

House / House Additions

- Applications** To obtain a Building Licence, applicants must submit to Council's Building Services Section two sets of plans, including:
- Site plan to a minimum scale of 1:200.
 - Floor plan(s) to a minimum scale of 1:200.
 - Cross section of the building to a minimum scale of 1:200.
 - All elevations.
 - Contours, spot level and datum point.
 - Natural ground levels, proposed finished ground levels and proposed finished floor levels.
 - All setback distances nominated.
 - Footing and slab details.
 - Engineer details for retaining walls (where necessary).
 - Specifications.
 - **Sufficient details to confirm that the Energy Efficiency requirements of the Building Code of Australia (BCA) have been complied with (checklist attached).**
- Plans are to be submitted with a completed Building Licence Application form (available at the City's Administration Office).
- Fees:** Council – 0.35% of the estimated value (excluding GST) of the proposed construction (minimum fee \$85.00), payable upon submission of a Building Licence Application.
- BCITF - 0.2% of the estimated value of (including GST) of the proposed construction, if the value exceeds \$20,000.
- Building Registration Board levy - \$40.00.
- Bond – A kerb/verge bond may need to be paid and is refunded upon completion of the job (subject to no damage being done to the kerb/verge area). This is specific to the Mandurah Ocean Marina and other major developments e.g. multi-residential properties.
- Setbacks:** Determined by the zoning of the land under the City's Town Planning Scheme and the Residential Design Codes (R-Codes) of Western Australia. Generally the setbacks for a residence are as follows:
- 6m from the front boundary of the property to which the site has its main street frontage and 1.5m from any other boundary of the property of the property adjacent to a street.
 - 1m from a side or rear boundary if the wall does not exceed 3.5m in height, is less than 9m in length and does not have major openings to habitable rooms. Otherwise 1.5m from a side or rear boundary if the wall does not exceed 3.5m in height.
 - Greater setbacks apply to walls that exceed 3.5m in height based on length of wall, height of wall and whether the wall has windows to habitable rooms.
 - The roof of a residence may be located 500mm from a side or rear boundary.
 - The City may approve reductions to setbacks where allowed for by the R-Codes.
- Notes:**
- Residential areas have various density zones. Different setback requirements to the above setbacks may apply to some zones.
 - An outdoor living area (courtyard) or greater setback to a rear boundary must be provided as required by the R-Codes for some zones.
 - Applications for reduced setbacks will generally be subject to consultation with adjoining property owners and the submission of a Codes Approval Application form and \$100 fee.

For further information, please contact the City's Building Services Section on 9550 3800.