Shire of Dardanup	UNCERTIFIED BUILDING APPLICATION CHECK LIST	CLASS 10

UPDATED 24 June 2013

Class 10a = **Residential OUTBUILDING, SHED, PATIO, CARPORT, GARAGE, PERGOLA = pervious roof cover (>20m2), DECK (>500mm high).**
NOTE; shade cloth covered pergolas under 20m2 don't require a permit.

Class 10b = **SWIMMING POOL/SPA (>300mm depth), RETAINING WALL (>500mm high), MASONRY FENCE (>750mm high), WATER STORAGE TANKS (>5000L capacity) LARGE SIGNS, MASTS. NOTE; 10b structures do not require a registered builder.**

Attached √	INFORMATION REQUIRED
☐	**Form BA2** (application for Building Permit – Uncertified) completed as per the Building Commission Guide. Please note, these Forms and Guides can be found on the Building Commission web site or at the Shire of Dardanup, Administration Centre Eaton. http://www.buildingcommission.wa.gov.au/building-approvals/forms-guides
☐	**2 Copies of:** 1:200 scale Site plan, 1:20 scale sectional drawings, 1:100 scale elevations, specifications and engineered details.
☐	Please note if you are building in an area serviced by **Water Corporation** they require you seek their approval prior to construction http://www.watercorporation.com.au/B/builders_index.cfm
☐	**Fees attached** (cheque or credit card authority must be included. Total **minimum fee due = $130.50** (includes $90 Shire fee, plus $40.50 Building Services levy). Please note fees increase if estimated value of construction work including GST exceeds $20,000). A copy of the fee schedule is available at the Shire of Dardanup or on our web site; http://www.dardanup.wa.gov.au/Building%20Services

PLEASE NOTE:

- Patios and sheds in most residential zoned areas can be setback a minimum of 750mm from rear and side boundaries if setback more than 900mm from the dwelling wall.
- Reduced boundary setbacks may be possible with neighbours' favourable comments.
- BA20 or a BA20A form may be required if accessing from adjoining property during construction and to ensure adjoining property is not affected.
- Sheds in most residential areas can have a wall height of 3.0m and a ridge height of 3.9m with the total floor area of 54m2, or up to 80m2 with neighbours favourable comments. Over height or over size floor area requires planning consent.
- Small Garden sheds and patios with impervious roof cover of 10m^2 or less and open framed unroofed or impervious roof cover (shade cloth) pergolas less than 20m2 do not require building approval.

Attached √	N/A √	ADDITIONAL INFORMATION REQUIRED IF APPLICABLE
☐	☐	**BCITF levy** form completed *(only applicable if estimated value of building work including GST exceeds $20,000)*, or include a copy of the receipt if paid direct to the training fund. Forms can be obtained from the Shire of Dardanup or at the following link. http://bcitf.org/upload/documents/Guidelines_January_2012.pdf
☐	☐	**Adjoining land owners signed comments** (applicable if proposed shed has a floor area between 54 - 80m2 and/or reduced boundary set back under 750mm in most residential areas).
☐	☐	**Planning Consent** – *Only applicable if outside the guidelines of the following: Town Planning Scheme 3, Policy P5.13 or the WA Residential Design Codes (eg, if within the landscape protection area or over height/size).* Planning application can be submitted at time of building application or a copy of the approval supplied with the Permit Application if approved prior. Copies of the TPS3 and Policies and Planning Application forms are available at the Shire of Dardanup Administration Office, 1 Council Drive, Eaton or on our web site: http://www.dardanup.wa.gov.au/Planning%20Services
☐	☐	**Registered Builders details** *(only applicable if construction value is over $20,000 in non-rural areas for class **10a** structures only, **all class 10 b structures don't require a registered builder**.)*
☐	☐	**Developers approval** *(only applicable if in Millbridge Private Estate; phone 9725 0500).* http://www.millbridge.com.au