

REFERRAL ASSESSMENT APPLICATION

Build over or near relevant infrastructure - Queensland Development Code (QDC) MP1.4

Section 1 – Applicant Details	Name			
	Postal Address			
	Contact Number			
	Email Address			
	* (Please note that the Concurrency Agency Referral Assessment will be only available in digital format and will be emailed to this address)			
Section 2 – Property Details	Site Address			
	Lot & Plan Number			
	Planning Scheme Zoning			
	Lot Size (m ²)			
Section 3 – Description of Proposed Building works	☐	New Dwelling/New Secondary Dwelling	☐	Dwelling Additions, including Patio or Deck
	☐	New Carport/Shed	☐	Carport/Shed Additions
	☐	Reclassification of Class 10a Shed to Class 1a Dwelling	☐	Swimming Pool
	☐	Retaining Wall/Fence	☐	Commercial (class 2-9)
Section 4 – Reason for Referral	☐	Over Sewer pipe that is >225mm DN	☐	Over stormwater pipe that is >375mm DN
	☐	<1.2m from infrastructure pipe & 300mm below the ZOI line	☐	<1.5m from manhole
	☐	<1m from connection	☐	>10m building length (lightweight shed/deck/patio) over pipe
	☐	>1m of fill over infrastructure	☐	Excavation <600mm of pipe outer wall
	☐	Building is over a combined sanitary drain	☐	Other.....
Section 5 – General Requirements and Plans	Assessment of the application can only commence when all required documentation listed below has been submitted.			
	- A Building Over Infrastructure (BOI) application must be prepared in accordance with the acceptable solutions of QDC MP 1.4 – Building over or near Relevant Infrastructure, demonstrating compliance with Performance Outcomes P1 and P2. - Where the proposal does not comply with the acceptable solutions, the design must be undertaken and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) Engineer, including detailed plans, sectional drawings and associated Form 15 Design Certificate. - The accurate location and depth of all relevant infrastructure is to be confirmed and documented on relevant plans. Approximate or assumed locations and depths will not be accepted on the plans. An engineer or licensed plumber may need to be engaged to obtain sewer location and depth, or a service location inspection may be requested through Council (fee is applicable).			

PRIVACY STATEMENT: "Gympie Regional Council collects your personal information in accordance with the Information Privacy Act 2009 and the Queensland Privacy Principles. This information will only be used for the purpose stated and will not be disclosed without your consent unless required by law. In the event of a data breach involving your personal information, Council will notify you in accordance with the Mandatory Notification of Data Breach scheme under the IPOLA Act."

REQUIRED PLANS (please tick box once plans have been checked and all required information included)

- ☐ A site plan clearly showing:
- Property boundaries with dimensions to the proposed buildings/structures;
 - The accurate location and depth of relevant infrastructure overlaid onto the plan*;
 - Horizontal distances (offsets) from the outer edge of proposed buildings/structures to the centreline of the relevant infrastructure, including the minimum offset distance.
- ☐ A sectional view clearly showing:
- Natural ground levels and proposed finished surface levels;
 - Dimensions and depths of infrastructure and its relative position (both horizontally and vertically) to the structure (above ground) and footings (below ground)*;
 - Footing design details, also showing relevant infrastructure with accurate location, including horizontal offset from the structure footing to the centreline of the infrastructure*;
 - The zone of influence based on soil classification (e.g. clay, sandy, reactive soils).
- ☐ Elevation plans clearly showing:
- The height of the proposed buildings/structures above natural ground level (including any associated earthworks, cut and fill).

* If the submitted plans do not accurately show the exact location and depth of relevant infrastructure, a survey plan may be requested.

Note: A BOI application is not applicable for combined sewer drains. However:

- As combined drains were traditionally managed by Council, Council will inspect the historical combined drains to ensure they are in adequate condition. Following inspection, it will be the property owners' responsibility to maintain the combined drain within the property. To arrange an inspection, please contact Council's Water section on 1300 307 800.
- Property owners are encouraged to connect to Council's reticulated sewerage system where available, to enable redundancy or removal of the combined sewer drain (subject to no adverse impacts on upstream or downstream connections). Plumbing application with relevant fees are applicable.
- Any operational combined sewer drain must be adequately protected by the property owner.
- Further guidance can be found in Council's Sewer Infrastructure Policy.

**Section 11 –
Lodgement of Application
and Payment Options**

1. Email the completed application to building@gympie.qld.gov.au. On receipt of the application form and documentation, Council will call the applicant named above to arrange payment over the phone.
2. In person 8:30am – 4:30pm Monday to Friday (excluding public holidays) at Community Sustainability office, 29 Channon Street, Gympie.

Fees (office use only)

Building over or near relevant infrastructure (QDC MP1.4)

\$680.00

- Sewer: \$340.00 to T305 (Building); and \$340.00 to T301 (Water)
- Stormwater: \$340.00 to T305 (Building); and \$340.00 to T187 (Civil Design)
- Sewer & Stormwater: \$340.00 to T305 (Building); and \$170.00 to T301 (Water); and \$170.00 to T187 (Civil Design)

Office Use Only

Total Fees Paid:	Date:	Receipt No:
Taken by:	Received by:	Entered by: