

## **BUILDING APPROVAL – CHECKLIST**

### **SCHEDULE 1A & RESCODE – \*\*\*VERANDAH + CARPORTS + SHEDS\*\*\***

#### **\*\*\*NO PLANNING REQUIRED & RESCODE PLANNING\*\*\***

The following items are required for **Res-Code Planning & 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. QBE Builders Warranty insurance – Over \$12,000 project value
5. CITB levy Receipt – Over \$40,000 project value
6. Certificate of Title
7. Site Plan
8. Elevations
9. Steel Engineering or Timber Frame Layouts
10. Roof or Wall Attachment Details
11. **Sheds**
  - a. Note = Shed less than 15m<sup>2</sup> and less than 2.5m high = no approval required
  - b. Note = Shed 10m<sup>2</sup> Maximum when located in a historic Conservation/Character Area) = no approval required
12. **Decks**
  - a. Note = Decks if LESS than 500mm in maximum height and MORE than 900mm from boundary – Approval is NOT required
  - b. Note = Decks if the property is located within a bushfire area = Approval is required, regardless of the height or size,
13. **Schedule 5 Minimum Plan Requirements**
  - a. Must be to scale - minimum 1:500 and no less
  - b. Must show boundary offsets from building to boundary in all directions and other features such as trees etc.
  - c. Must show purpose of each structure on site plan, IE – Shed, dwelling, verandah, etc.
  - d. Must nominate finished floor levels in comparison to kerb – FFL's (kerb height and FFL in building)
  - e. 3.1.2 - Must nominate and show a method of drainage
  - f. Gradient of driveway must be shown
  - g. Amount and Location of Private Open Space
  - h. Regulated trees on adjacent allotments must be shown
  - i. Approximate North Point
  - j. Existing on-site sewerage tank location and any onsite disposal areas(soakage)
14. **UNDER 40m<sup>2</sup> – SCHEDULE 1A (NO PLANNING)**
  - a. Verandah – Under 40m<sup>2</sup> = Follow Point #1
  - b. Carport – Under 40m<sup>2</sup> = Follow Point #1 and #2
15. **OVER 40m<sup>2</sup> – UNDER 60m<sup>2</sup> – RES CODE (FAST PLANNING)**
  - a. Verandah – 40m<sup>2</sup> – 60m<sup>2</sup> = Follow Point #1 and #3
  - b. Carport – 40m<sup>2</sup> – 60m<sup>2</sup> = Follow Point #1, #2 and #3

#### **1. Verandah – Less than 40m<sup>2</sup>**

- Must not be constructed in Historic Area, Hills face Zone, River Murray Zone, Flood management Zone
- Must not be in front of the building line which it is ancillary to (Dwelling)
- Set back must be minimum 5.5m from street
- Structure boundary side height Max 3.0m
- Overall MAX Roof height 5.0m
- On boundary MAX Length 8.0m
- If constructing on a side boundary, MAX coverage of 45% of boundary total length
- If ancillary to Semi-Detached Dwelling = MAX 60% site coverage of allotment
- If ancillary to all other Dwellings (stand alone) = MAX 70% site coverage of allotment
- Paint to be non reflective/pre treated – IE Colourbond
- Stormwater note to AS3500

**2. Carport – Less than 40m2**

- As Above – **AND**
- Will note have opening or openings for vehicle access facing street frontage in excess of 7.0m wide
- Can not provide access from an – ally, lanewayetc if laneway is less than 6.2m wide
- **AND**
- For Vehicle Access – must note will use an existing or authorised driveway
- Or existing driveway, not within 6m of an intersection or 2 roads, or pedestrian crossing, council trees , and will not interfere with street furniture
- Will be via kerb that allows vehicle to roll over
- Drive way – to – Carport = must be less than a 1:4 gradient on average
- Paint to be non reflective/pre treated – IE Colourbond
- Stormwater note to AS3500

**3. RES CODE – 40m2 – to 60m2**

- As Above – **AND**
- Show existing vehicle access (cross over)
- Note of Finish Floor Level at Kerb and Under Structure
- Access point noted if required
- Stormwater note to AS3500

We look forward to receiving you Development Application,



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