

BUILDING APPLICATIONS – MINOR ADDITIONS, OUTBUILDINGS, ALTERATIONS ETC



Shire of Pingelly

Plans and specifications in duplicate are to be lodged at the office of the Building Surveyor in support of an application for a building permit in respect of all proposals to:

1. Erect a building or outbuilding.
2. Alter or make additions to any existing building or outbuilding.
3. Demolish or remove an existing building or outbuilding.
4. Construct any type of swimming pool or spa pool.
5. Erect a verandah, garden shed and the like.

The plans are to be legible and durable, not less than 297mm long and 210mm wide (standard A4 sheet) and are to be in ink.

New work is to be clearly defined as distinct from existing work by the use of colouring or other suitable means.

Plans are to include owner's names and shall comply with the following:

1. Two complete sets of drawings (to scale of not less than 1:100) showing a plan of every storey, at least two (2) elevations of external fronts and one (1) or more sections, transverse and longitudinal, showing the heights of the storeys, depth of foundations, underpinning and levels of the ground. Finished floor levels in relation to the dwelling. The construction of the walls, floors and roofs, all clearly figured and dimensioned thereon in metres and millimetres, together with any other information that the Building Surveyor may require.
2. A block and drainage plan (to scale of not less than 1:500 preferable 1:200) showing street names, lot number and title reference of the proposed site with the North point; the size shape of the block of land on which it is proposed to erect, alter or add to the building, the dimensioned position of the proposed new and existing building on site; the relative levels of the site with respect to the street or way adjoining; the position and size of existing sewers and stormwater drains and the position of street trees, if any, between site and roadway.
3. Two copies of specifications describing materials to be used in the construction and, where not indicated on the drawings, the size thereof, together with all other information not shown on the drawings which the provisions of the Building Code of Australia.
4. A complete set of detailed Engineer's computations' and Engineer's certified drawings covering the structural members are generally required by the Building Surveyor and should be obtained from the Building Supplier.
5. An estimate of the cost of the proposed construction, and when so required by the Building Surveyor the name and address of the registered builder, architect, or qualified engineer, or both, under whose supervision the construction is to be carried out.

6. Submit plans to the Water Authority for approval – 13 13 95

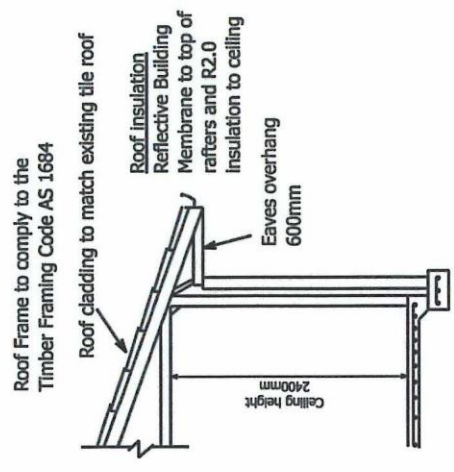
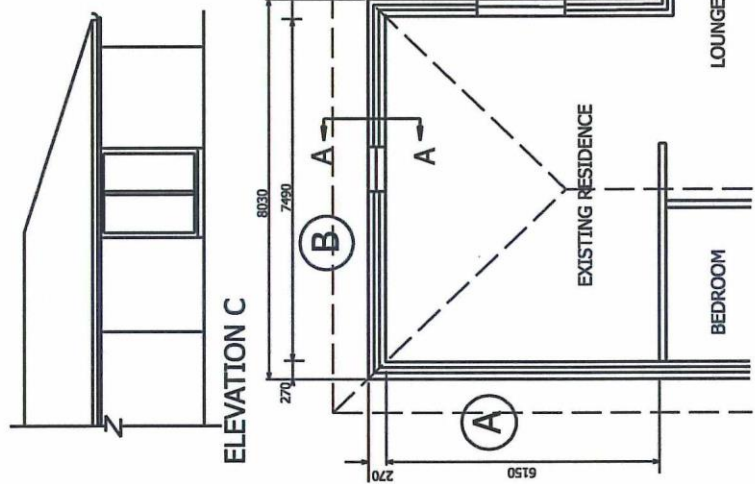
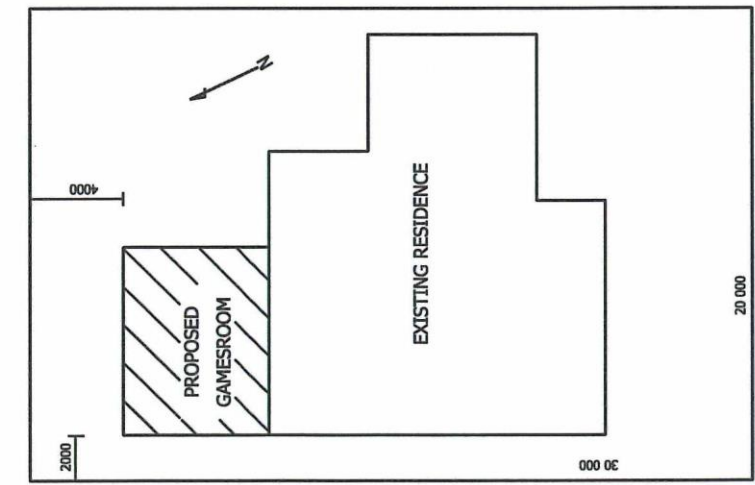
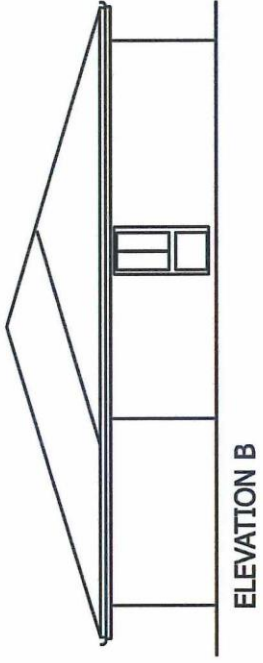
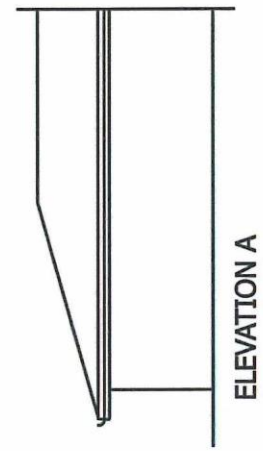
7. Minor repairs not involving structural work i.e.

- (a) Replacement, addition or alteration of structural members, and
- (b) The cutting or building up of any opening in any way
- (c) Garden sheds less than 10m² in area
- (d) Free standing pergolas less than 20m² in area with shade cloth roof

Are exempt from these requirements.

THIS INFORMATION SHEET IS DESIGNED TO GIVE YOU BASIC INFORMATION AND IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE. SOME PROVISIONS HAVE EXCEPTIONS OR IMPORTANT QUALIFICATIONS

TYPICAL PLAN LAYOUT FOR AN ADDITION, THIS INFORMATION SHEET IS A GUIDE ONLY



SECTION A-A

- 270mm cavity brick.
- 100mm thick floor slab. F62 slab mesh.
- 200um waterproof membrane. Soil treated for termites.
- 375 x 200 concrete strip footings. One row of F8 trench mesh.

(YOUR?) ROAD SITE PLAN 1:200

FLOOR PLAN SCALE 1:100

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