

YOUNG SHIRE COUNCIL



Young Shire ~
Local

BUILDING CODE

MINIMUM BUILDING REQUIREMENTS

16 March 2005

**Planning and Environment Department: (02) 6382 1466
Locked Bag 5, YOUNG, NSW, 2594.**

Council's Health & Building Surveyor is available for phone and counter enquiries between the hours of 8.30 am to 11.00 am, weekdays.

YOUNG SHIRE COUNCIL
ENVIRONMENTAL SERVICES DIVISION
BUILDING CODE

Issued for the information of owners, architects, builders, contractors, manufacturers and all persons associated with planning and construction of buildings.

These standards have been prepared as a guide for the planning and construction of buildings.

For enquiries in connection with these standards, please contact the Planning and Environment Group of Young Shire Council (Telephone Young – (02) 6382 1466).

THESE IMPORTANT POINTS ARE EMPHASISED

- (1) Compliance with all or any of the contents of this document and other council Codes and Policies **does not** guarantee issue of a building approval.
- (2) Details of electrical installation and supply are obtainable from Country Energy.
- (3) Take special notice of the building inspections, which a Council Building Surveyor **MUST** make during the course of building construction in accordance with the advice given in the Development Consent.
- (4) Don't hesitate to ask a Building Surveyor for advice - Council's desire is to help you meet all your statutory obligations, which are designed for the protection of people and the environment.

K C FILMER
Group Leader – Planning and Environment

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at Council's Meeting held on
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## **REQUIREMENTS for APPROVAL**

(a) INSPECTIONS REQUIRED DURING CONSTRUCTION

*Environmental Planning and Assessment Regulation, 1994, Clause 79X*

**Council shall be given 48 hours NOTICE OF:**

**INSPECTIONS AS MAY BE APPLICABLE;**

- (i) Pier Holes
  - (ii) Footings excavated or floor slab prepared and steel reinforcement in position.
  - (iii) Internal drainage pipework before covering and termite treatment if a reticulated system is proposed
  - (iv) Timber floor - bearers and joists in position and or damp proof course / antcapping ready.
  - (v) Framework completed prior to fixing wall and ceiling linings; water plumbing completed; wet area flashing installed.
  - (vi) External Drains before covering for sewer or septic connection.
  - (vii) Completed building - before occupation.
- (b) INSPECTION BEFORE OCCUPATION

*Environmental Planning and Assessment Act, 1979 – Clause 109M -*

Before use or occupation of any incomplete building and forthwith upon completion of any unoccupied building the owner or applicant for Building Approval for the building being erected **SHALL GIVE** notice or make application in writing to Council for approval to occupy the building.

(c) BUILDERS TEMPORARY SANITARY SERVICE

Throughout the course of building operations on any land the builder shall provide temporary closet accommodation. Such closet accommodation shall be the first provision made in the erection of the building.

(d) USE OF BUILDING

*Environmental Planning and Assessment Act, 1979, Clause 78*

The use of the building as described on the Development Consent and the approved plans and specifications, for any other purpose not approved by Council, is an offence.

e) USE OF BUILDING BEFORE COMPLETION

*Environmental Planning and Assessment Act, 1979, Clause 78*

The use or occupation of the building prior to its completion in accordance with the approved plans and specifications is prohibited unless approval is sought in accordance with Council Policy (see Page 23). Internal access for a final inspection of the building is required.

f) ADVERTISING OF DEVELOPMENT APPLICATIONS - NOTIFICATION OF APPLICATION TO ERECT BUILDINGS

Council is required to notify adjoining land owners and indeed owners of other land (the enjoyment of which may be detrimentally affected by the erection or alteration of a building on other land) on receipt of a Development Application, in accordance with its Policy on the matter (DCP No. 8). This is required in order that they may inspect plans in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and make submissions to Council.

Submissions, if any, must be made in writing, within the time frame specified in the DCP, and these will be taken into account before a decision is made.

**Limitations to Advertising of Applications**

- (a) Building works or alterations which are internal only, and where there is no change to the existing building envelope in shape or height.
- (b) Structures for which Council does not require a Development Application.

The written notice forwarded by Council is required to be in the approved form showing the height and external configuration of the building in relation to the site on which it is proposed to be erected.

For this purpose an approved form of plan shall be:

- i) an A3 or A4 sized sheets,
- ii) clearly drawn as a replicated copy of the fully scaled elevations and site plans submitted with the Development Application;

- iii) of a scale which will clearly delineate the features of the building; 1:100 (min) or to the satisfaction of Council,
- iv) show the height and external configuration of the proposed building in relation to the site on which it is proposed to be erected;
- v) include a site plan showing the relationship of the proposed building to the boundaries of the allotment;
- vi) show any new buildings or additions to existing buildings by means of cross hatching;
- vii) have clearly figured dimensions to indicate size, height, and position of the building;
- viii) indicate the levels of floors, ceilings and ridges in relation to the levels of the site and accurate ground levels adjacent to the elevations of the building/buildings be shown
- ix) such other information, if in the opinion of Council or it's delegated officer is appropriate to the case.

Should the form of plan and details defined and described above be inappropriate to the circumstances of the case for the proposed structure, the form of plan shall be in the form approved by Council's Group Leader (Planning & Environment).

To facilitate the distribution of plans of the proposed structure to those owners or persons who are required to be notified; the applicant shall submit with the Development Application 3 x A3 or A4 copies of the plan in the approved form, or such further copies as may be required in the circumstances of the case.

# **AN OUTLINE OF THE MINIMUM BUILDING REQUIREMENTS**

***Note: This booklet must not be taken to amend or alter any legal requirements.***

## 1. GENERAL

The Environmental Planning and Assessment Act, 1979, the Local Government Act, 1993 and the Building Code of Australia apply to the whole of the Shire and any building intended for residential use must therefore comply with the minimum requirements for a dwelling. It should be noted that Council will not permit the erection and/or use of a garage or similar building as a residence and neither will it approve of a small dwelling with the appearance of a garage. THE MINIMUM FLOOR AREA ENCLOSED BY WALLS OF THE DWELLING SHALL BE 46m<sup>2</sup>.

## 2. APPEARANCE

The Council pays close attention to the appearance of small cottages, and requires that such building should be pleasing in design. Such an effect can be achieved by a break or return in the front wall. External door openings are to be provided with hoods or porches, and buildings of timber frame construction are to be provided with continuous foundation walls to all elevations that face roads.

## 3. DEVELOPMENT CONSENT/CONSTRUCTION CERTIFICATE

Before any building is erected or altered, the owner, builder, or architect must hold a Development Consent **and** Construction Certificate in respect of the proposed work. The applicant must be the owner of the land or a person who has the consent of the owner.

To obtain Development Consent, application is made on the form available at this office. The form after completion is lodged together with properly drawn plans and detailed specifications in duplicate and the appropriate fee.

Building work must be substantially commenced within three (3) years from the date of approval or the approval shall be void unless specially extended.

## 4. AVAILABILITY OF SERVICES

The approval of a building must not be taken to imply that any or all of the following services are or will be available to the site: WATER, GAS, ELECTRICITY, SEWERAGE, SANITARY AND GARBAGE.

The owner or applicant should ascertain whether a particular service is, or will be available, by inquiry to the responsible Council Department or other Authority.



## 5. COMPLETION AND BEFORE OCCUPATION

In an endeavour to ensure that the premises erected or used comply with the plans and specifications approved by Council, Building Code of Australia and the relevant Regulations, Council regards as most important that a final inspection of the premises is made by the Building Surveyor before occupation and final settlement with your Builder.

As this inspection is a safeguard to you as the owner of the property and also to the builder's advantage at time of settlement of accounts, your co-operation in advising Council and having the necessary inspection is required.

## 6. PLANS AND SPECIFICATIONS

The plans shall be printed or drawn in ink, to be metric scale and show front, rear and both side elevations, a section, a floor plan, details of proposed out-buildings, garages, carports, toilets, sheds, etc., and a plan of the block of land showing all boundaries, the road and the location of proposed and existing buildings. In addition, plans should show falls (gradient) of the site and where alterations or re-building are proposed, the plans should be coloured so as to distinguish the proposed new works from the original or existing structure.

### **Minimum Metric Scale:**

|                                                                                |   |            |
|--------------------------------------------------------------------------------|---|------------|
| General plans, floor plans, elevations, sections                               | - | 1:100      |
| Block/site plans                                                               | - | 1:500      |
| Drainage plans                                                                 | - | 1:250      |
| Details, eg., special or unusual features of construction; Engineering details | - | 1:20, 1:50 |

The specifications are to describe the whole of the materials to be used and the methods of construction set out under the various trades. A list of materials is NOT sufficient. Standard specifications must be completely filled in and P.C. [personal choice] Items detailed.

Three copies of plans and specifications are required, together with 4 x A3 size copies for advertising purposes (elevations and site plans only) if the development is within the Town or Village areas.

Make sure that your builder is supplied with the "Builder's" Copy of the plans and specifications approved by Council and Council's Development Consent/Construction Certificate.

6B. COUNCIL'S DUAL OCCUPANCY AND UNIT GUIDELINES AND POLICIES

When preparing building plans for dual occupancy developments, the requirements of Council's Dual Occupancy and Unit Development Control Plans must be observed or the design principles adhered to. These DCP's are available on request or can be collected free of charge at the Planning and Environment Group counter during business hours.

Compliance with any or all of the requirements of these Policies shall not imply automatic approval and all applications shall be considered on their merits.

7. FEES

Refer to the schedule of fees and charges as attached to Council's annual Management Plan.

8. SECOND HAND MATERIALS

**IMPORTANT:** unless inspected and approved by the Building Surveyor beforehand, use shall be restricted.

9. BUILDING IDENTIFICATION SIGN

Before commencing any work a sign **MUST** be erected on the block, visible from the road and giving the name of the owner, the allotment number and the Development Consent / Construction Certificate number.

10. BUILDING LINES

Generally throughout the Shire, building lines are as detailed below. However, variations to these building lines may exist in certain areas, which can affect specific blocks of land in some areas. In this regard, prior to preparation of plans for a specific site, applicants and/or owners are advised to check with Council for building line requirements that relate to a specific site. In making such an inquiry the actual address of the property would need to be supplied by the owner and/or applicant.

Building lines are measured from the boundary of the property and by definition under section 3 of the Local Government Act 1993, "Road" means: road, street, lane, highway, pathway, or thoroughfare, including a bridge, culvert, causeway, road-ferry, ford, crossing, bypass, trackway whether temporary or permanent or part of road and any part of anything referred above.

In the absence of a specific building line, or a relevant "restriction as to user" relating to or affecting a specific property/allotment or area, and subject to the requirements of the Environmental Planning and Assessment Act, 1979, the building lines are:

- (1) The building line for blocks of land within a Town or Village is 6.0 m from a road, street or lane boundary.

- (2) The side building line (to side road, street or lane) on corner blocks is 2 m and a splay at the corner 6m by 6m intersecting the two building lines (primary and secondary);
- (3) The building line for rural zoned allotments is generally 30m or as specifically set by considerations under the Local Environmental Plan

**PLEASE NOTE**

The final determination of the setback of buildings from the street boundary on corner allotments will depend on the size and height of the building; the proportion of the site to be covered by the building; and the likely affect of the building on adjoining land and buildings, having particular regard to the existing character of the street.

Accordingly, applicants should not assume that an automatic approval will be given to a 2 metre setback on the secondary frontage on corner allotments and in some circumstances a greater setback may be required, particularly in the case of buildings of two or more storeys.

- (4) The building line to a "public reserve" or "pathway" at side of property is taken as for a normal side boundary. However, if special circumstances exist, a greater distance may be required at the discretion of the Group Leader (Planning & Environment).
- (5) The building line to a public reserve or drainage reserve at the rear of the property is:
  - (a) in respect to the main residential building whether it be a complete new residential type building or proposed extensions to an existing residential building and any detached building which includes a habitable room and including the entire residential buildings which by design include a fully or partially open verandah/patio - the building line shall be 6.0 metres.
  - (b) in respect to detached outbuildings and the like which include carports, garages, shade/bush houses, garden sheds and swimming pools/spas - the building line shall be taken as for a normal side boundary.
  - (c) a written application to vary a building line from a public reserve or a drainage reserve, accompanied by the appropriate fee fixed by Council and a supporting case outlining the exceptional circumstances, will be dealt with on its merit in the individual case by the Group Leader (Planning & Environment) under delegated authority or referred to Council for decision.
- (6) Car access of at least 2.4m is required to the rear of blocks with the following exceptions:

- (a) Where garage or car-parking space is incorporated in the building.
  - (b) Where the building is at least **12 m** from the road boundary.
- (7) In cases where there are buildings already erected forward of the building line, consideration may be given to the existing environment and the Group Leader (Planning & Environment) may deal with these by delegated authority.

#### 11. "A" FRAME DWELLINGS

Full structural details must be supplied for perusal and each application will be dealt with on its merits. Location of this type of building and existing development in area will be considered when considering the application.

#### 12. SIDE BOUNDARIES

A wall of a dwelling shall be at a distance from the boundary line of the allotment of not less than 900mm in the case of a dwelling of one or two storeys, or in the case of a dwelling of more than two storeys, 1500mm.

The outer edge of the eaves gutter shall not in any case be closer than 675mm to the side boundaries in the case of a dwelling containing one or two storeys.

Where it is proposed to erect a dwelling within 300mm of the minimum distance of 900mm from side boundary to side wall and/or minimum eaves/gutter line distance of 675mm from the side boundary, a Survey Certificate shall be obtained and forwarded to Council to certify that such building is sited correctly, prior to the "floor level" stage being reached.

#### 13. HABITABLE ROOMS

All habitable rooms shall be within the dwelling and shall have direct communication with all facilities, eg., bathroom and kitchen, without the necessity of walking outside the building.

#### 14. BATHROOM AND LAUNDRY

Adequate washing facilities must be provided for the occupants of a dwelling. Every dwelling or unit must be provided with a bath or shower, clothes washing facilities, comprising at least one wash tub and space in the same room for a washing machine or wash copper and a closet pan and wash basin.

The room shall be provided with a suspended reinforced concrete floor resting on brick or concrete foundations. "Filling" below concrete floor where remainder of dwelling or flat floor is of timber construction, is not permitted. Alternative floor construction - approved type bathroom, laundry or W.C. floors, if of compressed fibro sheeting, particle board, waterproofed flooring or other product approved in accordance with Building Code of Australia and relevant standards.

All wet areas shall be sealed and flashed using a material approved by Council in accordance with FI.7 of the Building Code of Australia and be a suitably accredited/appraised system.

Particular attention shall be given to provide a complete shower tray perimeter flashing in accordance with Australian Standard AS.3740 - 1989 "Waterproofing of wet areas within residential buildings".

Minimum room sizes should be as follows:-

Bathrooms - 1.5m wide, 2.2m<sup>2</sup> floor area  
Shower Room - 900mm wide, 1.1 m<sup>2</sup> floor area  
Bathroom with Separate Shower Recess - 1.5m wide, 2.8 m<sup>2</sup> floor area  
Combined Bathroom Laundry With Wash Tubs and Copper - 3.3 m<sup>2</sup> floor area  
Combined Shower Room Laundry with Wash Tubs and Copper - **2.2 m<sup>2</sup>** floor area  
Combined Bathroom Laundry with Wash Machine and One Tub - 3.3 m<sup>2</sup> floor area  
Combined Shower Room Laundry with Wash Machine and One Tub - 2.2 m<sup>2</sup> floor area  
Detached Laundry - 3.9 m<sup>2</sup> floor area  
Water Closet - 810mm wide, 1.1 m<sup>2</sup> floor area

Where clothes drying cabinet is to be installed in any of the above laundry combinations the floor area should be increased by 0.5 m<sup>2</sup>.

Where water closet pan is to be installed in any of the above rooms, the minimum floor area should be increased by 0.7 m<sup>2</sup>.

Where a W.C., being the only W.C. to serve a dwelling, is to be installed within the laundry, a partition wall a minimum of 1.8m high with door, shall be provided to separate the W.C. from the remainder of the laundry.

Where the pan nosing is not clear of the doors full swing by 1200mm, the door shall be made to swing externally or shall be fixed with external mounted half hinges of the removable type.

#### 15. KITCHEN

The kitchen shall be fitted with a kitchen sink and facilities for the preparation and cooking of food.

#### 16. WINDOWS

Each room shall have a window opening directly to the outside air. No windows shall be less than 10% of the floor area, such measurement to be clear of the sash frame. Natural ventilation shall be by means of windows, doors or other devices, capable of opening directly to the outer open space. Such ventilation opening shall be not less than 5% of the floor area of the room to be ventilated.

**NOTE:**

"Mechanical ventilation in lieu of natural ventilation may be provided to sanitary compartments, bathrooms, shower rooms, air locks and laundries, to exhaust air at the rate of not less than 10 litres per second per square metre of floor area directly to the outside air.

**17. CEILING HEIGHTS**

The ceiling height of rooms and other spaces within the dwelling must be adequate for their use and purposes.

Minimum ceiling heights are:

- (a) habitable room excluding a kitchen - 2.4m;
- (b) kitchen laundry or the like - 2.1m;

Ancillary and other spaces -

- (c) bathroom, shower room, water closet, toilet room, airlock, pantry, store room, garage, carparking area, or the like in any building - 2.1m;

These heights may be reduced if the reduction does not unduly interfere with the proper functioning of the room in:

- (a) attic rooms; or
- (b) rooms with a sloping ceiling or projection below ceiling line; or
- (c) other non-habitable rooms or spaces.

Notwithstanding the above, room height reductions described above shall still observe a minimum of 2.4 metres for  $\frac{2}{3}$  [two-thirds] of the floor area of the room, unless specific exemption is sought.

**18. SKILLION OR FLAT ROOFS**

Flat or skillion roofs must be properly designed, as sizes of timbers will vary according to the length of unsupported span.

Plans and specifications for these types of roofs must give full details.

Where ceilings are fixed to the underside of rafters, a layer of double sided aluminium foil insulation placed over the rafters and under the roof battens over the whole of the roof area must be provided as an insulation against heat transfer. Other approved methods of insulation, such as 50mm of insulwool placed over the whole of the ceiling, may be used providing prior approval of Council is obtained.

**19. WATER CLOSETS**

Each dwelling or flat shall have a properly fitted closet for the exclusive use of the occupants.

The minimum inside measurements for pan closets are 1.8m x 1.1m x 2.1m from the floor to top of walls.

Council will not permit any new installations of pit [long-drop] or sanitary service [collected cans] closets to be installed.

Any new or innovative design must first have an approval for the design and operation of the system from the NSW Department of Health.

#### N.B. BUILDER'S SANITARY SERVICE

It is obligatory that the owner or builder arrange for closet accommodation for as long as is necessary during building activities. A chemical toilet shall be used on the site or alternatively the site may be provided with temporary closet accommodation connected to Councils sewer where sewer is available and operational.

### 20. SEPTIC TANKS

If a septic system is proposed in a new dwelling, Council requires that an application to install be made before the Development Consent/Construction Certificate is issued, as the factors involved in a septic system installation may affect the ultimate design and situation of the premises.

Any septic application made to Council shall be accompanied by details of the tank size, location and proposed drainage field (absorption trenches or the like) length, size and type. Note: 20 metres of trench is not a minimum standard and the trench length is dependent upon soil characteristics of permeability and long term acceptance rate.

### 21. MATERIALS

Generally all footings, slabs and concrete structures shall meet the requirements of AS 2870 & AS 3600.

All timber structures shall be built in accordance with AS 1684, and all steel structures to AS 1250.

All structures shall have reference to the SAA Loading Code AS 1170.

#### Sheet Flooring

Minimum height of sheet flooring above ground level and under-floor ventilation shall be in accordance with manufacturer's instructions or as required by Council. Sheets or boards shall be fixed in accordance with manufacturer's instructions, and particleboard flooring shall be installed in accordance with the standards detailed under AS 1860 - 1976, and manufactured in accordance with standard detailed under AS 1859 - 1976.

Where sheet flooring is used in platform construction and a decorative finish is required, it shall be sealed with a water repellent at time of fixing.

- (i) Structural Plywood: Shall be manufactured in accordance with AS 2269 - 1979 and sheets stamped on the face side with manufacturer's name or trademark.
- (ii) Particle Board: Board bonded with phenolic resin to achieve a type "A" bond as defined in AS 1859 - 1980 & AS 1860 - 1991 for plywood may be used in platform construction or as fitted flooring. The perimeter of flooring shall be fully supported by joists or noggins. Other particleboard approved by Council may be used provided it is a minimum of 450mm above the ground, well ventilated and the building completely weatherproof prior to fixing the floor.

#### Timber Roof Trusses.

Details of roof trusses shall be submitted in duplicate at time of application or before roof stage of construction is reached. Alternatively, all trusses on job shall be identified with the Manufacturer's name, truss type, centres of trusses, roof covering, and span and pitch.

Fixing and installation of trusses shall be to Manufacturer's recommendations. When placing trusses in position the bottom chord of the truss shall be kept clear of all internal partition walls with a minimum clearance of 13mm at the point of maximum deflection after loading. Method of fixing this chord to the top plate of internal partitions shall be by means of self-adjusting fastenings.

#### Timber Usage

All timber must conform to the NSW Timber Framing Manual (as modified from AS 1684) for the particular use.

Where Pinus Radiata is to be used externally for any purpose, it must be treated with a general purpose preservative by means of a vacuum pressure impregnation process approved under the terms of the Timber Marketing Act and branded accordingly.

Durability Class 1 or 2 timbers may only be used for external structural uses, or Class 3 or 4 only where afforded a preservative treatment. Douglas Fir (Oregon) or Canada Pine shall **not** be used for external structural uses. This includes handrails, banisters, rafters, stair treads, balustrades or the like.

#### External Linings

External wall linings may be fibrous cement or weatherboard (corrugated iron, zincalume or colorbond is not allowed unless it is presented as an architectural feature, or in relief to another approved external cladding), or any approved type exterior covering and the roof may be corrugated iron or other approved type sheet roofing, neatly fitted with eaves gutter and downpipes.

## 22. VENTILATORS - BELOW FLOOR



Shall be provided in external walls by evenly distributed openings with an unobstructed area of 4000mm<sup>2</sup> per lineal metre. Cross ventilation openings shall be provided in any internal walls. Particleboard - increase underfloor ventilation where particleboard flooring is used to a minimum of 7500mm<sup>2</sup> per metre length of external wall - evenly spaced. Additional ventilation is required in very wet areas and with porous structural sheet flooring. Similarly, vents are to be provided under verandah floors and suspended concrete floor slabs.

In addition large openings shall be left in all internal walls at the same level as the air vents in the external walls, to facilitate free flow of air. No section of the under floor area should be constructed in such a manner that it will hold pockets of still air.

All concrete floors within any residential building or attached thereto are to be suspended reinforced concrete resting on concrete or brick foundations and provided with adequate under floor ventilation. Solid filling is NOT permitted.

### 23. REINFORCED CONCRETE SLAB FLOORS

Where on "fill", the maximum depth of fill shall be 600mm. Where depth of fill will exceed 600mm,- plans and specifications shall be prepared by a practising Structural Engineer.

The area to be covered by the slab shall be cleared of all vegetable matter and provision shall be made for diversion of all surface and seepage water.

In brick, brick veneer and concrete block wall construction where the slab is incorporated with the footings, it shall be necessary to provide a 75mm step recess around the perimeter of the building to prevent water penetration to the upper surface of the slab; recess shall be a minimum of 150mm wide. Waterproofing shall be provided by means of a membrane placed under the whole area of the slab. Minimum thickness of membrane to be 200um (microns).

#### Suspended Reinforced Concrete Slab Floors

Where simple spans will exceed 1.8m, a practising Structural Engineer shall prepare detailed plans and specifications.

### 24. HEATING APPLIANCES - DOMESTIC TYPE OIL AND SOLID FUEL HEATER INSTALLATIONS –

Installation shall comply with Australian Standard AS 2918 - 1990, "Domestic Solid Fuel Burning Appliances - Installation" and AS 1691 - 1985 - "Rules for the installation of Domestic Oil Fired Appliances".

When the installation is not covered by a current Development Application, a separate specific application in accordance with these requirements shall be submitted to and approved by Council prior to commencement of associated works.

**SLOW COMBUSTION STOVES** - Slow combustion or fuel stoves should be installed on a 100mm thick reinforced concrete slab, with a projection of 300mm beyond the face of the stove to form a hearth and to be supported on brick walling.

The timber framed walling is to be trimmed to provide a wall of 75mm brickwork the full width and depth of the stove and extending 300mm above the hot plate at the rear of the stove and return to the height of the stove top between the cupboards and stove. It may be cement rendered or tile finished.

A suitable flue assembly compliant with the manufacturers specifications and the Australian Standard shall be fitted to all domestic solid fuel heating appliances.

**Under no circumstances must any timber framework come in direct contact with the outer flue or metal sleeve.**

## 25. WATER SUPPLY

- (a) In any area of the Shire where reticulated water supply is available, any work intended or being adapted to be used in connection with the supply of water from such main shall be carried out by a licensed water plumber holding a current licence issued by the Building Services Corporation.

All work shall be installed in accordance with AS 3500 "National Plumbing and Drainage Code.

- (b) Where town water supply is not available, tanks of at least 10,000 litres capacity to hold roof water for domestic and fire fighting purposes shall be provided and connected to kitchen sink, laundry and bathroom. Overflows are to be piped to street gutter or if levels do not permit, then overflow shall be conveyed to disposal pits at least 3m clear of any building and below septic and/or sullage effluent disposal sites to prevent nuisance.

**Note:** Where any mixing of tank and reticulated supplies is proposed, the system shall be designed and installed so as to incorporate an "air-gap" and a cross connection or back flow prevention device. Any product used shall carry the appropriate Standards Australia or Watermark indicating that it was designed for the purpose.

In bush fire hazard locations a minimum stored water facility of 20,000 litres capacity (in addition to normal domestic requirements) will be required. Pumping facilities providing adequate pressure for fire-fighting purposes may be required in accordance with the NSW Rural Fire Control Guidelines.

## 26. TERMITES – PLATE CAPS

Galvanised iron ant capping of 0.45mm thickness or other approved material, shall be fitted to all foundations, piers and dwarf walls, projecting 40mm beyond the face and turned down at 45° angle, lapped 12mm and soldered at all joints and corners. Where changes in floor level occur, timber construction at varying levels shall be effectively shielded and capping be so placed as to provide an effective shield. Brick veneer buildings are to be properly vermin-proofed with 12mm galvanised iron mesh.

**Note:** Pop riveting and silicone is **not** an approved jointing method.

## 27. DRAINAGE

### (a) Sewerage Drainage

In areas, where there is an existing or proposed sewerage reticulation system, only plumbers and drainers holding a current licence are permitted to carry out any work of sanitary plumbing or draining to be connected or intended to be connected to such sewerage systems.

In all other areas of the Shire where sewer is not available, many factors are involved in house drainage and owners are requested to obtain full information from Council and if, possible to arrange for an inspection of the site with a Council Building Surveyor prior to carrying out any drainage work.

### (b) Stormwater Drainage

All stormwater from roofs (including overflows from water tanks) must be taken in approved drainage pipes to the street water table drain (kerb and gutter), wherever this is practicable. If levels do not permit, then water shall be conveyed by drainage pipes either to any rear easements as may be provided or alternatively to at least 3m clear of the building to disposal pits as approved by Council to prevent nuisance.

In non-sewered areas, the disposal site (where water cannot be conveyed to the street gutter) shall be below septic and/or sullage effluent disposal sites.

## 28. OCCUPATION OF GARAGES FOR RESIDENTIAL PURPOSES

The only occasion on which a written permit for a period of six months at a time will be issued by Council permitting the occupation of a garage for temporary residential purposes, is when land has been purchased and plans approved by Council for the erection of a dwelling on it, and the floor has been erected to bearer/slab level. Council will then permit the occupation of a garage on the subject land during the completion of the dwelling. Following completion and occupation of the dwelling, occupation of the garage for residential purposes must cease forthwith. Any approved temporary occupation is subject to satisfactory and reasonable progress being made on the dwelling.

Occupation of a caravan on site whilst in the process of building is subject to an application for a special permit under Section 68 of the Local Government Act 1993.

## 29. SWIMMING POOLS

(a) A Development Application is required for any private swimming pool. A private swimming pool is any privately owned excavation or structure capable of being filled with water to a depth greater than 300 mm, and having a surface area greater than 5 sq m and intended to be used for swimming, wading or paddling.

(b) The Standards detailed by Swimming Pools Act 1993 and Australian Standards Specifications AS 1926 - 1976 apply to all private swimming pools erected throughout the Young Shire.

A separate Code entitled "Code for the Erection of Fences for Private Swimming Pools and Spas" is available from Planning and Environment Group.

30. BRICK VENEER BUILDINGS - EAVES

In single storey buildings of timber floor construction the brick veneer shall be kept 10mm clear below roof framing and/or eaves lining and 10mm clear of window sills and door frame sills. In two storey construction where hardwood timber is used in each floor framing, the clear space shall be 20mm on the first floor.

31. GENERAL

The Environmental Planning and Regulation, provides penalties for breaches of Development Consents and Conditions, so if you are in any doubt - telephone, write or call at this office where the Building Surveyor will be only too pleased to assist you.

32. EASEMENTS AND RESTRICTIONS-AS-TO-USERS'S

If the land has an easement or restriction as to user over it, details of such easement and restriction must be shown on plans.

33. EXISTING STRUCTURES

If any structures are in existence on the subject land, details of such structures and dimensions must be shown on block plans.

34. GENERAL REQUIREMENTIS

34.1 Staunchions-

shall be at least 80mm I.D. galvanised mild steel pipe, cross braced at least two ways with minimum 12mm diameter mild steel rods or equivalent. Maximum length of stanchions shall be 3m. Blob footing under steel post shall be minimum 600mm by 600mm by 450mm.

34.2 Steel work –

exposed directly to the air shall be protected from corrosion by hot dip galvanising or be suitably primed and painted.

34.3 Arch Bars and Angle Irons –

Brick work over openings is to be supported on mild steel bars or angles of the sizes shown below. All angles and bars are to be galvanised and/or primed and painted (where exposed to sea air) or painted with zinc chromate primer (where not exposed to sea air) before fixing in position.

For spans up to 1200mm provide one 76mm x 10mm bar.

For spans 1201mm to 1500mm provide one 76mm x 76mm x 10mm angle.

For spans 1501mm to 2400mm provide one 127mm x 76mm x 10mm angle.  
For spans 2401mm to 3000mm provide one 152mm x 89mm x 10mm angle.

34.4 Building in non sewerred –

Approval to erect a building in non-sewerred areas does not include a septic system. A separate application shall be made to cover the installation of same.

34.5 Roofing material –

as specified, is to be erected and fixed in accordance with the manufacturer's recommendation.

34.6 Foundation wall –

A continuous foundation wall shall be provided to all elevated cottages. Council may consider alternative enclosure materials dependent upon the style of construction and these shall be clearly labelled on the plans when lodged to Council.

34.7 Build over drains –

No portion of the building shall be erected over any existing sullage and/or stormwater disposal drains, easements, Council's sewer mains or proposed sewer mains, without **specific Council approval**.

34.8 Plumbing and Drainage

Water plumbing in a reticulation or proposed reticulation area shall only be performed by a licensed plumber after obtaining the required permit. Elsewhere water plumbing shall be to the directions of Council. All work shall be inspected before covering.

34.9 Wet area flashings –

In bathrooms, shower recesses, laundries and toilets the junction of the floor with the wall shall be so treated as to prevent the penetration of moisture into the wall.

34.10 Vehicle crossing –

Where kerb and gutter exists a vehicle crossing shall be provided over the kerb, (at the owner's expense) in accordance with the requirements of Council's Director Technical Services. A building will not be passed as completed until the gutter crossing has been completed. The vehicle crossing may be constructed by Council or by an approved private contractor. Advice on this matter should be obtained from Councils Engineering Works Division.

34.11 Specific Horse Stable Conditions

The horse stable building must have a concrete or asphalt floor with a constructed plinth around the entire outer edge of the floor/and under divisional walls) such that the timber wall plates are at least 450mm above the finished level of the floor. The floor should be smoothly finished and graded to the door.

- (a) Stables or any other structure used for the purpose of animal husbandry, shall not be erected within a distance of 30 metres from a dwelling-house or from any premises used in the preparation or handling of foodstuffs for human consumption.
- (b) Any horse or horses shall not be kept nearer than 30m (100') from any dwelling, school, shop, office, factory, workshop, church, public hall, or any premises used for the manufacture, preparation or storage of food, within all residential, commercial and industrial zonings, as detailed in the Young Local Environmental Plan, 1985.
- (c) Manure from the stable area must be disposed of in such a manner that a nuisance is not created, eg., manure should be collected and stored prior to removal from the site in 200 litre drums fitted with close fitting lids.

#### 34.12 Specific Swimming Pool Conditions

No portion of the structure shall be erected over any existing sullage or stormwater drains or sewer mains.

- A] The plumbing and drainage shall be carried out to the directions of Council.
- B] Main drain to sewer shall be not more ~ 50mm diameter and shall discharge through a yard gully into the property drainage system in an approved manner.
- C] The applicant's attention is drawn to the danger of the safety to small children in regard to free access to uncovered, unfenced or unprotected pool and pool areas. The full requirements of Council's "Code for Fences, Gates, Safety and Installation of Private Swimming Pools" shall be complied with.
- D] The approval of the Utility Services Group of Council shall be obtained before emptying the pool into Council's sewer main. In unsewered areas, the pool shall be emptied in such a manner approved by Council, and wastewater shall at no time cause a nuisance. Disposal to a street gutter or public reserve will **not**

be permitted. Council may require the wastewater to be removed by a cart-away system.

#### 34.14 Fencing Requirements – which Apply to all Residential Blocks:

The following are the normal standards that apply to the erection of fences and walls for which an Application is NOT required. Fences not complying with these standards require prior approval

##### FRONT FENCES

###### (a) Frontage (front fences)

Fences erected within the 6m building line (or such other building line as may be fixed by Council in a particular location) shall not exceed 1.2m in height above natural ground level. Fences shall be of conventional materials, paling, fences are not permitted. Open welded mesh fences (excluding wire) 1.2 metres in height are permitted.

###### (b) Secondary Frontage (side fences on corner allotments)

Fences and courtyard walls erected within the 2m secondary building line (or such other building line as may be fixed by Council in a particular location) shall not exceed 1.8 metres in height above natural ground level. Such fences shall be constructed of either painted or stained lapped and capped palings; masonry; woven timber; decorative timber panelling; colour coated profiled metal cladding; profiled fibrous cement; woven brushwood; colour coated metal tubing; p.v.c. coated wire; welded mesh or other material equal to the foregoing. N.B. conventional paling fences are not permitted.

##### DIVIDING FENCES (other than those within the building line).

No Council approval is required for dividing fences up to 1.8 metres above natural ground level constructed in materials normally used within the area. You should also consult your neighbour under the provisions of the Dividing Fences Act. Fences above 1.8 metres high and retaining walls forming part of a dividing fence over 1 metre in height should be submitted as a Development Application.

It is not necessary to provide a taper from the building line (6m or 2m) to the next main post - a direct step-up in the fence height is permissible to a maximum height of 1.8m for the remainder of the fence height other than along the street boundary and within the building line distance and provided that paling fences exceeding 1.5m in height are capped.

#### 34.15 Occupation of Incomplete Dwellings

Council policy requires that:

- (a) That in no case shall a person use or occupy any building within the Shire unless and until it shall have been completed in accordance with the approved plans and specifications.
- (b) That any person who without the permission of the Council uses or occupies a building which has not been so completed may be liable to prosecution.
- (c) That notwithstanding the foregoing, any person who applies in writing to occupy a partly completed dwelling be permitted in writing to do so, provided:
  - (1) That the building has reached the following stage:
    - i. The building to be completed externally and all exposed joinery painted.
    - ii. Internally the bath, basin, sink and laundry tubs are properly installed and the adjacent walls lined.
    - iii. Plumbing, water supply, septic tank and/or drainage disposal completed.
    - iv. A closet in accordance with Division 4 of Local Government (Approvals) Regulation 1993 is provided.
    - v. An adequate stove be provided.
  - (2) That a condition of occupation be that the building be completed (in accordance with the plans and specifications approved by Council and any conditions imposed by Council) within a maximum period of nine months
  - (3) That a further condition requiring the lodgement of a security deposit or security bond of \$100 to enforce such a condition, be made.

Any person wishing to occupy an incomplete dwelling must submit an application in writing and agree to lodge the required deposit. A security deposit shall be returnable immediately following inspection and completion in accordance with the plans and specifications approved by Council, and any conditions set out in the Development Consent/Construction Certificate within a maximum period of nine months from the date of approval to occupy.

#### 34.16 BALUSTRADE RAILS

For the purpose of safety and convenience, an approved balustrade at least 1000mm in height shall be provided to any landing, verandah, balcony or



stairway of a height exceeding one (1) metre above finished ground level. The space between balusters or the width of any opening in the balustrade shall not be more than 125mm except where the space between rails or the height of the opening is not more than 125mm.

### 35. POLE FRAME DWELLINGS

Council does look closely at the appearance of such buildings and, in particular, the treatment of the sub-floor areas and may require the provision of relief screening and landscape screening to the street elevations. Where dwellings of this nature are located in bushfire prone areas, Council may require further additional requirements to reduce the bushfire hazard.

### 36. EROSION

During the course of erection of a building, it is essential that soil erosion be controlled as this leads to pollution of waterways.

All practical measures shall be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular a silt fence or equivalent shall be provided downhill from the cut and fill area (or any other disturbed area). Such fence shall be regularly inspected and cleaned out and or repaired as is necessary and all collected silt shall be disposed of to the satisfaction of Council.

Unnecessary disturbance of the site (e.g. excessive vehicular access) shall not occur.

All cuts and fills shall be stabilised or re-vegetated as soon as possible after the completion of site earthworks.

All the above requirements shall be to the satisfaction of Council's Building Surveyor.

For further information concerning erosion control during building construction work, please contact your Building Surveyor.

### 37. FLOOD LIABLE LAND

Land in certain areas may be subject to flooding and therefore special requirements will apply.

Accordingly, enquiries should be made at the Environmental Services Division regarding Council's policy relating to building on flood liable land prior to the preparation of plans and specifications.

### 38. RELOCATION OF SECOND HAND DWELLINGS

Council is concerned with the relocation of second-hand dwellings in both rural and residential areas of the Shire. In the past problems have been experienced in the relocation of these dwellings for a number of reasons including the effect they have on the existing amenity of residential areas and the difficulty of all renovations being completed within a reasonable time.

### **Lodgement of Development Application**

- (a) A Development Application must be lodged together with full details by way of plans and photographs of the dwelling to be re-located and the site to which the dwelling will be moved. The proposal will be advertised to surrounding owners.
- (b) The application shall be accompanied by photographs of all elevations for the building together with a letter from the local authority [if from a Shire other than Young] to verify that the photographs are representative of the building's current condition. An inspection of the building may be required at the discretion of the Group Leader (Planning & Environment) or if for any reason it is felt necessary to inspect the building and the current fees will be payable at that time prior to the inspection.
- (c) The proposed site shall be inspected and the type of buildings erected in close vicinity examined to ascertain if the building will fit into the local environment.
- (d) Final approval including conditions shall be based on an assessment of the above matters.
- (e) The building shall be suitably refurbished to the satisfaction of the Group Leader (Planning & Environment) and comply generally with Council's various building codes. Recladding shall include materials to the satisfaction of the Group Leader (Planning & Environment).
- (f) The Group Leader (Planning & Environment) shall strictly enforce conditions of approval, particularly that no dwelling shall be occupied until such time as all conditions have been complied with.

**WARNING!** Should the second-hand building be relocated on a new site without prior consent of Council, then this action may jeopardise favourable consideration of the application.

### **39. BUSH FIRE - CONTROL MEASURES FOR PROPOSED DWELLINGS**

To reduce the potential for bushfire hazard in known bushfire zones, the following measures may be required to be implemented.

- (a) Clearing around the dwelling site, having a minimum, radius to the satisfaction of Council's Building Surveyor or an Officer of the South West Zone Rural Fire Service.

- (c) Such clearing and under-scrubbing shall be regularly maintained to the satisfaction of Council's Building Surveyor or an Officer of the South West Zone Rural Fire Service.
- (d) The dwelling shall be provided with a continuous brick wall around the footings, where appropriate, and the gutters wired or boxed to prevent accumulation of leaves and other debris likely to cause combustion in the event of bushfire.
- (e) A fire break of width to the satisfaction of Council's Building Surveyor or an Officer of the South West Zone Rural Fire Service.
- (f) A stored water facility for fire-fighting purposes in accordance with the recommendations of the Bushfire Council of New South Wales. It is recommended that this facility should have a minimum capacity of 20,000 litres (**in addition** to normal domestic requirements).
- (g) Pumping facilities providing adequate pressure for fire-fighting purposes, with preference for a gravity feed system which may be used during times of power failure.
- (h) A fixed roof sprinkler system connected to the stored water facility.
- (i) External walls must be constructed of approved materials which are not readily combustible or damaged by heat. External decks, carports, pergolas etc., shall be positioned as far as practicable facing away from the direction of likely fire risk. The surface of external decks shall be constructed using non-combustible materials.

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