



LODGING A BUILDING APPLICATION WITH COUNCIL

FACT SHEET

Most new buildings or structures within the Banana Shire are required to have development approval for building work. Examples of building work include:

- New dwellings
- Removal homes
- Sheds, roofed patios & carports
- Demolition
- Tenancy fit-outs of shops and offices
- Commercial buildings
- Swimming pools
- Retaining walls over 1m
- Some water tanks

Certain building work does not require approval such as:

- Garden sheds less than 10m² & 2.1m mean height & 5m in length
- Fences under 2m in height (excluding pool fences)
- Certain types of retaining walls

In all cases, building work must be within property boundaries, meet required setbacks and must be kept clear of Council infrastructure such as sewer and water mains and stormwater pipes.

Building applications may be lodged with either Council or a Private Certifier. Building certifiers assess and decide applications for Building Work.

Lodging an application with Council for Class 10 and Class 1 buildings and structures

Class 10a and 10b - Sheds, carports and pools will require the following information:

- IDAS Form 1 & 2
- Detailed site plan (showing boundary setbacks, location of building footprint, any existing buildings)
- Filtration & fencing details (for pools)
- Engineering details & plans
- [The applicable fee](#)

Class 1a and 1b - dwellings and dual occupancies will need to have the same information as Class 10 **and** the following:

- Service drawings
- Floor plan elevations
- Structural details

Boundary Setbacks

The Queensland Development Code (QDC) and relevant planning scheme include design and siting requirements (setback, height, site coverage, etc.) for Class 1 and Class 10 buildings and structures. Where a proposed building or structure cannot comply with these requirements, a request for [Concurrence Agency Assessment](#) to the Banana Shire Council will be required for consideration. The following information will be required:

- Detailed site plan (showing boundary setbacks, location of building footprint, any existing buildings)
- Details of relaxation/justification to further support your request
- [The applicable fee](#)

Building over or near relevant infrastructure

Other approvals may be required for the work being carried out. All regulated plumbing and drainage work requires Council approval and inspection. This includes the approval and inspection of plumbing and drainage work relating to new dwellings and commercial buildings.

More detailed information on Plumbing and Drainage approvals can be found on Council's website under [Plumbing](#).

Disclaimer: The information in this factsheet is issued as a general guide intended to focus on the requirement to lodge a development application and the subsequent process for applying for a development approval. It should not be construed as a legal opinion about the matter or preliminary consent to carry out development under the *Sustainable Planning Act 2009*. The property you wish to develop may not be conducive to the type of development proposed or involve matters that are beyond the scope of this factsheet. Readers are encouraged to contact Council with accurate property information or seek independent advice about all planning and development related matters and the information contained in this document.