

BUILDING APPROVAL – CHECKLIST

*****DEMOLITION APPROVAL*****

***** (PLANNING+BUILDING) or BUILDING RULES ONLY*****

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. 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. **PLANNING ASPECTS TO BE CONSIDERED AS ‘SCHEDULE 1A’ (NOT REQUIRING PLANNING)**
 - a. **Site must not be located within a Historic Conservation Zone/Area, (Heritage Conservation Area);**
 - b. **If the site is located within this area, the demolition application will require a ‘Planning Consent’.**
9. **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)*
10. **STANDARD SPECIFICATIONS TO BE NOTED**
 - a. ***Demolition as per AS2601-2001***
 - b. ***Dust and Noise control as per EPA and Council requirements***
 - c. ***Asbestos to be removed by a licensed contractor prior to demolition and as per Work Safe SA requirements***
 - d. ***Demolition of the boundary wall or Parti-wall is to be removed b hand and not by machine***
 - e. ***All services to be approved for disconnection and disconnected by relevant authority***
 - f. ***Electrical to be disconnected by SA Power Networks. (Electrician)***
 - g. ***Water to be disconnected by SA Water. (Plumber)***
 - h. ***Sewerage to be disconnected by SA Water or Relevant Authority. (Plumber)***
 - i. ***Communications to be disconnected by Telstra.***
 - j. ***Gas to be disconnected by relevant Gas Supplier.***
 - k. ***All services disconnected to be done in accordance with the regulations laid out by The Office of The Technical Regulator SA.***

We look forward to receiving you Development Application,



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