



## **HOUSE RAISING & RENOVATING INFORMATION SHEET NO.1**

### **Q: What is a small Lot?**

Residential Allotments less than 450m<sup>2</sup> or allotments with an average lot width of less than 15m.

### **Q: I wish to raise and build-in underneath my house. What should I be aware of?**

The minimum side boundary clearances depend on the height of the building, so raising the building may require a Siting Variation.

For example, a low-set home is generally less than 4.5m high and requires a side boundary clearance of 1.5m on Outer Most Projection (fascia) for a standard residential allotment. By raising it to a height between 4.5m and 7.5m, a 2m side boundary clearance is required. Please note: (Small lots defined by Local Planning Scheme have additional specific siting requirements).

Typical siting requirements for raised houses are listed below:

1. Front boundary – 6m to fascia or within 20% of the front setback of the adjacent houses.
2. Side & Rear Boundary – 2m to fascia typical
3. Building height – Maximum 8.5m from highest point on roof to natural ground.

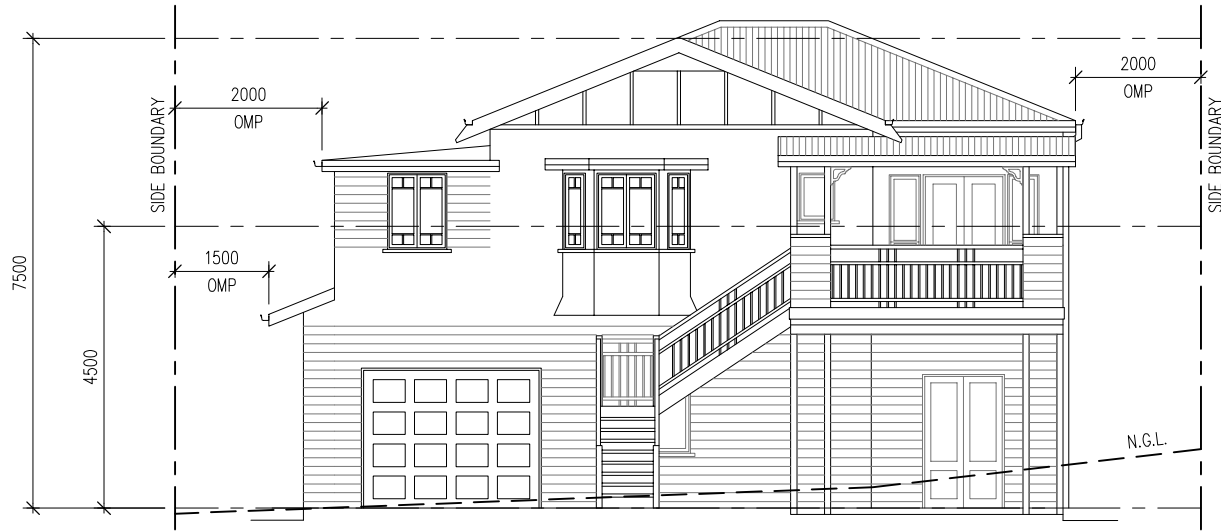
Also to be considered:

1. A finished ceiling height of 2.4m is required for habitable rooms for example bedrooms, lounge rooms, and living areas etc.
2. Ceiling to upper floor void space - minimum 350mm required to allow for floor framing, plumbing etc.
3. The finished floor level needs to be 150mm above finished ground level.

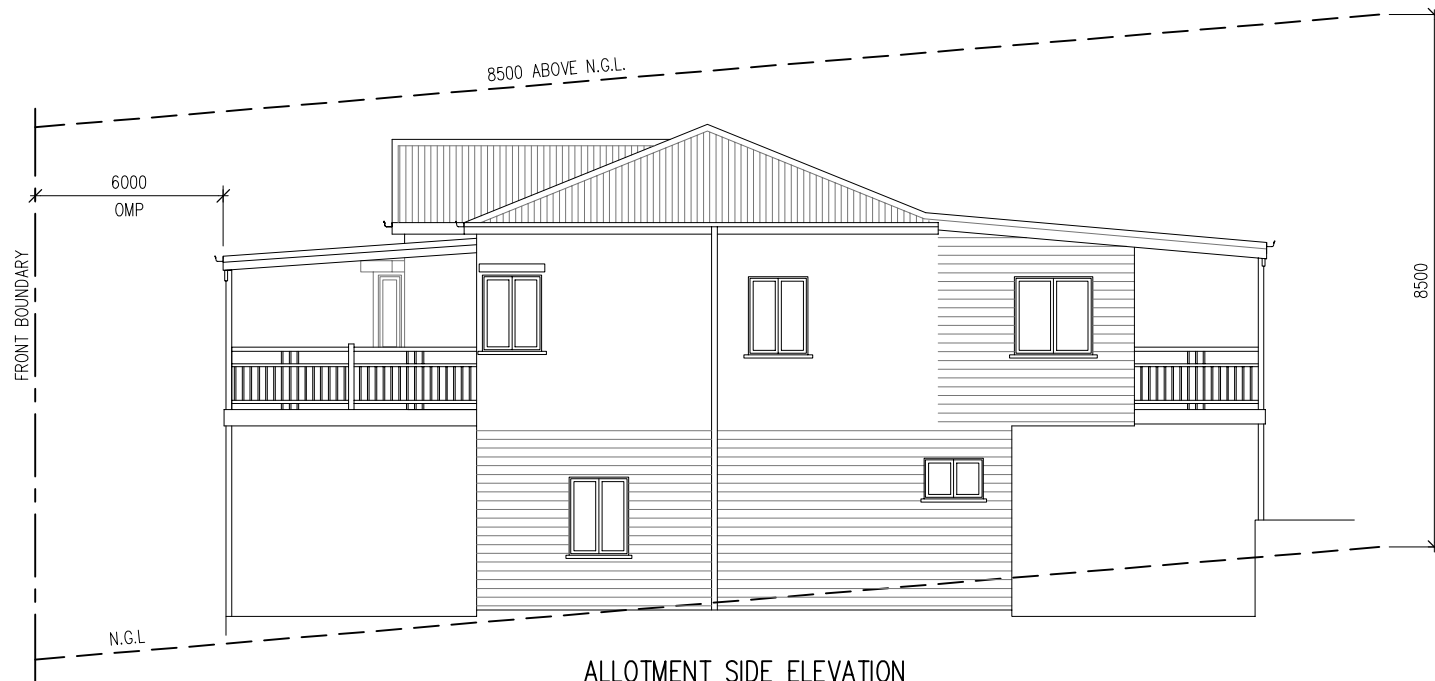
**Refer to diagram on other side for typical siting requirements.**

### **Q: Is a House over 8.5 metres in height if only a chimney, antennas, flues or other similar minor component exceeds this height limit?**

No. Chimneys, antennas and flues are not considered to be part of a House when assessing the height of a building. This is on the basis that they will not have a significant impact on amenity.



ALLOTMENT FRONT ELEVATION



ALLOTMENT SIDE ELEVATION

LEGEND

- OMP DENOTES OUTER MOST PROJECTION
- N.G.L. DENOTES NATURAL GROUND LINE

A1 SHEET

300mm

100mm

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ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. PROJECTION IS THIRD ANGLE.

ALL DIMENSIONS ARE ±0.5mm UNLESS NOTED OTHERWISE.

CERTIFYING ENGINEER	
CLIENT REF. DWG.	

**NQ CAD PRODUCTS PTY LTD.**

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