

# GIPPSLAND BUILDING APPROVALS

BUILDING SURVEYING CONSULTANTS

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## BUILDING PERMIT APPLICATION CHECKLIST

NUMBER OF COPIES	DESCRIPTION
1	<b>Application for Building Permit</b> Form 1
1	<b>Copy of Title and Proof of Ownership</b> Shows Ownership of Land, Position of Easements, Covenants & Special Conditions
1	<b>Builders Warranty Insurance</b> Registered Building Practitioners only <b>Owner-Builder</b> Certificate of Consent For Domestic building works valued over \$12,000
1	<b>Copy of Council Property Information</b> Detailing Town Planning requirement, Shows Designated Areas –(termite, flood, snow) Stormwater Discharge Point      BUILDING REGULATIONS 2006 Regulation 326 ( 2 ) Regulation 610
1	<b>Copy of Town Planning Permit</b> (If applicable) If <b>not</b> applicable written conformation from the relevant council will be required.
1	<b>Copy of Septic Tank Approval</b> (If applicable)
4	<b>Working Drawings</b> - Please nominate the following information: PLAN OF ALLOTMENT - Showing the location and content of any easements, location of the proposed building any site cuts and retaining walls, site levels and the layout of all stormwater drains and their nominated and lawful point of discharge and connection. Details of buildings on adjoining allotments including setbacks, window locations, fence height etc BUSHFIRE ATTACK LEVEL CLASSIFICATION, including written assessment of vegetation surrounding the site in accordance with Australian Standard 3959 - 2009 FLOOR PLANS & ELEVATIONS
4	<b>Building Specification</b> (If not nominated on Working Drawings) To include the Timber Frame specification nominating all timber sizes, grades, spans and spacing together with the standard General Specifications. To include type/method of termite barrier proposed in accordance with Australian Standard 3660.1
4	<b>Energy rating</b> For new buildings – 5 Star report for new homes or BCA Part J report for other types of buildings Stamped/endorsed energy rated plans and certificate
4	<b>Soil Test Report</b>
4	<b>Structural Engineering Computations</b> Together with a completed certificate of compliance form (reg. 1507) from the design engineer.
4	<b>Roof Truss Design and Computation</b> - Provided by manufacturer
1	<b>Fees</b> 1. Building permit cost + GST 2. Building Levy = cost of building work x 0.00128 If cost of building is over \$10,000 then add Building Levy 3. Council lodgement cost of building = \$33.30 If cost of building is over \$5,000 then add Council Lodgement (fee subject to CPI)

*If you need any further information or require assistance with your building permit application please do not hesitate to give us a call on 03 5672 4655*