



SHIRE OF DONNYBROOK-BALINGUP

BUILDING POLICIES

Reviewed May 2016

BUILDING POLICIES

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Building Policy

5.3 Footing Details

Objective

To establish the minimum footing standards for new development.

Policy

1. No residential or commercial Building Permit will be issued by the Shire unless the application is supported with the required structural engineering detail as prescribed in this Policy.
2. All lots on which new residential and commercial construction is proposed shall be assessed by a qualified Structural Engineer prior to the submission of an application for a Building Permit. The Shire's Principal Building Surveyor has discretion to exempt this requirement for incidental structures.
3. The qualified Structural Engineer shall provide the following minimum detail to be included with the application for a Building Permit:

Concrete slab on ground or steel stump construction

- Site soil classification;
- Wind loading classification;
- Footing and slab detail including dimensions and reinforcing requirements;
- Cut and fill requirements (if applicable);
- Cut-off drain/s and sub-soil drainage details (if applicable).

Timber stump construction with stumps over 1500mm high

- Site soil classification;
- Wind loading classification;
- Cut and fill requirements (if applicable);
- Cut-off drain/s and sub-soil drainage details (if applicable).

Note: Timber stump construction with stumps up to 1500mm high is to be constructed in accordance with Australian Standard AS 1684-2010 *Timber Framing Code*.

Adopted:	1 January 1993
Last Amended:	27 May 2015
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Next Review Date:	2017
Responsible Department:	Building



Building Policy

5.4 Foundation Levels and Stormwater Requirements

Objective

To ensure that development is designed, constructed and drained to minimise flood risk.

Policy

Site Levels and Foundation Requirements

The following criteria shall be used in determining finished foundation levels:

- Notwithstanding any Structural Engineer requirements of Policy 5.3 *Footing Details* the finished floor level for dwelling construction shall be a height of not less than 250mm above the top of the kerb or 350mm above the crown of the road to which the lot has frontage. The Shire's Principal Building Surveyor has discretion to reduce this requirement.
- Where the level of sand fill cannot be built to give drainage command, the toe of the cutting shall be at least 3m beyond the building in the direction of the front or rear boundaries and at least 1m from side boundaries. The pad shall be at least 250mm above the toe level. A cut-off drain shall be provided above all cuts. Drainage from the toe and cut-off drains shall be controlled.

Note 1: Care is required in cut/fill situations.

Note 2: The Principal Building Surveyor may request a practicing structural engineers' sub-soil drainage specifications and recommendations.

- A Planning Application will be required for proposed residential and commercial construction in the classified flood plains of the Preston River, Noneycup Creek, or other relevant water resource. As part of this process, applications will be referred to the Department of Water to determine the required finished foundation level and/or finished floor level.

Stormwater Policy– Overland Flow

- Allowance shall be made for the overland flow of stormwater down the natural slope of the land without entering buildings.

- This shall apply even when piped drainage is available in the road, and where building run-off is taken to those drains. The reasons being:
 - (a) Piped drainage will normally be designed for 1 to 5 year (sometimes 1 to 2 year) rainfall events so provision must be made for stormwater run-off from more major events.
 - (b) Run-off can occur from all parts of the land during heavy rain, and this run-off needs to be allowed for.
- Solid fences or any other structure shall not be positioned so that concentrated run-off flows onto neighbouring land.
- To prevent overland flows from entering buildings, the finished ground level in proximity to the building shall be at least 150mm below the finished floor level and sloping away from the building.

Stormwater Policy– Piped Flow

- All stormwater discharge generated from all buildings and hard standing areas shall be controlled. Where possible the 1 in 5 year discharge shall be piped to one of the following: -
 - (a) Direct into an established stormwater disposal system;
 - (b) Direct into roadside table drains;
 - (c) Direct into kerbed roadways through the provision of approved kerb plate installations; or
 - (d) On site disposal system where soil conditions are suitable.
- Connection and installation within the road reserve shall be to the approval of the Shire of Donnybrook-Balingup.
- Disposal pipework shall be minimum 90mm diameter stormwater pipe.
- All stormwater shall be directed into on-site rainwater sumps or silt traps prior to connection to any Shire of Donnybrook stormwater disposal systems, subject to approval as per dot point 2 above.
- Where natural ground levels prevent the flow of water into an adjacent street, the Shire will require the prior approval of adjoining property owner(s) for allowing the placement of stormwater disposal pipework through their property, notwithstanding the allowance for overland stormwater flow as per this Policy.
- All costs associated with the provision of stormwater disposal systems satisfying this Policy shall be borne by the landowner.
- Stormwater disposal details are required to be submitted with all residential and commercial building applications, and once approved will be deemed a condition of the Building Permit.

General

- Should particular circumstances so warrant, the Principal Building Surveyor in consultation with the Shire's Engineer may, at their discretion, vary the requirements of this Policy.
- This Policy shall apply to all building development, subdivision of land applications, and the whole of life usage of the land.

Adopted:	1 January 1993
Last Amended:	27 May 2015
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Responsible Department:	Building



Building Policy

5.5 Balconies or Verandahs Erected over Road Reserves

Objective

To ensure the placement of balconies, verandahs and similar structures and elements thereof within road reserves (e.g. streets or footpaths) do not impede or interfere with pedestrian and vehicle use of the adjoining road and footpath or contravene building legislation.

Policy

1. All applications for construction of verandahs or balconies over road reserves shall be subject to a Planning Approval and a Building Permit.
2. Balconies or verandahs erected over road reserves shall not extend closer than 600mm to the kerb of the road to which it fronts.

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Responsible Department:	Building



Building Policy

5.7 Owner Builder Occupation of Town Site Land

Objective

To prevent and mitigate unauthorised occupancy of land within the town sites.

Policy

Council will not approve the residential occupation of town site lots during the course of construction of buildings thereon unless an approved Class 1 residential dwelling has already been completed to the satisfaction of Shire of Donnybrook-Balingup.

Adopted:	1 January 1993
Last Amended:	27 May 2015
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Next Review Date:	2017
Responsible Department:	Building



Building Policy

5.8 Owner Builder Occupation of Rural Land

Objective

To prevent and mitigate the unauthorised occupancy of rural land.

Policy

Definition of “Rural Land”: In this Policy Rural Land shall be deemed to include any land situated outside of gazetted town sites within the Shire of Donnybrook-Balingup.

1. All land holders who propose to reside on rural land in other than approved, purpose built Class 1 Residential Buildings shall make written application on the prescribed form to the Shire for approval to do so in accordance with Regulation 11, Section 2 of the *Caravan Parks and Camping Grounds Regulations 1997*.
2. Prior to any consideration being given to applications as referred to above, an application for a Building Permit for the construction of a Class 1 Residence for the lot in question shall be lodged, approved and all payment of fees be receipted by the Shire.
3. Prior to considering applications as referred to above, Council shall be satisfied that the following minimum accommodation facilities are available on site:
 - A suitably sized shed with concrete floor with the below mentioned amenities, or a self-contained caravan/mobile home;
 - A single water closet; shower or bath; hand wash basin; kitchen sink; and laundry trough or washing machine, all connected to sufficient potable water supply (as approved by the Shire) and plumbed into an approved permanent or temporary effluent disposal system (as approved by the Shire).
 - An electricity supply that meets electrical safety standards (either via mains power service provider or on-site generator) capable of supplying all household appliances and lighting systems;

- If the temporary accommodation is to be within a structure other than a caravan/mobile home, a hard wired smoke detector must be installed in accordance with the Building Code of Australia.
- The duration of the approval, if granted, will be for no longer than 12 consecutive months in accordance with the *Caravan Parks and Camping Grounds Regulations 1997*, of which upon expiry the approved Residence must be constructed to 'lock-up' stage.
- Any application for extension of the temporary accommodation requires the approval of the Minister for Local Government in accordance with the *Caravan Parks and Camping Grounds Regulations 1997*.
- At the expiration of the Approval, the temporary accommodation is no longer permitted for habitation purposes on the property.
- At the completion of the approved Class 1 Residential Building, the temporary accommodation is no longer permitted for habitation purposes on the property.
- The Shire of Donnybrook-Balingup, may at any time revoke an approval granted for temporary accommodation.

Adopted:	1 January 1993
Last Amended:	27 May 2015
Last Reviewed:	26 April 2016
Next Review Date:	2017
Responsible Department:	Building



Building Policy

5.9 Requirement for Survey

Objective

To ensure that development is compliant with statutory building setbacks.

Policy

It is the responsibility of the building permit holder to establish survey to ensure that development complies with statutory building setbacks.

Prior to the Shire of Donnybrook-Balingup authorising the commencement of building construction the following survey requirements shall apply:

1. Town site lots on which new residential or commercial building development is proposed shall be surveyed and pegged prior to commencement of any development to ensure that statutory building setbacks can be accurately measured for compliance purposes;
2. All lots on which new building development is proposed shall be surveyed prior to commencement of any development, however only if the proposed structures are to be positioned within 5 metres of any statutory building setbacks.
3. All survey costs associated with this Policy are to be borne by the developer and/or property owner.

Adopted:	1 January 1993
Last Amended:	25 May 2016
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Responsible Department:	Building



Building Policy

5.10 Retaining Walls

Objective

To outline the process and minimum requirements for retaining walls in the Shire.

Policy

1. An application for a Building Permit is required for retaining walls that are:
 - Located on the property boundary and over 450mm in height;
 - Supporting or associated with another existing, or possible future, building structure, whether on the said property or neighbouring property (eg. future neighbouring dwelling); or
 - Over 1 metre in height anywhere on a property.

Note: All retaining walls on property boundaries or retaining structures, regardless of height, must be built in suitable masonry products (e.g. cast concrete, limestone blocks, brickwork, post & panel concrete).

2. Plans showing height, length, location and specifications of the proposed retaining wall must accompany the Building Permit application.
3. Retaining walls which are over 1 metre in height must be certified by a qualified Structural Engineer.
4. Where a person cuts or fills a block, that person shall be responsible for retaining the cut or fill in accordance with this Policy.
5. In the case of a cut situation, retaining must be of suitable standard as to not impact the minimum setbacks for existing and possible future buildings on neighbouring properties.
6. Retaining walls, including any foundations, are required to be constructed wholly within the subject lot and are not to encroach over the surveyed boundary, unless written permission is obtained from the adjoining land owner and included with the Building Permit application.
7. The current owner of the land to which a Building Permit for a retaining wall refers is responsible for the maintenance and replacement of the retaining wall, including associated costs.

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