

# COASTAL BUILDING APPROVAL SERVICE

The Building Approval supplier of choice for the Mackay Whitsunday Region

## BUILDING TERMINOLOGY

<b>Advice Agency</b>	An <b>advice agency</b> , is — (a) an entity prescribed under a regulation as an advice agency for the application; or (b) if the functions of the entity in relation to the application have been devolved or delegated to another entity - the other entity. (SPA2009, Clause 250)  E.g. - Queensland Fire and Rescue Service.
<b>AHD</b>	Australian Height Datum. In 1971 the mean sea level for 1966-1968 was assigned the value of zero on the Australian Height Datum at thirty tide gauges around the coast of the Australian continent. The Australian Height Datum (AHD) and was adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. Elevations quoted using this datum are normally followed with the acronym (AHD).
<b>Allotment</b>	Means a separate, distinct parcel of land on which a building is to be built, or is built.
<b>Alterations</b>	Means <i>alterations</i> to an existing building or structure, including additions to the building or structure.
<b>Alternative Building Solution</b>	Means a material, system, method of building or other thing, other than the following, intended to be used by a person to comply with relevant performance requirements— (a) if the relevant performance requirements are under the BCA—a building solution under the BCA that complies with the deemed-to-satisfy provisions under the BCA for the performance requirements; (b) if the relevant performance requirements are under the QDC—an acceptable solution under the QDC for the performance requirements
<b>Amended Plans</b>	Means if the building is to change from that shown on the approved plans, then a "Change to Development Approval" application is required to be submitted for approval in the approved form and with the correct owner's consent.
<b>Assessed</b>	Means that the Building Application has been checked by the <i>Assessment Manager</i> .
<b>Assessment Manager</b>	Generally, the <i>assessment manager</i> for a building development application is either a council <i>building certifier</i> or a <i>private certifier</i> (class A).
<b>BCA</b>	means the Building Code of Australia
<b>Building Certifier</b>	A <i>building certifier</i> is an individual who, is licensed as a building certifier. A reference to building certifier includes a reference to a <i>private certifier</i> .
<b>Building Development Application</b>	A building development application is an application for development approval under IPA to the extent it is for building work.



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<b>Building Envelope</b>	Means the Building Envelope and Access Plan (BEAP). It designates siting and access constraints over the land. It is a condition of subdivision and thus runs with the land. It may or may not override the Building Code of Australia (BCA) and Queensland Development Code (QDC). It applies to all residential properties created since about 1996.
<b>Building Pad</b>	Means an area of ground/land leveled for the purpose of building a building on. It usually raises the ground level by about 300mm above the natural ground level so that the building is built on the building pad.
<b>Building Work</b>	Building work is— (a) building, repairing, altering, underpinning, moving or demolishing a building or other structure; or (b) excavating or filling
Boundary clearance or Minimum Boundary Setback	Means for a building or structure other than a swimming pool, <i>the shortest distance</i> measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.
<b>BSA Insurance requirements:</b>	<p><b>Builders</b></p> <ul style="list-style-type: none"> <li>• 1 to \$3,299 – not required</li> <li>• \$3,300 - BSA Insurance is required.</li> </ul> <p><b>Owner builder</b></p> <ul style="list-style-type: none"> <li>• \$1 to \$10,999 – not required</li> <li>• \$11,000 - Complete Owner Builder Course &amp; obtain OB Permit form QBSA.</li> </ul>
<b>Certificate of Inspection</b>	Means a certificate in the approved form that states a stage of assessable building work complies with the building development approval.
<b>Concurrence Agency</b>	An <b>concurrence agency</b> , is — (a) an entity prescribed under a regulation as an concurrence agency for the application; or (b) if the functions of the entity in relation to the application have been devolved or delegated to another entity - the other entity. (SPA2009, Clause 251) E.G. - Main Roads - state controlled roads, Child Care Centres, Council for removal and demolition, Council for Boundary Relaxations.
<b>Crossover</b>	Means where the driveway crosses over the kerb and channelling.
<b>Decision Notice</b>	Is another term used to describe a <i>Building Permit</i> .
<b>Easement</b>	Means, by law, gives right to a person or entity, such as The Local Council, over a property owned by someone else. It is a portion of land used for a specific purpose, for example, to maintain sewer or water mains. The owner of the land may still use the land providing the use does not interfere with the rights specified.
<b>Habitable Room</b>	Means a room used for normal domestic activities, and includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, home theater or alike.
<b>IDAS</b>	<b>Integrated Development Assessment System.</b> Integrating State and local government assessment and approval processes for development.
<b>IDAS Stages for building approval</b>	<ul style="list-style-type: none"> <li>• Application Stage</li> <li>• Information and Referral Stage</li> <li>• Decision Stage</li> </ul>
<b>Inspection Certificate</b>	Means the written document recording the results of a building inspection. (Form 16)

<b>Material Change of Use</b>	<p>Means the use of the land or the building has changed so that a building for example:</p> <ul style="list-style-type: none"> <li>• is used as a dwelling, where previously it was not.</li> <li>• contains a flat, where previously it was not .</li> <li>• which contains at least one dwelling, contains a greater or lesser number of dwellings that it did previously.</li> </ul>
<b>Natural Ground Surface</b>	Means the ground surface located at site of the building or structure on the day the first plan of survey showing the relevant allotment was first registered.
<b>Outermost Projection</b>	Means the <b>outermost projection</b> of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Private Certifier</b>	Means a <b>building certifier</b> whose license under the Building Act 1975 has <i>private certification endorsement</i> under that Act.
<b>Pool Enclosure</b>	Means the area around the pool within the fencing required under Building Act.
<b>QBSA or BSA</b>	Means the <b>Queensland Building Services Authority</b> established under the Queensland Building Services Authority Act 1991.
<b>QDC</b>	Means the <b>Queensland Development Code</b> .
<b>QFRS</b>	Means the <b>Queensland Fire and Rescue Service</b> established under the Fire and Rescue Service Act 1990.
<b>QLeave</b>	Is the trading name of the Building and Construction Industry Portable Long Service Leave Authority established in 1992 to administer a paid long service leave scheme for eligible workers in the building and construction industry regardless of whether they work on different projects for one or more employers. Portable Long Service Levy applies to all building and construction work, where the cost of the work is \$80,000.00 or more. Building and construction work is defined under the Building and Construction Industry (Portable Long Service Leave) Act 1991.
<b>Referral Agency</b>	A <b>referral agency</b> is an advice agency or a concurrence agency. (SPA2009, Clause 252)
<b>Registered Plan / Survey Plan</b>	A registered plan is a plan of your property showing the true dimensions and layout of your boundaries as registered with the state government. It may show easements, encumbrances and interests applying to your property.
<b>Registered Title</b>	A registered title shows who owns the land, the lot and plan number and it will show easements, encumbrances and interests applying to your property. When obtaining a copy of the original registered title, make sure you ask for any other registered plans that show any additional easements on your property.
<b>SPA</b>	<p><b>Sustainable Planning Act 2009</b> (SPA).</p> <p>The purpose of SPA is to achieve ecological sustainability through, amongst other things, managing the process by which development takes place. This has been changed to include a reference to ensure the process is accountable, effective and efficient, and delivers sustainable outcomes.</p>
<b>Zone of Influence</b>	Refers to a 45 degree angle from depth of sewer to determine the depth of the footings.