



## New Residence

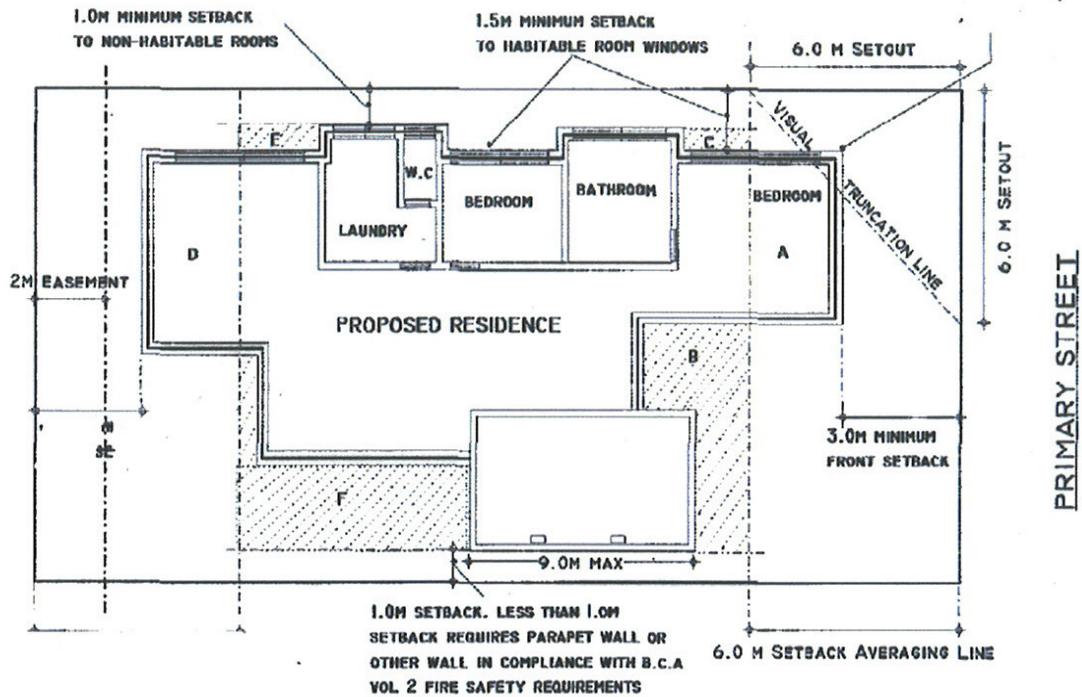
A Building Permit is required prior to the construction of new a residence.

A Building Application must be submitted with the following:

- Application for Building Permit Form BA2 (Uncertified) or BA1 (Certified)
- One complete set of all plans and specifications
- Site plan must indicate the following:
  - Scale not less than 1:200
  - Street names, lot and house number
  - Dimensions and position of proposed residence with north point clearly marked
  - Setback distances of proposed residence from all boundaries - setbacks to be in accordance with Residential Design Codes and compliant with Building Code of Australia
  - Position of existing sewers, septic tanks, leach drains, drainage lines or disconnecter traps
  - Position of street trees between the site and roadway
  - 1 metre setback to openings in WC, bathroom and laundry
  - 1.5 metre setback to openings in habitable rooms such as lounge, dining, bedrooms, kitchen & family (openings are windows & doors with an area greater than 1.0m<sup>2</sup>) or having a sill height less than 1600mm
  - Some setbacks are governed by easements - for example, a 2 metre easement across the rear or side of a property will result in a 2 metre minimum setback from that boundary - see diagram below
- Floor plan must indicate the following:
  - Scale not less than 1:100
  - Clearly marked dimensions of walls, rooms, windows and doors in millimeters
  - Roof beam layout showing type, position and size of strutting beams
  - Electrical floor plans confirming smoke alarm locations
  - Electrical floor plan confirming mechanical ventilation to sanitary compartments
  - White ant treatment
  - EHB (European House Borer) treatment - in relevant areas
- Elevations must indicate the following:
  - Scale not less than 1:100
  - Roof type - tiles, steel decking etc
  - Pitch of roof
  - Wall type - brickwork etc
  - Ground levels, floor level and ceiling level
  - Wall height in millimeters
  - Window and door locations, including dimensions or brick coursing
- Sectional detail must indicate the following:
  - Scale not less than 1:100
  - Wall construction and roof tie down method in accordance with BCA Vol 2
  - Roof construction including roof member sizes in accordance with AS1684-2010
  - Footing and slab details and dimensions, including placement of reinforcement and waterproof membrane
  - Type of termite barrier to be used in compliance with AS3660.1
- Engineer endorsed footing and slab details are to be accompanied by a site report confirming footing design suitability with foundation type
- Engineer endorsed plans/details for multi story.
- Energy Efficiency, lighting power use, 5 Star Plus compliance sheets and 6 Star energy rating assessment
- Refer to Schedule of Fees & Charges
- Owner Builders must complete and submit a Statutory Declaration Form to the Building Commission
- Registered Builders must provide a current Housing Indemnity Insurance Certificate prior to a permit being issued
- **All above information and fees must be submitted at time of lodgment**
- *For further information, please contact Council's Building Services on 9397 3000*

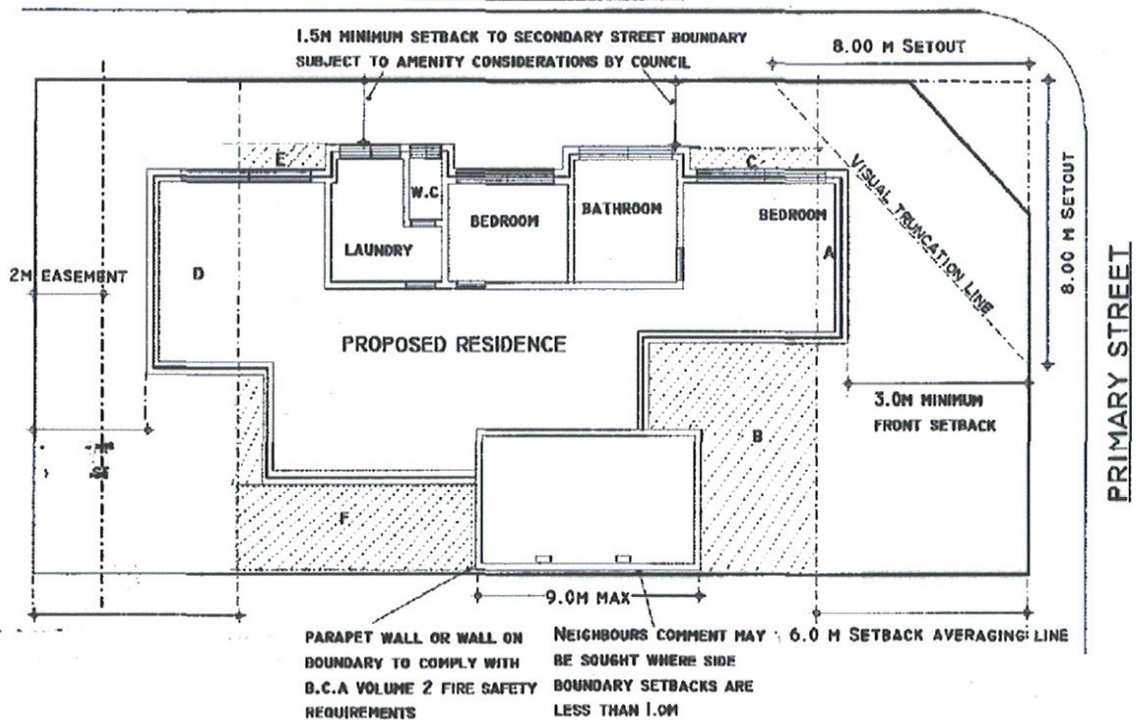


**SETBACK REQUIREMENTS FOR NEW RESIDENCES  
FOR R17.5 & R20 ZONES**



**NOTE:** AREA A IN FRONT OF 6.0M SETBACK AVERAGING LINE MUST BE NO GREATER THAN B + C IN ORDER TO AVERAGE 6.0M AS REQUIRED.

**SETBACK REQUIREMENTS FOR NEW RESIDENCES ON CORNER LOTS  
SECONDARY STREET**



THIS COUNCIL SUPPORTS ENVIRONMENTAL SUSTAINABILITY, AND RECOMMENDS THE USE OF PLANTATION TIMBERS

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