



# Information Sheet

## **DOING ADDITIONS TO YOUR HOUSE?**

Think about where you are locating:-

### House Drains

If you are over the private house sewer pipes – they must be PVC. Old vitrified clay pipes in the area under the building must be replaced in PVC. This is to minimise blockages under the building that are hard to get at.

### Sewer Mains

Generally you must not build over council sewer mains.

### Roof Water

Must be disposed of to the kerb and guttering or table drain wherever possible. This is to minimise water being absorbed in the sub soil ground water. Disposal to rear lanes and absorption pits is discouraged. Disposal to the sewer is illegal.

### Distance from Boundaries (for residential works)

You should enquire with Council Staff since the minimum distance varies.

#### ◆ Front Boundary

- 9.0 metres from State Highway; or
- 7.5 metres from other streets.

#### ◆ Side and Rear Boundaries

- The external wall of each structure is to be at least 900mm from the nearest side and rear boundary.

#### ◆ Other land-uses vary and you should enquire with Council Staff prior to submitting an application.

Think about your neighbours:-

### Shading

Shading of adjoining neighbours clotheslines and living areas is a concern so try to avoid this.

### View

Tall, bulky buildings and second-hand materials can impinge upon scenic views or low rise environments creating a hemmed in feeling for neighbours.

### Privacy

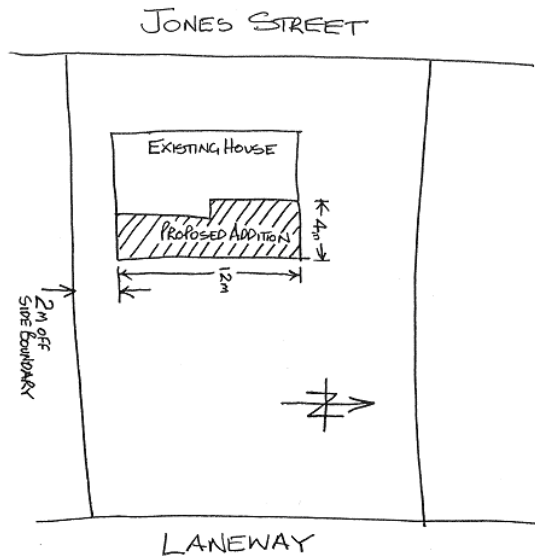
Windows and elevated decking looking directly into the neighbours living areas and homes can be quite intrusive both for you and your neighbours. Think about the layout and location of windows and decks to maximise your privacy.

**If in doubt, check with Council staff. Some areas still restrict the type of materials that can be used. The Plans in this information sheet are examples only. For accurate structural information you should consult with the manufacturers, suppliers, structural engineers or Council's Staff.**

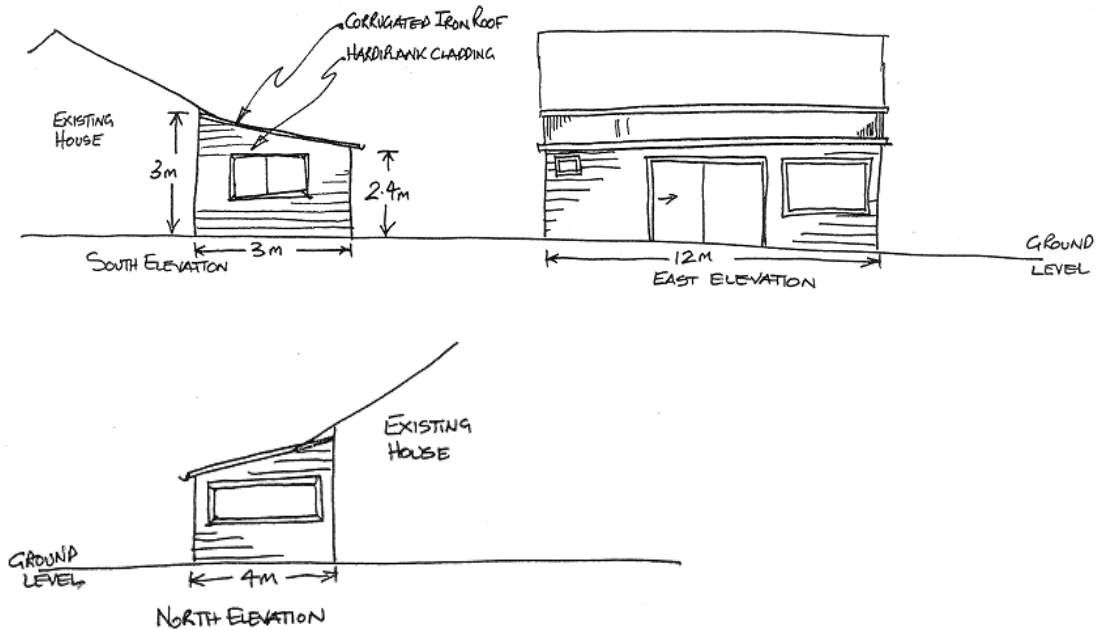
Help us understand what it is that you want to build and how you propose to build it.

Plans are to be clear, in metric and are to include:

a) A Site Plan

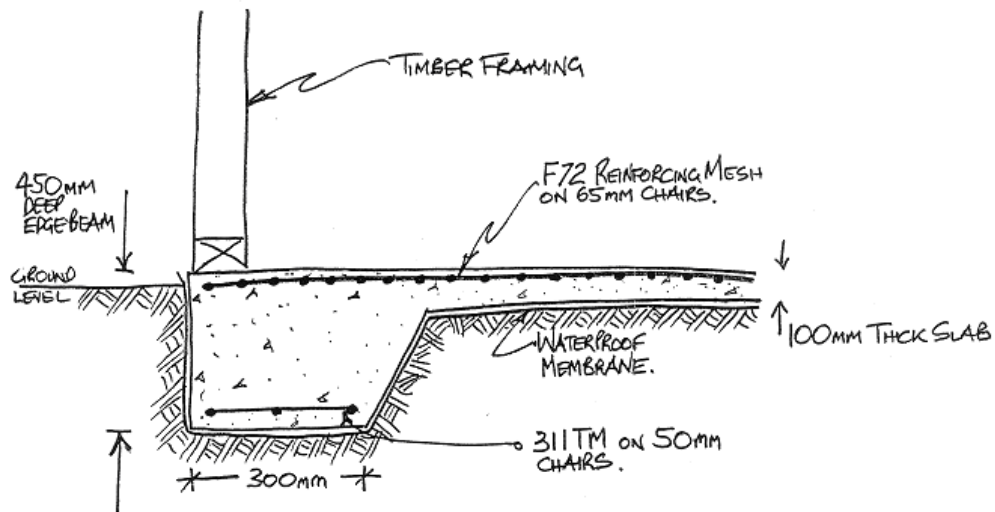


b) Side and End Views

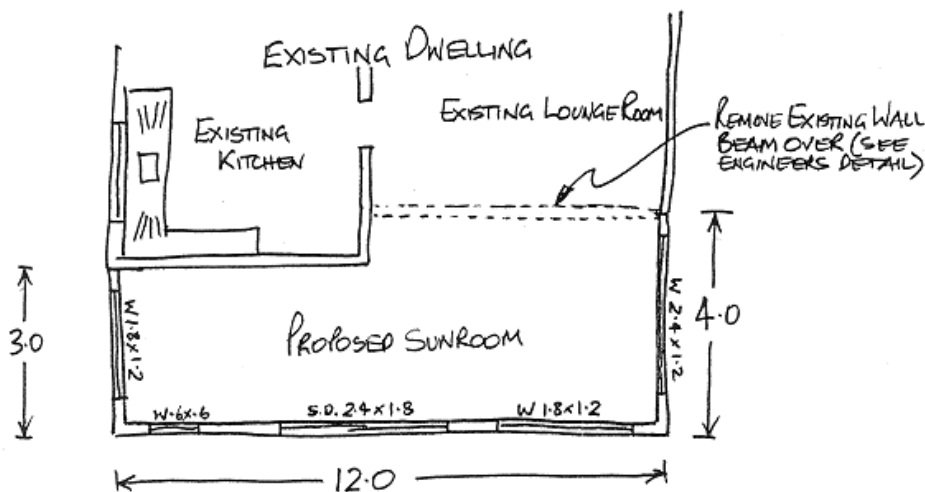


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c) Footings Detail



d) Floor Plan



e) Framing Information

Wall Framing

50mm RHS Posts @ 2.0m centres  
 100mm C section wall girts @ 1.0m centres.  
 Hoop iron strap bracing to southeast walls.  
 150 x 50 RHS top plate/roof beam

Roof Framing

Radial trusses @ 1.2m centres to manufacture. Specifications.  
 75 x 50 hardwood battens @ 900mm centres.

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Wall Cladding

Galvanized corrugated iron

Roof Water

To kerb and gutter

Owner Building

As an owner/builder you:

- ◆ Are responsible for coordinating all trades on site
- ◆ Are responsible for all work on site
- ◆ Must ensure all legal requirements including inspections and tax are met
- ◆ Complete Council's application form and include at least three (3) copies of plans plus fees. Council's staff can advise you on how much the fee is. If you have any technical queries about locating the building or what is acceptable and what isn't, make an appointment with Council's Environmental Health and Building Inspector.

Remember – This is a guide only. What you can and can't do varies depending on where you are so **when in doubt contact Council.**

Council's Contact Information:

Environmental Health & Building Surveyor – Mr Matthew Cock  
Ph: (02) 6827 1900 during normal business hours.

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## Plans and Specifications

Plans are to be presented on prints or, if this is impracticable, drawn in ink on good quality paper. The information required is as follows:

<b>Drawings</b>		<b>Scale</b>
Basement Plan	Thickness and type of all walls, spacing and size of supporting piers below floor level, dimensions of all areas and rooms.	Not less than 1:100
Floor Plan	Dimensions of rooms, positions of openings, overall dimensions of buildings, terraces and out-buildings, if any	Not less than 1:100
Sections	Footings, floor, wall and roof construction, including figured height from floor to ceilings and figured width of eaves overhang.	Not less than 1:100
Elevations	All elevations showing ground floor and ceiling levels, width of eaves overhang, openings and wall finish.	Not less than 1:100
Site Plan	Dimensions of the block, position of building and out-building with figured dimensions from front boundary and nearest side boundary, means of sewerage and/or house water disposal trench, if required and stormwater drainage lines and extent of paths and fences.	Not less than 1:500
Details	Details of special construction or unusual features are to be prepared by an architect, practicing structural engineer or person with appropriate equivalent qualifications.	Not less than 1:20
<b>Specifications</b>		
Specifications must clearly describe all construction and finishes required and provide for a standard of construction <b>not lower than</b> indicated in the handbook “Acceptable Standards of Domestic Construction”, or as otherwise approved. When “prepared stock” specifications are used they must be fully complete. <b>Alternatives are to be deleted where not applicable.</b>		

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