

DEVELOPMENT ASSURANCE AUDITING PROGRAM



Dedicated to a better Brisbane

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT FACT SHEET



As Brisbane grows, requiring high-quality and attractive design will mean new development makes good use of space and matches the area in which it's built. Brisbane City Council is committed to facilitating great development outcomes. This guideline has been developed to provide insight into the developer's obligations to ensure development approvals are complied with. This will help to deliver desirable outcomes from developments and minimise impact and disruption to the surrounding community.

Background

Council has implemented the Development Assurance Auditing Program to monitor the construction stage of developments occurring in Brisbane. This initiative includes working with the development industry to achieve acceptable development outcomes for the city.

Council is seeking to play a greater role in assisting the development industry to ensure developments are built in accordance with obtained approvals. This will ensure developments are built in the best practice design that fits surroundings and meets community standards. This will be achieved by Council attending development sites at various stages during the construction phase and working with builders and developers to ensure the development reflects the various approvals in place.

This initiative aligns with Brisbane's Future Blueprint (BFB) which focuses on quality outcomes across the city.

What is the program about?

For auditing purposes, Council will select sites across the city that have been approved for new development. Prior to or shortly after the commencement of site works, a Council auditor may attend the site and confirm that the site has been selected. The auditor will speak to the site manager and project manager to explain what is involved in the audit process. Site inspections will be arranged to check the progress of the development at various stages of construction from earthworks, slab to completion.

What outcomes are to be achieved?

Council aims to ensure that all necessary approvals are in place for the works to be undertaken on the development site. The audit inspections will then monitor the progress of the development to ensure it is carried out in accordance with the approvals that have been obtained. This aims to provide confidence in the development industry and reassure the Brisbane community that the quality of outcome matches the design, approval requirements and the BFB.

How will this impact me?

There will be no significant impacts on sites that are selected for auditing. Providing requirements of the development approvals are met, the audits will take minimal time. If the audit identifies variations from the approvals, the development will be required to address the issue.

How will Council contact me?

Initial contact will be made by a site visit. Once the identity of the construction company has been ascertained, a letter will be sent to the relevant entity confirming that the site will be part of the audit program. The auditor can then be contacted by telephone or email as required.

What do developers need to do?

Council will place an emphasis on the decision package, which is provided upon approval of the new development. Understanding the requirements outlined in the conditions and the approved plans is essential to achieving the desired results. Developers should read the conditions and be aware of the timeframes associated with each. There are a number of items required to be fulfilled prior to site works commencing, including pre-start meetings.

Council will work with developers to ensure there is a clear understanding of the requirements for each development site. Organising and attending the pre-start meetings will allow discussions to occur about the approval and what has been identified as concerns of the local community. Having all the required documents on the construction site will help keep the development on the correct course.

Program documentation

Documentation to be present onsite include:

- Development and building approvals
- compliance assessment approvals
- construction management plans
- erosion and sediment control designs
- any other design plans that are self-assessable.

Our commitment to you

Council's auditor will raise issues as soon as they are identified, so that any rectification works necessary can be achieved as effectively and efficiently as possible.

More information

To find out more about the Development Assurance Auditing Program, contact Council's Development Assurance Unit by emailing DevelopmentAssurance@brisbane.qld.gov.au, visit brisbane.qld.gov.au or call Council on 3403 8888.

