

PRELIMINARY BUILDING CERTIFICATION CHECK –

7 Edward Street, Somerset Dam
(Lot 405 S8964)

Thank you for engaging Fluid Building Approvals to carry out a preliminary Building Certification check for a proposed Rebuild of Dwelling/Potential Relocatable Home at the above address.

1. Setbacks

Being in a Township Zone, the standard setbacks (measured to OMP) for buildings on this allotment (as per the Somerset Planning Scheme and QDC MP1.2) are:

- (i) Frontage:
 - 6m for a dwelling;
- (ii) Side and Rear boundaries:
 - 2.5m from a side boundary
 - 6m from a rear boundary
- (iii) Site Coverage:
 - Site coverage cannot exceed 50%

If the above setbacks cannot be achieved, please be advised that a QDC Concurrence Referral will be triggered, with a fee of \$370

2. Cut and Fill

No filling or excavation occurs in a buffer setback of a watercourse, waterbody or wetland. This property is located within the Higher Risk Catchment Area – 400m buffer to a waterbody.

3. Maximum Building Height

The maximum building height for this property is 8.5m.

4. Council Town Planning Overlays

The following Planning Overlays are noted on Council records:

- (i) Biodiversity. No clearing of native vegetation is undertaken within watercourses or watercourse buffer areas.
- (ii) Bushfire. This property is located within the Potential Impact Buffer. We would recommend engaging a Bushfire Consultant to determine the Bushfire Attack Level (BAL). A consultant may deem the BAL Low resulting in no additional construction requirements.

- (iii) Catchment Management. This property is located outside of the minimum 100m from the high bank of a watercourse and 400m from the full supply level
- (iv) HIA Management Area. Not applicable as the use of the property is for a residential purpose.
- (v) Infrastructure. Not applicable as the property doesn't adjoin a Highway or Main road.
- (vi) Scenic Amenity. Buildings do not exceed 8.5m or 2 storeys in height.
- (vii) Stock Route. Not applicable as this property is located in the Township Zone.

5. Sewerage & Stormwater Infrastructure

Council records indicate that there is no sewer or stormwater infrastructure located on the property (this would need to be confirmed with a more detailed search at BA stage).

6. Stormwater Disposal

Stormwater would need to be designed so as to protect adjoining properties (ideally discharging to the street kerb).

No stormwater is discharged to a watercourse or watercourse buffer area.

No wastewater (treated or untreated) is discharged to a watercourse or watercourse buffer area.

7. Removal Dwelling

Please be advised that there will be additional application fees and bond required by Council should you choose to relocate a home to the premises.

If you require any further information, please contact our office and one of our friendly staff will be happy to assist you.

Yours Sincerely,

FLUID BUILDING APPROVALS SUNSHINE COAST

31 October 2019