CHECKLIST FOR VERANDAHS UNDER 40m^2
FAST TRACK DEVELOPMENT

A Development Application for the construction of, or alteration/addition to, a verandah may be fast tracked if all the criteria below can be satisfied

The property located at: .....

.....

- ☐ is **NOT** a State Heritage Place; and
- ☐ The verandah is ancillary to the dwelling which is erected on the property; and
- ☐ The verandah is located behind the dwelling; and
- ☐ The verandah is setback at least 5.5 metres from the primary road frontage; and
- ☐ The verandah does not exceed 40m^2 in floor area (refer note 4); and
- ☐ The verandah post height does not exceed 3 metres within 900mm of the boundary and the roof height does not exceed 5 metres from natural ground level (refer note 5); and
- ☐ The length of the verandah on boundary does not exceed 8 metres (refer note 6); and
- ☐ The verandah will not result in al structures on the boundary being greater than 45% of the length of the boundary (refer note 6); and
- ☐ The verandah will not result in the roofed area of all structures being greater than 60$ of the allotment (refer note 7).

If **all** of the above criteria are satisfied and all of the following information is provided then the application can be a *Building Rules Consent Only* Application.

Checklist of Required Plans and Information

- ☐ Completed and signed development application form (ensure you fill in all sections); and
- ☐ Copy of the Certificate of Title, deposited plan or other instrument evidencing title in relation to the land (can be purchased by Council on your behalf for a fee); and
- ☐ Completion of the Office of the Technical Regulator Powerline Declaration; and
- ☐ Receipt of the separate Construction Industry Training Levy (where the development exceeds $15,000 in value). Can be paid online at www.citb.org.au or at Council by filling out a CITB Levy form.
- ☐ Site Plan (3 Copies) drawn to a metric scale of not less than 1:500 (refer notes) showing;
    - ☐ The boundaries and dimensions of the site and any relevant easements; and
    - ☐ The positions and dimensions of any proposed building work and its distance to the boundaries of the site and any other buildings or trees on the site or on adjoining land or public places that might be affected by the work or affect the work proposed to be performed; and
    - ☐ The purpose for which any existing building on the site is used and for which any proposed building on the site is intended to be used; and

- ☐ The levels of the site and of the floors of the verandah in relation to any street drainage or Council drain; and
- ☐ The method of drainage and services proposed to be used; and
- ☐ The amount and location of private open space to remain on the site; and
- ☐ The approximate north point; and
- ☐ Location of existing or proposed effluent disposal area/s and septic tank/main sewer connection points and underground pipes to ensure that the proposed development does not interfere with these services.
- ☐ Elevations and sections of the proposed verandah including existing ground level and details of excavation; at a scale not less than 1:100 (3 Copies).
- ☐ Plan of each floor level; and
- ☐ Information about the material and colour of any cladding to be used; and
- ☐ The sizes and locations of footings and other structural components (3 copies); and
- ☐ Engineering specifications (to a scale of not less than 1:20) describing materials and standards of work, and other such information as may be necessary to show that the building work will, if performed in accordance with the specifications and drawings, comply with the Development Act (1993) and provide satisfactory levels of safety on or about the site (3 copies); and
- ☐ Engineering calculations or reports showing that the building work will, if performed in accordance with the calculations and reports, comply with the Building Code of Australia (2 copies); and
- ☐ Written details of any foundation investigations that have been carried out (3 copies); and
- ☐ Lodgment & building rules assessment fee and separate receipt for Construction Industry Training Board (CITB) payment; and
- ☐ Completed and signed checklist.

Notes:

1. This completed and signed checklist must be attached to your development application.
2. If you do not know if a heritage listing applies for the property contact Council on 86403444.
3. If you do not know the zoning for a property contact Council on 86403444.
4. If the development is greater than 40m^2 but not greater than 60m^2 the application cannot be building rules consent only but <u>may</u> be complying development. A different fee will apply in this case.
5. Post heights can be greater if more than 900mm away from boundaries.
6. Structures on the boundary are only considered when on the relevant land (i.e. not structures which are on the adjoining property) or common fencing/retaining walls.
7. 60% roofed area for detached and semi-detached dwellings, 70% for all other types of dwellings.
8. Plans may be provided at a smaller scale if an enlargement drawing is also provided that shows the development location in greater detail.
9. Fees can be sourced from Council's website or by phoning 86403444

If you cannot provide <u>all</u> of the above information at the time you lodge your development application it will be unable to be fast tracked and will be processed in the normal way and other fees may apply.

I, (print name) _____
declare all the above criteria have been met and all the information is attached with my application.

Signature _____

Dated _____