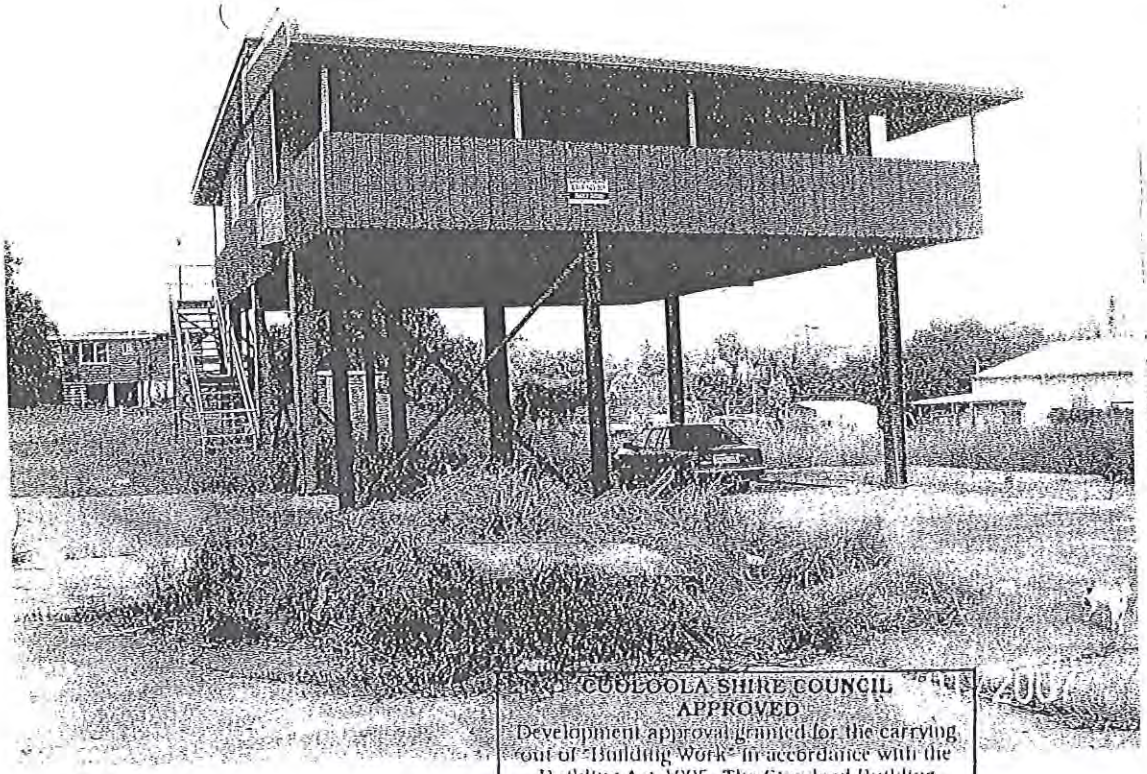
DATE RECEIVED		REFERENCE NUMBER/S	

(i) What is the building classification?

(ii) Is a PLSL levy applicable in this instance? ☐ NO ☐ YES - *complete Q(iii)*

(iii) Has the approved form *(issued by QLeave and which signifies that the PLSL levy has been paid)* been sighted by the assessment manager / private certifier at the time of lodgement of this application?
   ☐ NO ☐ YES – *provide receipt details below*





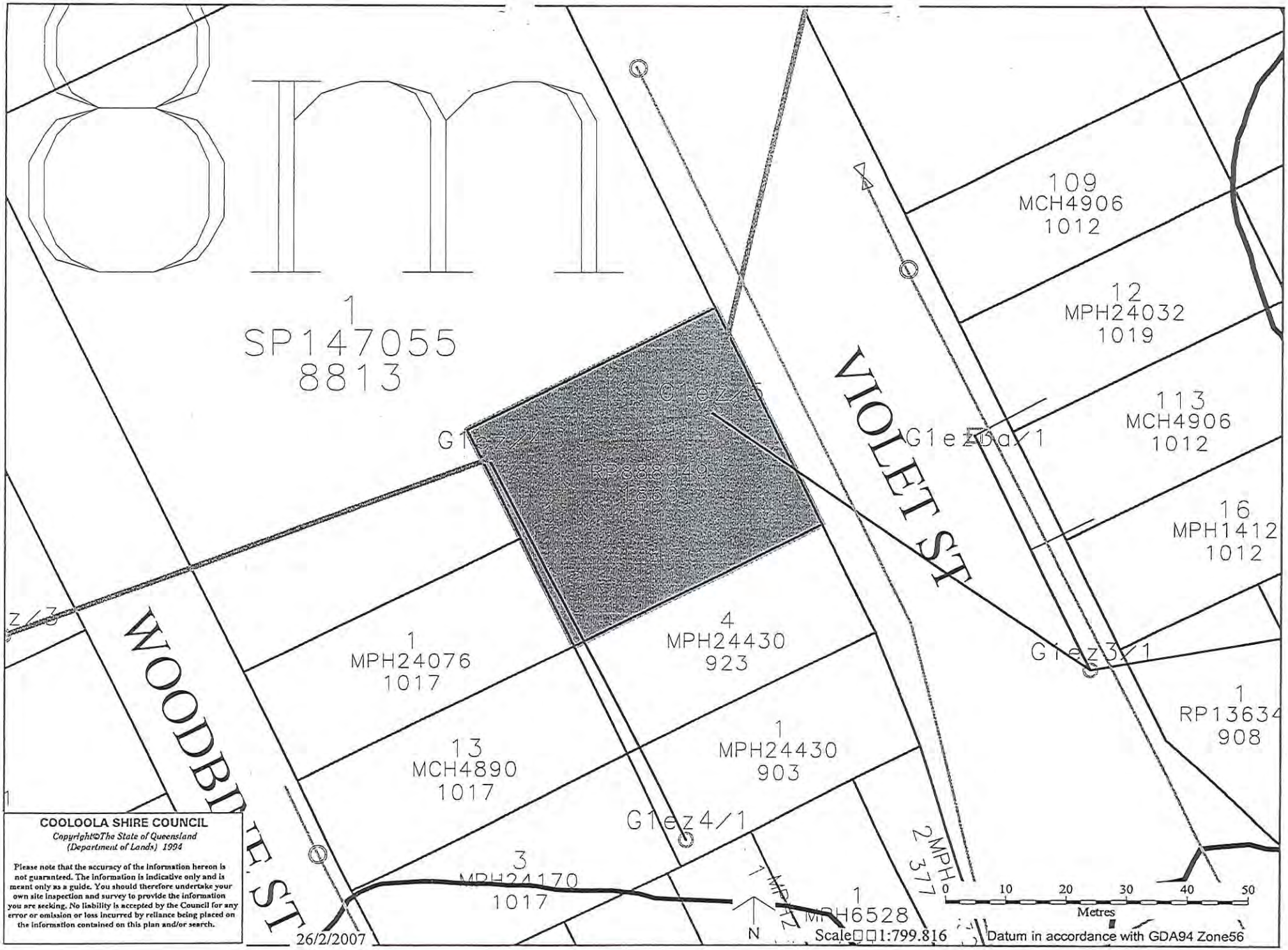
DEMOLITION

COOLOOLA SHIRE COUNCIL
APPROVED
Development approval granted for the carrying out of "Building Work" in accordance with the Building Act 1995, The Standard Building Regulation 1993, and the Building Code of Australia 1996.
SEE DECISION NOTICE FOR CONDITIONS

Permit No. 15485
Date 1 / 3 / 07
Approved by Building Certifier: Dennis Jones
Accreditation No QBSA: A11566

Signature: [redacted]

COUNCIL COPY



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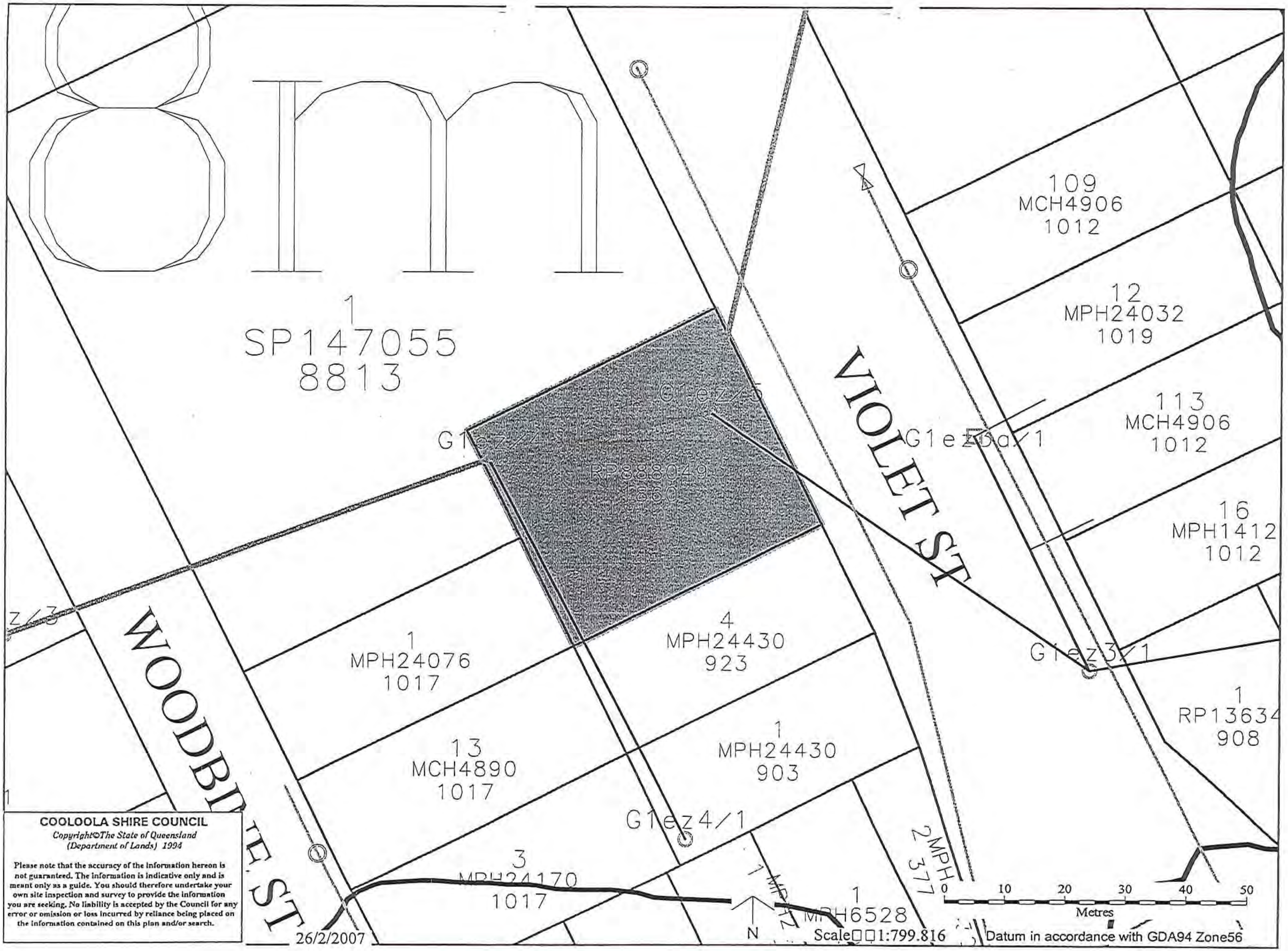
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SP147055
8813
109
MCH4906
1012
12
MPH24032
1019
113
MCH4906
1012
16
MPH1412
1012
1
RP13634
908
VIOLET ST
WOODBI E ST
G1ez4/1
G1ez3/1
G1ez4/1
1
MPH24076
1017
4
MPH24430
923
1
MPH24430
903
13
MCH4890
1017
3
1017
2 MPH
377
1
MPH6528
N
0 10 20 30 40 50
Metres
Scale 1:799.816
Datum in accordance with GDA94 Zone56
26/2/2007
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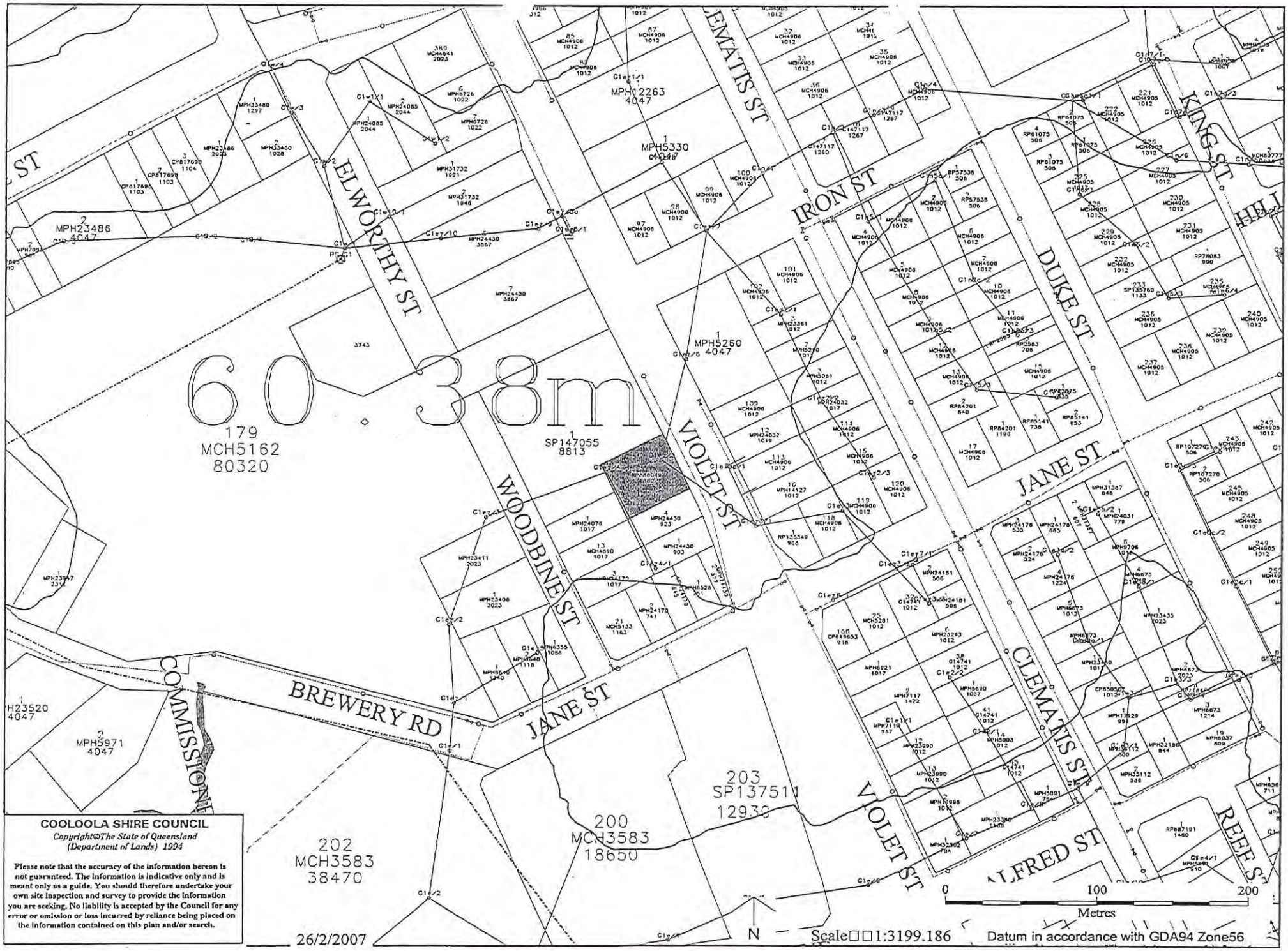

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e_pr005 - Customer Service Property Enquiry - Cooloola Shire Counc - B674 - 5.0

Document Edit Rates Other Modules Work Orders Property Third Party Name and Address Help

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Document | Browse

Type: 1 LOT: 1 R Registered

RP: 888049

Additional Refs:

Description: Dwelling

Unit: House: 34

Street: Violet St GYMPIE

Owner: Kik Pty Ltd as Trustee Tahoe Disc Trust

PO Box 1401

NOOSAVILLE BC QLD 4566

PAs: 0
BAs: 3
DAs: 2
CAs: 0

Assessment: 17496 Parcel: 15637 Area: 1860.0000 SQUARE METRES

Rate Zone: 01 01

Census: 3101005 Electors

Zone:

Balances

	Water	Debtors	Rates	
Account Balance			$1196.38	Outstanding
Unposted Receipts			$0.00	

Document Navigation

1 of 1