

BUILDING APPROVAL – CHECKLIST

RESIDENTIAL (OUTBUILDINGS/SHEDS)

COMMERCIAL (FARM BUILDINGS/IMPLEMENT SHEDS)

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

1. Credit Card Authorisation Form – **REQUIRED** - Or call council for payment of fees direct
2. CITB Levy Payment Receipt – Over \$40,000 project value – **REQUIRED**
3. Council Development Application Form - Signed – **REQUIRED**
4. Electrical Declaration Form – **REQUIRED**
5. Certificate of Title – **REQUIRED**
6. Site Plan – **REQUIRED**
7. Elevations – **REQUIRED**
8. Engineering – **REQUIRED**
9. **IF COMMERCIAL BUILDING** = Floor Plan Showing items below = **REQUIRED** = **SHOW FIRE FIGHTING PROVISIONS**

Letter To Council.

Dear: City of Council,

Clarify what the usage of the land is?

Clarify what the usage of the proposed building is?

What percentage of the building will be used for the farming or similar aspects, and what equipment will be kept?

_____ (% commercial, and _____) % residential use for.... = _____

Is there hazardous materials being stored within the building, for commercial use?
Flammable or Hay Storage

Are people to be employment and working in the building?

_____ (____) Number of people – (____ - ____) Hours of Operation

1. 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)

2. SITE PLAN – TO BE SHOWN – FARM BUILDING

UNDER 500m²

- a. C1.11 – Performance in external Walls – Concrete walls – Generally Not Applicable
- b. C2Table5 - Provide 3 meter min. separation from residential buildings (excluding class 10) and 6m away from buildings over 500m² and allotment boundaries.
- c. C2.5 - Storage of hay = Provided 18m separation around the perimeter of each building.
- d. D1.2 - Number of required exits = Minimum 1x Personal Access Door.
- e. D1.4 – Where 2x Exists Required = 20m/60m distances apply = If requires 2x exits, IE building longer than 30meters = Distance = 20m to exit and a max of 60m to the other
- f. D1.4 – Machinery/Plant Room = 1x door provided = 30m maximum one way travel
- g. D1.5 – Alternative exists – (20+20)40m/(20+60)80m(Exit A to Exit B) distances apply
(((For example – 20m to a point of choice and additional 20m to exit, and secondary exit must be within 60m MAX of the point of choice))) (Exit A to Exit B = Max 80m apart)
- h. D1.10 - Provide egress barrier protection (bollard) – shown on site plan & floor plan
(((SWING OUTWARDS = BOLLARD))) + (((SWING INWARDS = KEEP CLEAR)))
- i. D2.20 – Swinging Door = Does not need to swing in direction of egress (But be aware of D1.10 – Opening Protection - BOLLARD)
- j. D2.24 – Protection of openings to prevent falls – Balustrade, if applicable
- k. E.16 – Fire Extinguishers - 1x located at every required exit, and
- l. Buildings up to 500-1000m² = add 1x per 500m² floor area = so not to require hose reels to have to be installed = **3x of**
- m. E4.6 – Directional Signs = Where an exit is not clearly visible, or transition to 2nd exit as required
- n. CFS – Additional = Show 6 meter entry point to property
- o. CFS – Additional = Show 6 meter perimeter path around the building – CFS Fire Truck to have a forward one way motion
- p. CFS – Additional = Tanks when required must be located 10meters away from the building.
- q. CFS – Additional = If tank is stored within 10m, leave a 1m gap between building/tank and suction point must be more than 10meters away (Facing away from the farm building).
- r. CFS – Additional = Indicate level of area around the building, IE – flat site, or slope on site.

OVER 500m²+

- s. FOLLOW MINISTERS SPECIFICATION FOR TANKS ON SITE (72,000 + 144,000L)
- t. OVER 500m² = Provide 6 meter min separation residential buildings (shed/verandah/tanks/house etc) & 6m from other commercial farm buildings and boundaries of the allotment – if less than 3meters away = needs FIRE RATING + DOES NOT COMPLY WITH CFS ACCESS OF 6m = Alternative Solution = Must be referred to CFS/MFS for advise

3. STANDARD SPECIFICATIONS – TO BE NOTED – FARM BUILDING

NOTE: Viticulture (wine making) and Forestry (Timber Mill or similar) ARE NOT COVERED BY THE MINISTERS

SPECIFICATION – APPLY FULL NCC

- a. C1.10 - Provide reference, fire hazard properties to be in accordance with NCC2016 Volume 2 – C1.10
- b. D1.6 – Exit Paths = Provide unobstructed 1meter wide x 2meter high exit path leading to exit – note
- c. D1.13 - Provide number to occupants within the building =
- d. Note: Maximum of 6people any size under 1200m2, and additional 200m2 per additional occupant capacity.
- e. D2.20 – Swinging Door = Does not need to swing in direction of egress
- f. D2.24 – Protection of openings to prevent falls – Balustrade, if applicable
- g. D3.4 – Farm building is not necessary to provide access for people with disabilities
- h. E.16 – Fire Extinguishers - Provide reference to Australian Standard 2444 for Fire Extinguishers, 1x located at every required exit,
- i. E4.2 – Emergency lighting = Not required
- j. E4.8 – Design and Operation of Exit Signs = Not applicable to be illuminated – if – affect the welfare of animals and non illuminated signs comply with Clause 6.5, 6.6, 6.8 and 6.9 of AS2293.1
- k. Provide exit signs to exits – or photo-luminescent sign in accordance with Australian Standard 2293.1
- l. F1.1 – Stormwater Drainage = Provide reference to Australian Standard AS3500 for storm water management, note to existing tank etc.
- m. F1.5 – Roof Coverings = Provide reference to Metal Sheet roofing AS1562.1 &Plastic Sheet roofing AS4256
- n. F1.6 – Sarking = If applicable must comply with AS4200.1/2
- o. F2.2 & F2.3 – Occupant Numbers – 1person per 200m2, and max of 6
- p. F1.9 & F1.10 – Damp-Proofing and Floors on Ground =
- q. If a slab is to be constructed on the internal of the building, provide reference to Australian Standard 2870
- r. Confirm that a membrane will be installed to reduce the amount of salt rise AS2904

We look forward to receiving your Development Application,



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