

INFORMATION SHEET

Home Additions and Ancillary Accommodation

Additions

A building licence must be obtained prior to any addition being constructed on site. The following information is issued as a guide to applicants seeking a building licence for an addition:

- The floor to ceiling height must be a minimum of 2.4 metres.
- Appropriate light and ventilation must be provided.
- A waterproof membrane must be provided under the floor slab to prevent moisture penetration.
- Appropriate termite treatment must be provided.
- The walls of your new addition must be constructed to prevent moisture penetration.
- Any metre box, downpipe, hot water system, trap/drain existing within your proposed addition must be relocated to an external wall.
- Meet Energy Efficiency requirements and provide Energy Efficiency Check Sheet or First Rate Certification (Ref: Advisory Sheet Attached)



If the value exceeds \$20,000, the addition must be constructed by a registered builder or an owner/builder licence must be obtained from the Builders' Registration Board of Western Australia.

Ancillary Accommodation Unit

The ancillary accommodation unit is to be occupied by relatives of the same family who occupy the main residence, or is to be occupied by aged or dependent persons.



The maximum floor area of the ancillary accommodation unit is not to exceed 60m² and is to comply with the provisions of the Residential Design Codes.

Please enquire with the Planning Services to determine if you require planning approval for your proposed development.

The City of Armadale **requires a building licence** to be obtained if you are planning to construct or install any of the following:

- Addition or alteration to an existing residence (e.g. - gamesroom, enclosed patio, bedroom)
- Ancillary Accommodation commonly referred to as a granny flat.



Minimum requirements for submission of a building application:

- **An application form** (available from the Building Department or the City's website)
- **2 copies of your site plan to scale (1:200) showing:**
 - location of house and other structures on the block
 - location of the new structure
 - measurement from the boundaries
 - location of septic tanks and leach drains (if applicable)
 - contours, spot levels and datum point
 - north point
 - location of retaining walls
 - location of any easements
- **2 copies of construction details to scale (1:100) showing:**
 - detailed floor plan and elevations
 - cross-section details
 - specifications
- **Structural Engineer's certification**
- **Termite treatment**
- **Energy Efficiency**

Note: Additional requirements may be requested when application is assessed by a building surveyor.

Application Fees for a Building Licence -

<u>MINIMUM BUILDING APPLICATION FEE IS \$126.50</u>	
Building Fee (cost of materials and labour + GST)	\$cost of construction x 0.035 ÷ 11 = \$ (minimum fee - \$85)
Builders Registration Board Levy	- \$41.50
BCITF Levy (Building and Construction Industry Training Fund) (Only payable on jobs costing greater than \$20,000)	\$cost of construction x 0.2% = \$
NB – if the construction value of the works is \$20,000 or more then a security deposit & kerb inspection fee will be payable to the council prior to your licence being issued.	
	Security Deposit \$ 400.00 Kerb Inspection Fee \$ 132.00
Residential Design Codes Variation (if applicable)	\$ 139.00
You will need to check with Planning Services if you require planning approval for this development and therefore if any planning fees are payable.	

City of Armadale

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