



Residential Additions

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

A Building Application must be submitted with the following:

- Application for Building Permit Form BA2
- One complete sets 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 additions with north point clearly marked
 - Setback distances of proposed additions 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 disconnector 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, and family (openings are windows and doors with an area greater than 1.0m²) 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 min setback from that boundary - see diagram overleaf
- Floor plan must indicate the following:
 - Scale not less than 1:100
 - Existing residence and location of proposed additions, including eaves if applicable
 - 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
 - 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
- *For further information, please contact Council's Building Services on 9397 3000*



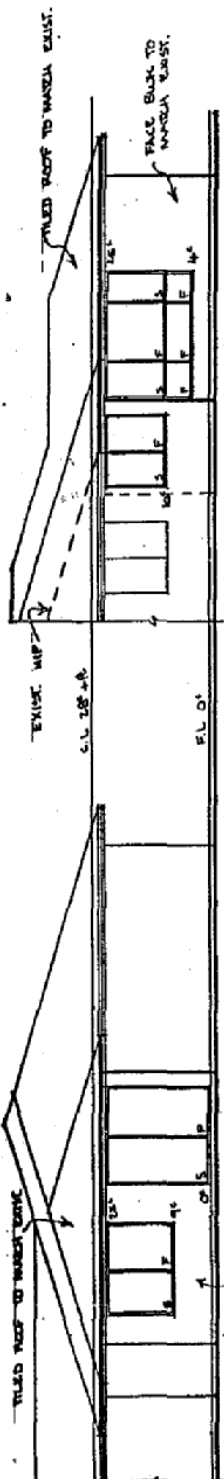
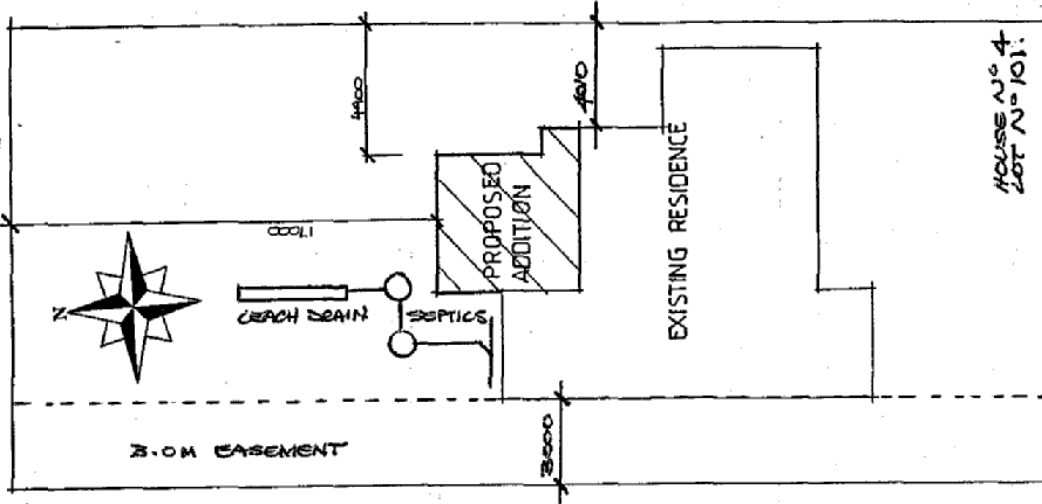
- Energy Efficiency, lighting power use, 5 Star Plus compliance sheets and 6 Star energy rating assessment
- Refer to Schedule of Fees & Charges
- Owner Builders must complete and submit an Application for Owner Builder Approval to the Building Commission when the value of work exceeds \$20,000
- Registered Builders must provide a current Housing Indemnity Insurance Certificate prior to a permit being issued when the value of the work is equal to or greater than \$20,000
- **All above information and fees must be submitted at time of lodgment**

- *For further information, please contact Council's Building Services on 9397 3000*

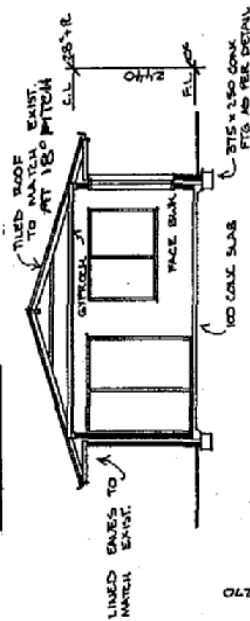


HOUSE N° 4
LOT N° 101

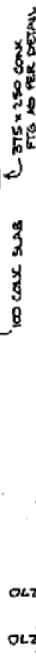
STREET NAME



ELEVATION 2

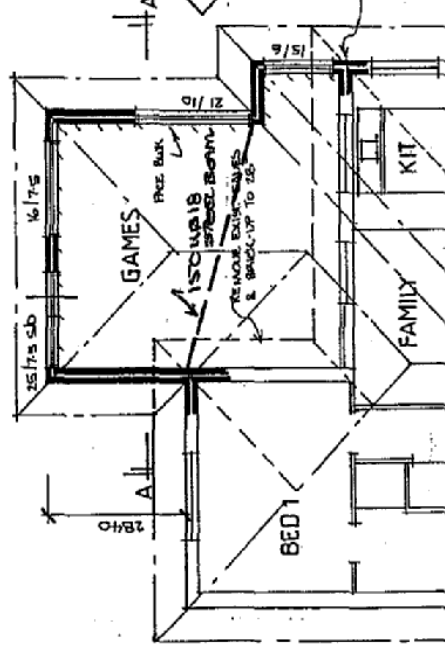
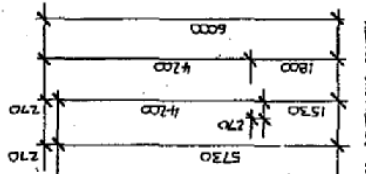


SECTION AA



ROOF
RAFTERS: 155 x 38 D60mm
CEILING JOISTS: 100 x 38 S 600mm OR
40 x 36 D 600mm (PINE)
DOLLAR TIES: TS x 30
DOWN PURLINS: 100 x 15
WALLS: 155 x 25
WINDERS: 200 x 25 D 1800mm
STRUTS: 155 x 15

ELECTRICAL
2 N° LIGHT POINTS
2 N° DOUBLE S.P.O.'s
POSITION OF LIGHT POINTS &
S.P.O.'s TO BE DETERMINED BY OWNER



IF DIRECTED BY LOCAL AUTHORITIES, OWNER
SHALL SUPPLY ENGINEERS NOTING DETAIL

PLAN

