

Site Checklist

Site Issues	Comments
SEWERS. Establish their zone of influence. Include sewers on neighbouring properties.	
DRAINS. Establish storm water drain requirements and their zone of influence, including on neighbouring properties.	
EASEMENTS. Check requirements and restrictions including neighbouring properties.	
FOUNDATION. Check landfill and soil type requirements when considering foundation design.	
BOUNDARIES. Check boundary setbacks with Planning Schemes, Qld Development Code, & Building Envelope plans.	
HEIGHT RESTRICTIONS. Building heights as well as minimum floor heights to be within flood level requirements.	
INCLINE. Check slope of the land and its stability requirements under Planning Schemes.	
NOISE. Evaluate Noise Transport Corridor strategies for construction, including insulation and window design.	
FIRE. Check the bushfire zone requirements and how they will influence construction strategies, materials, and window protection etc.	
FLOOD. Check if your property is located in a designated flood hazard area and if it will influence the required minimum floor height.	
WIND. Evaluate wind speed design requirements in regards to bracing and structure.	
PAVEMENTS. Evaluate driveway and footpath infrastructure in regard to water valves, fire hydrants, and communication pits.	
RESTRICTIONS. Obtain a copy of the land developer covenant restrictions.	