

BUILDING APPROVAL – CHECKLIST

*****GENERIC D.I.Y. TIMBER/STEEL VERANDAH APPLICATION*****

*****GENERIC ATTACHED CONSTRUCTION DRAWINGS*****

The following items are required for **Building Rules Consent** to be granted:

1. Credit Card Authorisation Form - Or call council for payment of fees direct
2. Council Development Application Form - Signed
3. Electrical Declaration Form
4. Planning Consent - DNF
5. Planning Consent - Stamped Plans
6. QBE Builders Warranty insurance – Over \$12,000 project value
7. CITB levy Receipt – Over \$40,000 project value
8. Certificate of Title
9. Site Plan
10. Elevations
11. Steel Engineering or Timber Frame Layouts
12. Roof or Wall Attachment Details
 - a. Note = Shed less than 15m2 and less than 2.5m high = no approval required
 - b. Note = Shed 10m2 Maximum when located in a historic Conservation/Character Area) = no approval required

Schedule 5 Minimum Plan Requirements

- c. Must be to scale - minimum 1:500 and no less
- d. Must show boundary offsets from building to boundary in all directions and other features such as trees etc.
- e. Must show purpose of each structure on site plan, IE – Shed, dwelling, verandah, etc.
- f. Must nominate finished floor levels in comparison to kerb – FFL's (kerb height and FFL in building)
- g. 3.1.2 - Must nominate and show a method of drainage
- h. Gradient of driveway must be shown
- i. Amount and Location of Private Open Space
- j. Regulated trees on adjacent allotments must be shown
- k. Approximate North Point
- l. Existing on-site sewerage tank location and any onsite disposal areas(soakage)

13. PLANNING – ATTACHED VERANDAH

- FOLLOW SCHEDULE 1A ABOVE = Under 40m2 – **OR**
- FOLLOW RESCODE = 40m2-60m2 – **OR**
- LODGE PLANNING CONSENT AS REQUIRED

14. SITE PLAN – TO BE DRAWN – ATTACHED VERANDAH

1. Show Boundaries and lengths to scale (Refer to you Certificate of Title)
2. Approx. North
3. Contours, Excavations fill, FFL, retaining walls,
4. Storm water run = To street, or rain water tank
5. Location (to scale) of all existing structures,
6. Show existing trees, and approximate size
7. Show location of drive ways
8. Show location of easements
9. Show location of septic tank and effluent disposal area
10. Show location of the proposed verandah
11. Show distance off boundary – if applicable
12. Show location of rafter brackets over dwelling roof
13. Show location of rafter stiffeners over dwelling roof
14. Show location of posts, and note footings sizes
 - a. Note a minimum of 600mm deep for boundary construction is required
15. Note hip rafter strengthening or Crank/Dog-Leg post to be installed

15. SECTION DRAWING – TO BE DRAWN – ATTACHED VERANDAH

- a. See the attached and fill in the blanks – Nominat member sizes, connection, existing members, pitch etc.

16. STANDARD SPECIFICATIONS – TO BE NOTED – ATTACHED VERANDAH

1. *Note the footings size – 450x450x600, or as per manufactures design (Stratco etc.)*
2. *Note the wind speeds – N1, N2, N3 or N4*
3. *Note the roof material – Colourbond or Tiled*
4. *Note the appropriate connection type, freestanding, roof attached, wall attached (and how this is being done)*
5. *Note the appropriate strengthening to existing dwelling roof (1.8m of 90x45MGP10 additional rafter stiffening)*
6. *Note: Bushfire protection details (Refer bushfire specifications)*

17. MANUFACTURE SPECIFICATIONS - TO BE PROVIDED – ATTACHED VERANDAH

1. *Reference to Timber frame to be in accordance with AS1684-2010*
2. *Provide engineering calculations for homemade steel verandah (This is costly to do, but is possible)*
3. *Provide Pre-Engineered span tables as per manufacture, IE-Stratco, Fielders etc.*
4. *Provide reference to 'Additional tie downs in accordance with AS1684.1 for additional uplift' on the existing roof*

We look forward to receiving you Development Application,



Peter Xerri
Director
BRC Private Certifiers
Registered Private Certifier (No:129)

CROSS SECTION OF ATTACHED PITCHED ROOF VERANDAH

