

Building Information Sheet: Dwellings & Alterations

Definition

Dwellings are buildings used for the purpose of human habitation in residential areas. Some sites are capable of being developed to accommodate grouped or multiple dwellings, the potential for which is determined by the area of the allotment and the density code that has been assigned to it.

The National Construction Code (NCC) classifies dwellings as being of Class 1a.

Frequently Asked Questions

Is a Building Permit required for a dwelling?

Yes, a Building permit approval is required to be obtained prior to construction commencing on any dwellings?

Is Planning Approval required (Development Approval)?

Typical examples of when development approval is required involve the construction of:

- A single house on a lot less than 260m²
- Two or more dwellings on one Lot.
- Development that is not compliant with the Residential Design Codes

Please discuss with The City's Planning Department if you are unsure if development approval is required.

How do I know the zoning of my property and the density?

If you are unsure of the zoning and the density of your property, please phone the City's Planning Services on (08)9231 0606 or visit the mapping module on The City's website

Can I apply to vary the rules of the Residential Design Codes or Council policy on residential development?

Yes, you may make an "Application for Development Approval". Significant justification is required for the variation and in some cases consultation is required with affected adjoining landowners. Applying for a variation does not necessarily mean that approval will be given.

Who else should I consult with?

Check with the City's Engineering Services Department and Water Corporation to ensure that your proposal does not affect any existing drainage easements.

Who submits the application?

Either the property owner or the Builder/Agent can submit the application. The Builder and all owners must always sign the application for a Building permit.

Can I build or alter a single residence as an owner builder?

Yes. If the value of construction is over \$20,000 you will need to apply to the Building Commission for an Owner Builder certificate. A Building Permit cannot be issued on works valued over \$20,000 unless an Owner Builder certificate has been received or a registered Builder has been contracted to do the work.

Do I need a Structural Engineer's certification for alterations to a dwelling?

Yes, you will need to have the design checked and certified by a professional Structural Engineer.

How long will my application take to process?

- Certified Applications – The City must process a certified application within 10 working days of it being lodged.
- Uncertified Applications – The City must process an uncertified application within 25 working days from being lodged. If additional information is required the applicant will be given 21 calendar days to provide the information. The City then has the balance of the remaining 25 working days in which to provide a determination.

What plans and specifications do I need to submit with an uncertified application for a Building Permit?

Along with a completed application form for Building Permit – Uncertified (Form BA 2) you will need to supply each of the following:

- A site plan showing all setback distances to a minimum scale of 1:200 as well as north point and any road reserves.
- Floor plan(s) to a minimum scale of 1:100
- All elevations which include dimensioned window locations, existing and proposed ground levels to a minimum scale of 1:100
- Cross section of the building to minimum scale of 1:100
- A contour survey showing spot levels, datum point, finished floor and ground levels

- An electrical services plan which includes location of smoke alarms and details of any mechanical ventilation requirements.
- Details of the stormwater disposal system
- Ink signed Structural Engineers details
- A site soil report or geotechnical report (contact The City’s Engineering Services Department to check on the requirements for a geotechnical report)
- An energy efficiency report with stamped plans from the Assessor
- Termite management details
- Specifications
- Housing indemnity insurance
- Any other approvals required.

What plans and specifications do I need to submit with a certified application for a building permit?

Along with a completed Application form for Building Permit – Certified (Form BA1) you will need to supply:

- A Certificate of Design Compliance (CDC) that has been signed by an appropriately registered Building Surveyor
- Copies of all the approved plans and any other documents referenced in the CDC
- Housing Indemnity insurance
- Any other approvals required.

What are the fees for a permit application?

For application fees please refer to the “building fees schedule” on The City’s website.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

TYPICAL EXAMPLE OF SITE PLAN, ELEVATIONS AND FLOOR PLAN TO BE SUBMITTED WITH AN APPLICATION

