

# LIGHTHOUSE BUILDING PERMITS



## Domestic Checklist

*All plans must be prepared by a registered building practitioner in the appropriate category.*

1. Application for Building Permit (Form 1).
2. Certificate of Title, Plan of subdivision (allotment plans) & other relevant title documents.
3. Storm Water Legal Point of Discharge (where applicable).
4. Property & Planning Information Certificates from Council (where applicable).
5. Report & Consent documents (where applicable).
6. Planning Permits Copies (where applicable)
7. Site Plan/s showing all relevant information including allotment dimensions, levels, easements, building setbacks, storm water and agricultural drainage system layouts and point of discharge, Site Cuts and Retention Systems, details of buildings on adjoining Allotments etc. Minimum Scale 1:500
8. Fully dimensioned Architectural Plans and Elevations showing floor levels, dimensions, heights, construction details, sectional elevations, light & ventilation analysis, sanitary facilities etc. Including analysis for determining Part 4 matters such as setbacks, site coverage, building heights and siting, carparking, overlooking and overshadowing, termite barrier system specifications, BAL assessment report etc. Minimum Scale 1:100.
9. Engineering Designs, geotechnical reports, structural designs, drawings, details, computations, footings systems, retention systems, drainage systems, tanking systems, fire engineering designs, mechanical systems, hydraulics systems, etc.
10. Energy Rating Reports and designs, 5 Star for new dwellings, Section J for commercial industrial and public buildings.
11. Certificates of Compliance.
12. Domestic Contracts Insurance Certificate where cost exceeds \$16,000 (Not applicable to Owner builders or Commercial Building Works).
13. Building Specifications for the Building Works including Retention Tanking and Drainage systems, Framing Schedule, Door & Window Schedule etc.
14. Protection Works Notices (Forms 3 & 4). (where applicable)
15. Owner Builder certificate of consent – applicable for domestic building work over \$16,000