

BUILDING APPROVALS – GETTING STARTED

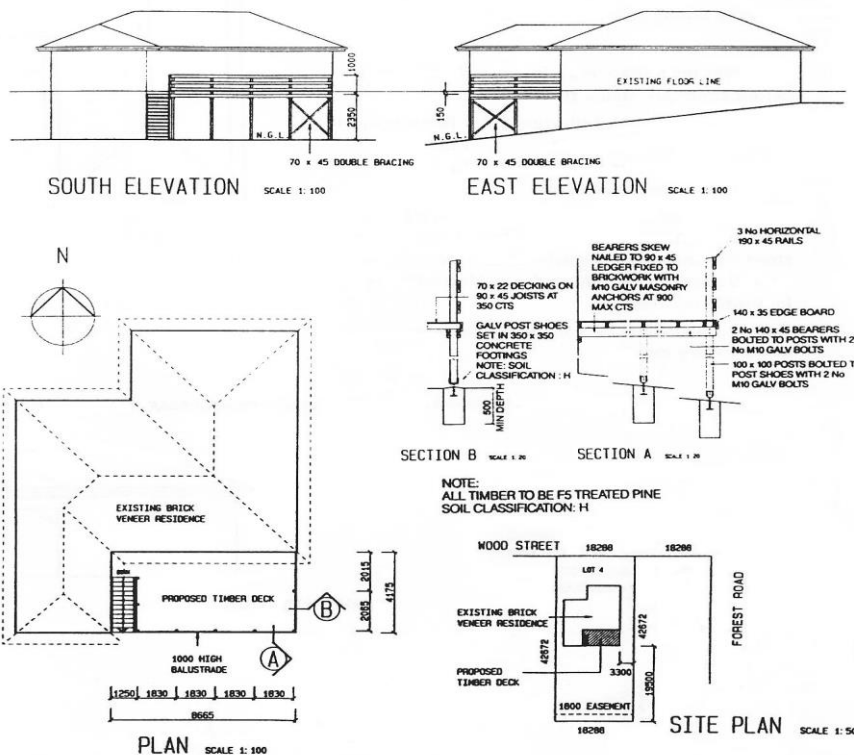
Plans & Building Regulations

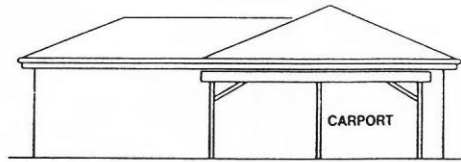
When a building approval is required, the application is made to either the Council’s Building Services Department, or a private Building Surveyor. The application must include three (3) sets of architectural drawings showing compliance with relevant building regulations, prepared by an architect or registered building practitioner in the category of draftsman. For very basic building work, drawings may be prepared by someone other than a draftsman or architect, but drawings must be to scale, fully dimensioned and clearly specify all materials, sizes of materials, type and size of footings, etc. **Drawings that are not clear, do not provide sufficient information, or are of poor quality may not be accepted or may cause delays in the processing of your approval.**

The prepared drawings should show:

- 1) **Plan** view of the proposed building work (minimum scale of 1:100),
- 2) At least two **elevations** and one **cross-section** (minimum scale of 1:100),
- 3) A complete **site plan**, showing the proposed building work in relation to the existing house and other items such as distance from boundaries, location of easements, etc. (minimum scale of 1:500),
- 4) Site **soil classification** – you should obtain information regarding the site soil classification and the applicable design loading.

Below and over the page are examples of typical drawings required for a proposed deck and a proposed carport. All measurements must be in metric units and scales clearly indicated. Material specifications should be indicated on the appropriate drawings or in a schedule accompanying the drawings.

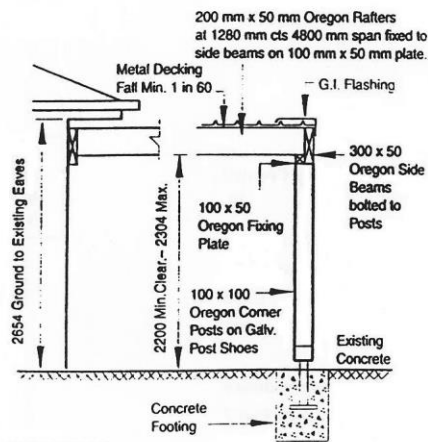




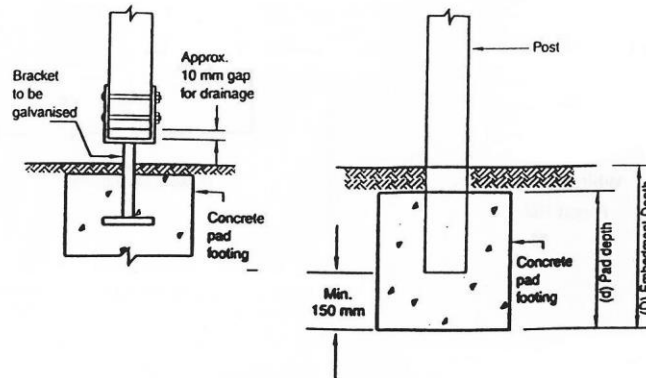
NORTH ELEVATION



SITE PLAN



SECTION 'A'



Stumps & Posts

Stumps and posts of naturally durable or appropriately preservative treated timbers should be embedded in the ground in a concrete footing.

Handrails

To comply with building regulations, decks 1000mm and higher above the ground must have a balustrade that is at least 1 metre in height. A handrail of minimum height 865mm is required on one side of a stair where the stair width is one metre or less, and on both sides in other cases.

Roofing materials

Roofing materials should be selected to suit rafter and batten spacing in accordance with the Australian Standards. Attention should also be given to the minimum recommended slopes for sheet roofing materials specified by the Australian Standards.

Termites

Consideration should be given to ensuring that the construction work complies with Australian Standard 3660.1 to provide a basic defence against termite attack.

PLEASE NOTE THIS IS A GUIDE ONLY AND FURTHER INFORMATION MAY BE NECESSARY BEFORE A BUILDING PERMIT CAN BE ISSUED.

If you have any queries concerning this leaflet please do not hesitate to call the Building Services Department on 9262 6421