

SHIRE OF MANJIMUP – BUILDERS CHECKLIST

CLASS 10A PATIO, CARPORT, GARAGE, SHED

CLASS 10B POOL, RETAINING WALL



(CHECK LIST REQUIRED TO BE SUBMITTED WITH AND AS PART OF THE APPLICATION)

APPLICANT / BUILDER CHECK LIST

PROPERTY ADDRESS	Street Address:	No:	Street Name:
	Town:		Postcode:
	Lot/Location:		

PROPOSAL	Value of Works \$
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APPLICANT/ BUILDER DETAILS	Name:
	Postal Address:
	Contact Number:

DESCRIPTION	#	√	ADMINISTRATION REQUIREMENTS
Building Licence Application Form			Completed application form (available on website and from Customer Service).
Fees: To be paid upon lodgement			Building Fee A minimum fee of \$85 or 0.3181% of the estimated value of work is required.
			BRB Levy \$41.50 per application.
			Construction Training Fund Levy (CTF) formally BCITF The fee is calculated at 0.2% of estimated value including GST . (Where contract value is greater than \$20,000).
Builder's Registration Number			Where value > \$20,000: Registered Builder details for project or copy of Owner Builder Certificate. Obtain Owner Builder Certificate details from BRB: www.builders.wa.gov.au .
Water Corporation Approval	1		It is the builder's responsibility to obtain approval prior to construction. Visit www.watercorporation.com.au and click on BuilderNet® to apply online.

DESCRIPTION			PLANNING REQUIREMENTS
Examples of sites where a Planning Approval may be required but not limited to: <ul style="list-style-type: none"> • Heritage Precinct; • Survey Strata properties; • Grouped dwellings • Outside building envelope. • • • • • • • • • 			The works you are proposing may require approval under the Shire's Local Planning Scheme No. 4. Please contact Planning and Sustainability to find out if your proposal requires approval.

DESCRIPTION		√	CONSTRUCTION DETAILS
Class 10 buildings are non-habitable.			
Habitable room: room used for normal domestic activities including bedroom, living room, lounge room, music room, home theatre, kitchen, dining room, study. Excludes: bathroom, laundry, toilet, pantry, WIR, corridor, hallway, lobby, dark room, clothes-drying room.			
For habitable buildings refer to check list for Dwellings Additions / Alterations.			
All applications require a site plan. Several options (A – E) are listed below with further requirements.			
SITE PLAN	2		Contours or spot levels across site and boundary, FGLs, FFLs (AHD where required). Show level differences for adjacent sites and existing retained levels.
			Setbacks to all boundaries and between buildings.
			Overall dimensions of the proposed structures.
			Proposed and existing structures to be clearly marked.
TYPICAL OPTIONS			
A: ENGINEERED DESIGN			
SHED/CARPORT/ PATIO	2		Engineers' / manufacturer's details for steel structures (which included standard elevations / sections).
			Site Plan + Engineers' details are sufficient for this type of application.
B: SPECIFIC DESIGN			
DESIGN DETAILS	2		Proposed and existing construction to be clearly marked.
			Dimensioned plan, specific room use for the proposed works.
			Minimum 2 elevations showing wall / ceiling heights / headroom / roof pitch.
			Cross section through building showing all structural elements.
			Footings, stumps, slab details (either engineered or AS2870, AS1684 etc).
			Wall and Roof Framing structural elements: spans, spacing etc / columns and piers / tie down connection details / bracing – for timber / steel / masonry.
			Timber grade / exposed timber durability (eg H4 or method of treatment) / termite treatment / ant caps / steel corrosion protection to external members / roof sheeting etc.
			Roof material, flashing, downpipe location, guttering (box gutters): sizing.
C: DECKS			
	2		Applicable items detailed in (B); AND
			Specify finished floor level above ground level.
			Balustrades / stair details where applicable.
D: RETAINING			
	2		R-Codes provisions apply to retaining walls located near boundary contact Planning and Sustainability to discuss.
			Retaining walls > 600mm require an engineer certified detail.
			Contours or spot levels and levels at 'top' and 'bottom' for entire length of wall.
E: POOLS / SPAS			
	2		Engineers' / manufacturer details for pool (check limitations / setback conditions).
			Pool fencing diagram showing compliance with AS1926. .
			Pool blanket. "5 Star Plus" Energy Efficiency requires pools & spas to have an approved cover.

This document is intended as a guide only with respect to the information required for an Application.
Further information may be requested upon assessment of your application.

Website: For further information go to www.manjimup.wa.gov.au or contact Building Services during business hours