

COASTAL BUILDING APPROVAL SERVICE

Commitment to Customer Satisfaction and Quality Service

BUILDING TERMINOLOGY

AHD	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).
Allotment	Means a separate, distinct parcel of land on which a building is to be built, or is built.
Alterations	Means <i>alterations</i> to an existing building or structure, including additions to the building or structure.
Alternative Building Solution	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
Amended Plans	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.
Assessed	Means that the Building Application has been checked by the <i>Assessment Manager</i> .
Assessment Manager	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).
BCA	means the Building Code of Australia
Building Certifier	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> .
Building Development Application	A building development application is an application for development approval under IPA to the extent it is for building work.
Building Envelope	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.
Building Pad	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.



Postal Address
P.O. Box 5503
Mackay MC Qld, 4741

PHONE (07) 4942 0266
FAX (07) 4942 0277
E-MAIL admin@ccbldingapproval.com.au
WEB SITE www.ccbldingapproval.com.au

Building Work	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.
BSA Insurance requirements:	Builders <ul style="list-style-type: none"> • 1 to \$3299 – not required • \$3300 - BSA Insurance is required. Owner builder <ul style="list-style-type: none"> • \$1 to \$10999 – not required • \$11000 - Complete Owner Builder Course & obtain OB Permit form QBSA.
Certificate of Inspection	Means a certificate in the approved form that states a stage of assessable building work complies with the building development approval.
Crossover	Means where the driveway crosses over the kerb and channelling.
Decision Notice	Is another term used to describe a <i>Building Permit</i> .
Easement	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.
Habitable Room	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.
Inspection Certificate	Means the written document recording the results of a building inspection. (Form 16)
Material Change of Use	Means the use of the land or the building has changed so that a building for example: <ul style="list-style-type: none"> • is used as a dwelling, where previously it was not. • contains a flat, where previously it was not . • which contains at least one dwelling, contains a greater or lesser number of dwellings that it did previously.
Natural Ground Surface	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.
Outermost Projection	Means the <i>outermost projection</i> 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.
Private Certifier	Means a <i>building certifier</i> whose license under the Building Act 1975 has <i>private certification endorsement</i> under that Act.
Pool Enclosure	Means the area around the pool within the fencing required under Building Act.
QBSA or BSA	Means the Queensland Building Services Authority established under the

	Queensland Building Services Authority Act 1991.
QDC	Means the Queensland Development Code.
QFRS	Means the Queensland Fire and Rescue Service established under the Fire and Rescue Service Act 1990.
QLeave	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.
Registered Plan / Survey Plan	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.
Registered Title	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.
Zone of Influence	Refers to a 45 degree angle from depth of sewer to determine the depth of the footings.