

Building Plans – Class 10a (outbuildings & farm sheds)

ITEMS TO BE SHOWN ON PLANS SUBMITTED FOR A BUILDING PERMIT APPLICATION

The intent of the drafting industry and drawn plans, is to provide adequate documentation that will:-

Adequately describe the form and method of construction of the proposed building / structure.
Demonstrate compliance with the Building Act 1993 and the relevant Regulations and Codes, and
Provide adequate contractual information for Builders and Owners, to clearly understand respective obligations and appropriate extent of works and finishes

- a) **A copy of a site plan, showing, at a scale of not less than 1:500**
- b) The boundaries and dimensions of the allotment and any relevant easements.
- c) The north point and nearest cross street or other suitable reference point:
- d) The location, dimension and area of impermeable surfaces covering the allotment if necessary for the purposes of regulation 412.
- e) The proposed position and dimensions of the building and its relationship to:
 - i) The boundaries of the allotment; and
 - ii) Any existing buildings on the allotment; and
 - iii) Any part of a building on an adjoining allotment where necessary to show compliance with the regulations.
 - iv) Any area of private open space on the adjoining allotment to show compliance with regulation 421.
- f) Locations and depth of any site cut, site filling and required retaining walls.
- g) The proposed location of the required down pipes, and the method of discharging the storm water.
- h) **A copy of a floor plan, showing, at a scale of not less than 1:100:**
 - i) The floor plan at each level
- j) **A copy of the elevations showing, at a scale of not less than 1:100**
- k) The external appearance of the proposed building, with
 - i) Height of walls and height of roof.
 - ii) Sizes of and location of all door & window openings.
- l) The affect of the proposed building may have on adjacent properties with over shadowing, etc, to show compliance with regulation 418.
- m) Details of the external cladding
- n) Details of the roof covering
- o) **A copy of the sections showing, at a scale of not less than 1:20:**
- p) The size and location of structural members
- q) Full construction details of the floor slab / footings
- r) The pitch of the roof

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